



Stats Finder Quick Start Guide - Flexmls

Choose the stats report by the number you need.

Flexmls has several stats tools. Start with the client question, then pick the report that exposes that number cleanly. Most market questions fall into one of these buckets.

What are you looking for?	Start with	Why
Quick snapshot for one city, ZIP, subdivision, county, or map shape	Market Summary	Client-ready overview: median sale price, absorption, DOM, sold/list ratio, listing and sold volume.
Filtered trend lines over time	Market Trends Graphs	Use a Quick Search or Saved Search to filter by subtype, price range, new construction, school, etc.
Current-month or near-real-time read	Stats Tab	Runs off the search results currently on screen. Best quick read for this month, but treat it as directional.
Year-over-year by city, ZIP, county, or subtype	Year-Over-Year Comparison	Median sold price, sales volume, percent of list price, and new listings side by side.
DOM by geography and property subtype	Sold Market Analysis	Same shape as the year-over-year report, but it swaps new-listing data for days on market.
Raw market table for Excel	Summary Statistics	Median vs. average sold price, sold/list and sold/original-list ratios, active vs. currently active.
Agent, office, or company production	Ranking Report	Ranks by sides, transactions, or volume across a property type, geography, and date range.
Land price per acre	One-Line CMA	Not a stats report, but the practical workaround: sold land search > CMA > One-Line CMA.

1. Metric Finder - Pick the Report by the Number

Metric	Best report(s)	Field note
Median sold price	Market Summary for one location. Year-Over-Year Comparison or Sold Market Analysis when you need city/ZIP/subtype breakouts. Summary Statistics when you want a simple exportable table.	Use median first. Average gets skewed by high-end outliers.
Days on Market (DOM)	Sold Market Analysis for DOM by geography and subtype. Market Trends Graphs for DOM trend lines. Stats Tab for current-month DOM on a specific search.	Watch for outliers. Long DOM can signal condition, pricing, or niche inventory.
Absorption rate / months of inventory	Market Summary for a quick client visual. Market Trends Graphs or My Market Report for a longer inventory trend.	Below roughly 5 months is usually a seller-leaning market; above 6 months starts buyer-leaning.

Sold-to-list ratio	Market Summary for a visual. Market Trends Graphs for the trend. Summary Statistics when you need sold/list and sold/original-list ratios.	Original list price is often the cleaner story because reductions can hide the real gap.
New listings	Year-Over-Year Comparison. My Market Report if you want active, new, and sold listings together.	Use this when a seller asks, 'How much competition is coming?'
Sales volume / number sold	Year-Over-Year Comparison, Sold Market Analysis, Market Trends Graphs, or Market Summary.	Price changes mean more when volume is large. Small samples are noisy.
Current active inventory	Stats Tab for the current search. Summary Statistics for active during a date range vs. currently active.	Narrow the search before you quote the number.

Honey Tip: Do not start with all of Hive MLS unless the client question is truly MLS-wide. City, ZIP, subdivision, county, or a saved map overlay will usually tell the real market story.

2. Fast Workflows

Report	How to run it
Market Summary	Dashboard > Market Summary > Customize > New Location. Choose one city, ZIP, county, subdivision, or saved map overlay. Use the wrench on charts to change data lines. Print for a client-ready PDF; export for raw data.
Market Trends Graphs	Quick Launch: type Market Trends > Filters > Quick Search or Saved Search. Best repeated workflow: build a saved stats search with no status selected, then use it here for filtered trend lines.
Year-Over-Year Comparison	Quick Launch: type Market Trends > Market Trends Reports > Year-Over-Year Comparison. Use Active any time during date range, show median sold price, group by city/county/ZIP, and filter by Quick Search.
Sold Market Analysis	Same setup as Year-Over-Year Comparison. Choose this when DOM matters more than new-listing counts. Print in landscape so columns do not get cut off.
Stats Tab	Run a search with the location, property type, status, and date range you need. Then click the Stats tab. Best for this-month questions before the standard reports catch up.
Summary Statistics	Quick Launch: type inventory > Inventory and Production > Summary Statistics. Set source to MLS, pick a specific area, and enter your date range.
Ranking Report	Quick Launch: type inventory > Inventory and Production > Ranking Report. For full production, choose Listing or Selling Members, not Listing and Selling Members.

Honey Tip: For Market Trends saved searches, leaving Status unchecked is intentional. Add 'stats' to the saved-search name so you remember why the search looks unusual later.

3. Where to find the different reports

Report	Where to find it in Flexmls
Market Summary	Dashboard > Market Summary > Customize > New Location. Choose one city, ZIP, county, subdivision, or saved map overlay.
Market Trends Graphs	Quick Launch: type Market Trends Graphs > Filters > Quick Search or Saved Search. Use saved stats searches for repeated filtered trend lines.
My Market Report	Statistics menu > My Market Report > Customize. Define criteria with a Quick Search or Saved Search.
Stats Tab	Run any search > results page > Stats tab. The numbers reflect the search results currently on screen.
Year-Over-Year Comparison	Quick Launch: type market trends > Market Trends Reports > Year-Over-Year Comparison > Run Report.
Sold Market Analysis	Quick Launch: type market trends > Market Trends Reports > Sold Market Analysis > Run Report.
Summary Statistics	Quick Launch: type inventory > Inventory and Production > Summary Statistics > Run Report. Set source to MLS for market-wide data.
Agent Listing and Sales Summary	Quick Launch: type inventory > Inventory and Production > Agent Listing and Sales Summary. Enter a date range and optional Quick Search filter.
My Production	Quick Launch: type inventory > Inventory and Production > My Production. Use Display Options for the Member Year to Date Report.
Ranking Report	Quick Launch: type inventory > Inventory and Production > Ranking Report > Run Report. Use Listing or Selling Members for full production.
Listing Activity Report	My Listings > down arrow next to the MLS number > Activity. Or go to Change Listing > enter MLS# > Activity.
1004MC	Run a comparable search > CMA > Use All Results > 1004MC. Do not restrict by status or date before launching it.
Statistical CMA	Run a broad search > CMA > Use All Results > Statistical CMA. Use it for grouped market questions across many listings.
One-Line CMA / One-Line Report	Run a search > CMA > One-Line CMA. For land price per acre, start with a sold land search, then read the price-per-acre fields.

Honey Tip: Quick Launch is usually the fastest route. Type the exact report name, or type 'market trends' for Market Trends Reports and 'inventory' for Inventory and Production reports.