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MLS Sacramento Home Listings Help Buyers Find the Ideal Home by [Corwin Smith](#)

Article published on June 25th 2012 | [Real Estate](#)

A successful way for buyers to search for properties for sale is the use of map-based MLS technology. Through the use of this innovative programming, consumers can now search property databases shared by real estate brokers throughout a region or a state. For example, potential buyers can search for homes within the MLS Sacramento database, as well as see listings of surrounding area multiple listing services -- on one website.

With new technology, consumers can research not only properties, but communities, with ease. Home buyers can view most of the expected physical characteristics of a home (i.e., photos, number of bedrooms, square footage, etc.), as well as detailed information about a zip code: school district, entertainment outlets, and more. Also, a home's property taxes and even relative short sale details can be unearthed using some map-based listing services.

## Basics of Map-based Searches

Map-based searches provide real estate consumers with easy internet home-browsing capability. In short, the consumer is in the virtual driving seat. Using a mouse, individuals can point and click on the geographic area of a map. For example, individuals can click on the state of California on a picture of a map on an MLS-type search page. From there, they can narrow down and maneuver between various search options such as city, zip code, street, subdivision, and more.

## Access to Detailed Listings Saves Time

The way individuals search for homes has changed over the decades. Technology has caught up using mapping search software. Years ago, consumers visited real estate offices to contract with real estate brokers to locate homes. But today, approximately nine out of 10 purchasers search for properties online. Utilizing the power of map-based listings, individuals can discover much more about a property. This will guide them in making an informed, initial decision about a property in the privacy of their own homes.

This new technology will save the home buyer time by allowing them to narrow their searches before they contact a real estate agent; and it will save the realtor time because the client will have already done much of the search legwork.

When buyers and real estate professionals finally meet, they will be ready to hit the street to view homes that will more likely lead to successful offers.

Article Source:

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If you are a buyer or seller ready to view homes, contact to a licensed real estate professional who can help you find MLS Sacramento homes. Visit the [Department of Real Estate for the State of California \(DRE\)](#) to begin your search for a qualified real estate professional. See a [MLS Maps](#) to start researching homes and communities in your area.

Article Keywords:  
MLS Sacramento, MLS Maps

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