



API TECHNICAL DOCUMENTATION

TPX MLS & Syndication Server

Developer documentation covering API access, property synchronization, integrations and the current API reference for the TPX private property network.

Document scope

This edition documents the current implemented TPX API endpoints and clearly separates planned capabilities from available functionality.

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Contents

The four API sections are combined into one reference document for easier distribution, version control and developer use.

Section	Title	Coverage
01	Getting Started	Architecture, access, authentication and first request
02	Property API	Canonical records, synchronization, identity and availability
03	Integrations	Houzez, REST API, XML feeds and integration rules
04	API Reference	Current endpoints, responses and errors

Current implementation

Live endpoints documented here: GET /api/health, GET /api/auth-test and POST /api/v1/properties/sync. Webhooks and additional exchange endpoints are identified as planned.

01 - Getting Started with the TPX API

The TPX API provides authenticated access to the TPX MLS & Syndication Server, allowing authorized websites, applications and property systems to connect securely to a private TPX property network.

Through the API, connected systems can submit property information to TPX, synchronize existing records and make selected inventory available for syndication across participating websites.

TPX is designed for private property networks. Every connection is associated with an authorized TPX organization and credentials issued specifically for that integration.

How the TPX API Works

A connected property system communicates with the central TPX platform through authenticated API requests. Houzez agencies can continue managing properties normally while the TPX Houzez Connector handles the network connection.

BASIC ARCHITECTURE

```
graph TD
    A[YOUR PROPERTY SYSTEM] --> B[TPX API]
    B --> C[CANONICAL PROPERTY RECORD]
    C --> D[PRIVATE TPX NETWORK]
```

API Access

Each API client is associated with a TPX agency or organization.

Credential	Purpose
X-TPX-Client-ID	Identifies the API client making the request.
X-TPX-Secret	Authenticates that client with TPX.

Security

Store API credentials securely on the server. Never expose the TPX secret in public JavaScript, HTML or other client-side code.

Authentication

REQUEST HEADERS

```
X-TPX-Client-ID: YOUR_CLIENT_ID
X-TPX-Secret: YOUR_CLIENT_SECRET
Accept: application/json
Content-Type: application/json
```

TPX validates the client, verifies that it is active, checks the associated agency and authorizes the request.

Test Your Connection

GET

GET /api/auth-test

A successful response confirms that the credentials are accepted and the external system can communicate with TPX.

Your First Property Request

POST

POST /api/v1/properties/sync

JSON REQUEST

```
{
  "external_id": "PROPERTY-1001",
  "title": "Modern Sea View Villa",
  "status": "for-sale",
  "sale_price": 6250000,
  "exchange_available": true
}
```

TPX uses the external property identifier together with the authenticated source to determine whether the request represents a new property or an update.

Creating and Updating Properties

PROPERTY LIFECYCLE

```
FIRST SYNCHRONIZATION
Website Property #1001
|
TPX Property #4831
  CREATED

LATER SYNCHRONIZATION
Website Property #1001
|
TPX Property #4831
  UPDATED
```

Network Availability

Synchronization does not automatically make a property available to other members.

AVAILABLE TO NETWORK

```
{
  "exchange_available": true
}
```

WITHDRAW FROM NETWORK

```
{  
  "exchange_available": false  
}
```

API Responses

SUCCESS RESPONSE

```
{  
  "status": "success",  
  "action": "updated",  
  "property": {  
    "id": 4831  
  }  
}
```

Errors and Validation

- Invalid or missing credentials
- Missing required property information
- Invalid field values
- Insufficient authorization
- Suspended API client
- Inactive associated organization
- Invalid property data

02 - Property API

The Property API creates and synchronizes canonical property records between an originating property system and the TPX MLS & Syndication Server.

Property Synchronization Endpoint

POST

POST /api/v1/properties/sync

The same endpoint is used for initial property creation and subsequent updates.

How TPX Identifies a Property

TPX combines the authenticated source organization with a persistent external property identifier.

PROPERTY IDENTITY

SOURCE ORGANIZATION
+
EXTERNAL PROPERTY ID
|
CANONICAL TPX PROPERTY

Important

Do not generate a new external ID every time a property is updated.

Creating and Updating

If no PropertySource relationship exists for the authenticated agency and external ID, TPX creates a canonical property. Otherwise it reuses and updates the linked property.

SYNCHRONIZATION LOGIC

FIRST REQUEST
Agency Property PROPERTY-1001
|
TPX Property #4831
CREATED

SECOND REQUEST
Agency Property PROPERTY-1001
|
TPX Property #4831
UPDATED

Core Property Fields

Field	Purpose
external_id	Stable identifier in the originating system.
title	Property title or listing headline.

Field	Purpose
<code>description</code>	Main property description.
<code>status</code>	Listing or transaction status.
<code>sale_price</code>	Sale price where applicable.
<code>rental_price</code>	Rental price where applicable.
<code>bedrooms</code>	Number of bedrooms.
<code>bathrooms</code>	Number of bathrooms.
<code>latitude</code>	Property latitude.
<code>longitude</code>	Property longitude.
<code>exchange_available</code>	Controls availability to the private TPX network.

Schema authority

The production controller validation schema is the authoritative source for accepted fields.

Location Coordinates

LOCATION EXAMPLE

```
{
  "latitude": 12.5684,
  "longitude": 99.9577
}
```

Network Availability and Withdrawal

A canonical property can exist in TPX without being available for syndication.

AVAILABLE

```
{
  "exchange_available": true
}
```

WITHDRAWN

```
{
  "exchange_available": false
}
```

When availability changes from true to false, TPX revokes active non-revoked syndication records associated with that property.

Canonical Ownership

Syndication does not transfer ownership of the canonical property record.

Integration rule

A property imported from TPX into a receiving website must retain its TPX identity and syndication relationship. It must not be submitted back as a new owner-originated property.

Successful Synchronization

SUCCESS RESPONSE

```
{  
  "status": "success",  
  "action": "updated",  
  "property": {"id": 4831}  
}
```

The server returns HTTP 201 for creation and HTTP 200 for a successful update.

Recommended Property Workflow

WORKFLOW

```
CREATE / EDIT PROPERTY  
  |  
ASSIGN STABLE EXTERNAL ID  
  |  
SEND TO TPX API  
  |  
STORE TPX PROPERTY ID  
  |  
PROCESS RESPONSE  
  |  
SYNC FUTURE CHANGES  
  |  
CONTROL NETWORK AVAILABILITY
```

03 - Integrations

TPX connects existing property systems to a central private property network without requiring every participant to replace the technology it already uses.

Integration Methods

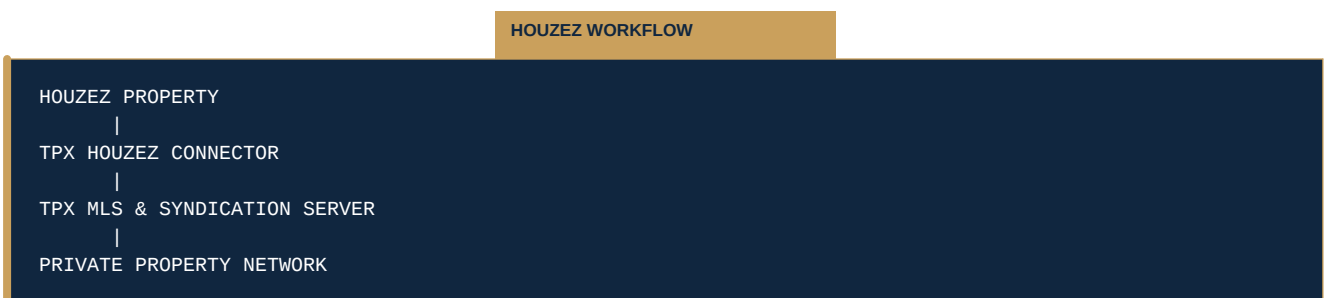
Integration	Purpose	Status
TPX Houzez Connector	Native integration for WordPress/Houzez websites.	Primary
REST API	Authenticated connection for custom systems.	Available
XML Property Feeds	Structured feed mapping into TPX.	Designed
Webhooks & Events	Event-driven update notifications.	Planned

Integration Architecture



TPX Houzez Connector

Agencies continue managing properties in Houzez. The connector bridges the local WordPress property and TPX.



Owner and Syndicated Roles

Role	Behavior
Owner property	Originates from the local agency and can synchronize to TPX.
Syndicated property	Originates from another TPX member and must not create a new TPX source property.

Typical Houzez Mapping

TPX Data	Houzez Target
Property title	post_title
Description	post_content
Sale price	fave_property_price
Bedrooms	fave_property_bedrooms
Bathrooms	fave_property_bathrooms
Property type	Houzez property type taxonomy
Features	property_feature taxonomy
Latitude	houzez_geolocation_lat
Longitude	houzez_geolocation_long
Images	WordPress Media Library / Houzez gallery

REST API Integrations

PROPERTY SYNC

POST /api/v1/properties/sync

XML Property Feeds

XML integration maps external feed fields into the TPX property structure while preserving a stable source identifier.

XML FLOW

```
EXTERNAL XML FEED
|
FIELD MAPPING
|
TPX PROPERTY STRUCTURE
|
CANONICAL TPX RECORD
```

EXAMPLE XML

```
<property>
  <id>HH-1001</id>
  <title>Modern Sea View Villa</title>
  <price>6250000</price>
  <bedrooms>4</bedrooms>
  <bathrooms>3</bathrooms>
</property>
```

Property Source Tracking

SOURCE RELATIONSHIP

AGENCY
+
SOURCE TYPE
+
EXTERNAL PROPERTY ID
|
TPX PROPERTY

Property Media

Receiving Houzez websites should download required originals into their own WordPress Media Library rather than permanently hotlinking source images.

Synchronization Reliability

Connectors should submit changes after updates and use scheduled reconciliation as a safety net. Temporary failures should be queued and retried.

Planned Webhooks & Events

PLANNED EVENTS

property.created
property.updated
property.withdrawn
property.sold
syndication.revoked

Coming Soon

Webhook delivery is planned but is not part of the currently documented public API.

04 - API Reference

Technical reference for the currently implemented TPX endpoints, authentication requirements, response behavior and error handling.

Required Headers

HEADERS

```
X-TPX-Client-ID: YOUR_CLIENT_ID
X-TPX-Secret: YOUR_CLIENT_SECRET
Accept: application/json
Content-Type: application/json
```

Current Endpoints

Method	Endpoint	Purpose	Status
GET	/api/health	Checks that the TPX API is responding.	Available
GET	/api/auth-test	Tests API client authentication.	Available
POST	/api/v1/properties/sync	Creates or updates a canonical property.	Available

GET /api/health

REQUEST

```
GET /api/health
```

GET /api/auth-test

REQUEST

```
GET /api/auth-test
```

POST /api/v1/properties/sync

REQUEST

```
{
  "external_id": "PROPERTY-1001",
  "title": "Modern Sea View Villa",
  "status": "for-sale",
  "sale_price": 6250000,
  "exchange_available": true
}
```

Core Request Fields

Field	Type	Description
<code>external_id</code>	String	Stable source identifier.
<code>title</code>	String	Property title.
<code>description</code>	String	Property description where supported.
<code>status</code>	String	Listing/transaction status.
<code>sale_price</code>	Number	Sale price.
<code>rental_price</code>	Number	Rental price.
<code>bedrooms</code>	Integer	Bedroom count.
<code>bathrooms</code>	Number	Bathroom count.
<code>latitude</code>	Number	Property latitude.
<code>longitude</code>	Number	Property longitude.
<code>exchange_available</code>	Boolean	Controls network availability.

Successful Response

RESPONSE

```
{
  "status": "success",
  "action": "updated",
  "property": {"id": 4831}
}
```

HTTP Response Handling

Status	Meaning
200	Successful update.
201	New property created.
4xx	Authentication, authorization, validation or request issue.
5xx	Unexpected server error.

Authentication Failure Conditions

- Missing X-TPX-Client-ID
- Missing X-TPX-Secret
- Unknown API client
- Incorrect secret
- Expired credentials
- Inactive API client
- Inactive associated agency

Source Protection

TPX prevents one authenticated organization from overwriting another organization's canonical property.

Versioning

API VERSION

/api/v1/properties/sync

Planned API Capabilities

- Property retrieval endpoints
- Exchange inventory endpoints
- Syndication creation and management
- Property media endpoints
- Webhook subscription management
- Property lifecycle events
- Agency and network management endpoints

Planned functionality

These capabilities are not part of the current public API until implemented and added to this reference.

Recommended Client Behaviour

CLIENT FLOW

```
SEND API REQUEST
|
CHECK HTTP STATUS
|
READ JSON RESPONSE
|
STORE TPX PROPERTY ID
|
MARK LOCAL SYNC STATUS
|
RETRY TEMPORARY FAILURES
```

TPX - Real Estate Technology for Houzez

Private MLS, property syndication and integration infrastructure for controlled real-estate networks.