

Multi-Family

A multi-family property consists of selling 2 to 4 units together in one transaction. The 2-4 units for sale are not required to be attached. This does not include selling one unit in a multi-family building – See Residential.

If you are selling 5 or more units under one transaction, RECA considers that a Commercial transaction.

VACANT MULTI-FAMILY LOTS DO NOT GO UNDER THE MULTI-FAMILY PROPERTY TYPE – ALL LAND IS TO BE LISTED UNDER THE LAND CATEGORY.

Properties that should be listed under Multi-Family:

Entire duplexes (both units), entire triplexes (all 3 units), entire 4plexes (all 4 units), 2-4 individual apartment units for sale together and/or 2 separate duplexes for sale (4 units).

Structure Type:

Apartment: A unit within a building where the entrance to the unit is accessed by an interior hallway. You need to be listing 2 or more units in the same building to list under Multi-family.

- High Rise (5+ stories)
- Low Rise (1-4 stories)

4Plex: A property divided into 4 self-contained residences.

Duplex: a detached property (either back split, up/down or side by side) divided into two units, each with a separate entrance. This option is reserved for if you're selling both sides of the Duplex or a couple duplexes. If you're selling one side only, the Property Type should be Residential.

Triplex: A property divided into 3 self-contained residences.