

M C P S E R V E R

N O C O D E

C L O U D H O S T E D

SimplyRETS MCP for AI Agents

Access live MLS listings and property analytics through natural conversation.

SimplyRETS connects your SimplyRETS account to any AI agent to give you direct access to live MLS real estate listings, agent profiles, and property analytics. Instead of digging through databases, you can ask your agent to find active listings, check open house schedules, or pull market trends in real-time. It makes property data instantly searchable and actionable through natural conversation.



Quality Score 98.33/100

mls-data

real-estate-api

property-search

agent-listings

market-analysis



The connectivity layer between AI and the world's software.

Vinkius sits between AI and every application. All communication passes through Vinkius Cloud via the Model Context Protocol (MCP) — with governance, observability, and security at every layer.

Your AI Connections Run Through Vinkius Cloud

The world's largest
managed MCP catalog

Vinkius is the connectivity layer where AI connects to the software your business already runs. We handle the hosting, the security, the credentials, the uptime — you get agents that actually do things.

We operate the world's largest managed MCP catalog. Major SaaS platforms, CRMs, databases, and cloud providers — running, monitored, production-ready. This MCP server is hosted and maintained by the Vinkius Cloud for AI Agents.

The agent doesn't manage credentials, doesn't manage uptime, doesn't manage security. Vinkius does.

— Architecture principle

Four Pillars of the Vinkius Runtime

01 — Security by design

Credentials stay encrypted at rest via AES-256. The AI agent never touches raw keys — they're injected into a sandboxed V8 isolate at runtime. Actions are logged, and connections have an emergency kill switch.

03 — Deterministic observability

Eight immutable metrics per endpoint: request volume, p95 latency, error rate, active connections, cost attribution. A live payload feed logs every tool call with mutation detection.

02 — Built on MCP Fusion

This MCP server was built with **MCP Fusion**, the open-source framework (Apache 2.0) that powers the entire Vinkius catalog. Schema-as-firewall strips undeclared fields, compiled PII redaction runs at zero overhead, and cryptographic lockfiles produce git-diffable audit trails.

04 — Autonomous operations

Servers are deployed, monitored, and patched autonomously. New capabilities and security patches ship weekly. Zero-downtime deployments ensure continuous availability across all managed MCP servers.

AES-256

Encryption at rest

Ed25519

PKI vault signatures

24h TTL

Ephemeral session keys

V8 Isolate

Sandboxed execution

One Token. Instant Access.

Every MCP server on Vinkius is accessed through a **Connection Token**. Tokens are generated in the cloud dashboard and produce a unique MCP endpoint URL. Paste this URL into any MCP-compatible client — no SDK required.

A single token can serve **multiple AI clients simultaneously**, or you can issue separate tokens per client for granular access control. Each token tracks its own request count, last activity timestamp, and can be individually enabled or revoked.

MCP ENDPOINT`https://edge.vinkius.com/{token}/mcp`

Claude



Cursor



VS Code



Windsurf



Grok



Gemini

Security Is the Architecture

Security in Vinkius is not a feature — it's the foundation of the runtime. The gateway enforces multiple independent protection layers between AI agents and third-party APIs.

01 — Ed25519 PKI Vault

Every workspace has an Ed25519 Master Key. Session keys are generated ephemerally (24h TTL) and signed by the Master Key. Credentials never leave the vault boundary.

02 — V8 Isolate Sandboxing

Tool code runs inside isolated-vm V8 isolates with 64 MB memory caps and per-request timeouts. No filesystem access, no network access except through the SSRF-guarded fetch bridge.

03 — SSRF Guard

All outbound HTTP requests are DNS-resolved and validated before execution. Private IP ranges (10.x, 172.16-31.x, 192.168.x, AWS metadata 169.254.x) are blocked at the network layer.

05 — Cryptographic Audit Trail

Every request is signed into a SHA-256 hash chain with Ed25519 signatures. Events form a tamper-proof, SIEM-exportable forensic record.

04 — DLP & PII Redaction

A ResponseGuard pipeline intercepts every tool response. Configurable redaction patterns strip sensitive fields (emails, SSNs, card numbers) before data reaches the AI agent.

06 — Honeypot Trap System

Phantom credentials are injected into isolated environments. If a honeypot is used outside Vinkius infrastructure, the server is quarantined instantly.

Emergency Kill Switch

EU AI Act Art. 14(1)
Compliant

The kill switch is an **emergency halt** mechanism — not a simple toggle. When triggered, it executes three actions atomically:

01 — Server deactivated

The MCP server is immediately taken offline across the entire cluster.

02 — All tokens revoked

Every connection token is invalidated. Total lockout — reconnection blocked until new tokens are issued.

03 — WebSocket connections killed

Active connections terminated via Redis pubsub broadcast. Propagates to every runtime node in the cluster.

Full Visibility. Zero Guesswork.

The Vinkius cloud dashboard includes a full MCP Governance suite — real-time analytics and security controls for production AI operations.

Control Plane

KPI dashboard with request volume, latency, success rate, token consumption, and AI-generated operational briefings.

FinOps

Cost tracking per tool, payload compression savings, budget optimization signals, and consumption trends.

Firewall & DLP

PII redaction activity, sensitive data protection counters, and security event timeline.

Agent Activity

Which AI clients are connecting, how often, and what they're doing — real-time session tracking.

Tool Health

Slowest and most error-prone tools, with actionable root-cause insights and performance baselines.

Incident Log

Error trends, failure rates, status-code breakdowns, and forensic audit trail access.

Get started at cloud.vinkius.com — connect your AI agent in under 60 seconds.

SimplyRETS MCP

6 tools available

Cloud-hosted on Vinkius

SimplyRETS connects your SimplyRETS account to any AI agent to query live MLS data, explore property metadata, and analyze real estate markets through natural language. Instead of toggling between multiple tabs to find listing details, school info, or agent contact notes, you can just ask your agent to pull that information for you. It turns your AI into a high-powered research assistant that knows the local market as well as you do. You can quickly filter properties by price or location, grab full details for a specific home, or see who's hosting an open house this weekend without ever leaving your chat window. Because it's part of the Vinkius catalog, you can plug it right into your existing workflow and start getting answers in seconds. It's about moving from searching to knowing so you can spend more time closing deals and less time clicking through menus.

Core Capabilities

01 — Search active listings

Find properties by location, price, or specific MLS IDs.

02 — Fetch property details

Get full listing info, including features and school data.

03 — Get market metadata

See available cities, statuses, and property types in your feed.

04 — List open houses

Get a list of scheduled open house events and their details.

05 — Get agent contact info

Retrieve details for specific agents within the feed.

06 — Pull property analytics

Get data-driven insights and performance metrics for specific listings.

One Click on Vinkius — From Prompt to Execution

Available at vinkius.com/mcp/simplyrets — connect your AI agent in three steps.

- 01 Subscribe to this MCP on the Vinkius marketplace.
- 02 Input your SimplyRETS API Key and API Secret in the configuration.
- 03 Ask your AI client to find properties, check agent info, or pull market analytics.

The bottom line is you get instant access to live MLS data through a simple chat interface.

Built For

Real estate pros who are tired of manual data entry and agents who need to provide instant, accurate property info to clients without the research headache.

Real Estate Agent

Quickly finds property details and open house schedules during client calls to provide immediate answers.

Market Analyst

Extracts metadata and performance metrics for high-level research reports and neighborhood comparisons.

Real Estate Developer

Queries MLS feeds to test data flow while building new property apps or custom internal tools.

What Changes When You Connect

- 01 Stop manual searching. Use `list_properties` to find exactly what a client wants in seconds rather than clicking through dozens of pages.
- 02 Get deeper insights. Use `get_property` to pull school data and specific features instantly during a tour or follow-up call.

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- 03 Stay ahead of the market. Use `get_property_analytics` to see how a listing is performing compared to the neighborhood average.
 - 04 Never miss an event. Use `list_open_houses` to keep your clients updated on the latest viewing opportunities without checking a calendar.
 - 05 Streamline lead management. Use `list_agents` to quickly pull contact details when a client asks about a specific listing.
 - 06 Understand your feed. Use `get_property_metadata` to see exactly what types of properties and statuses are available in your area.
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Real-World Applications

The Quick Client Update

A client asks about a house in Houston. The agent asks the AI to find 5 listings and show the price for one using `list_properties`.

The Deep Dive Research

An analyst needs to know if a property is priced well. They ask for the analytics on a specific MLS ID using `get_property_analytics`.

The Open House Planner

An agent needs to know what's happening this weekend. They ask the AI to list all open houses from the feed using `list_open_houses`.

The New Agent Onboarding

A developer wants to see what metadata is available in a specific city to build a new map tool using `get_property_metadata`.

Patterns to Avoid

Guessing MLS IDs

X AVOID

Asking for 'the blue house on 5th street' fails because the AI needs a specific ID.

✓ INSTEAD

Use `list_properties` with filters like location or price to find the right ID first.

Asking for general vibes

X AVOID

Asking 'Is the market good?' is too vague for the AI to answer accurately.

✓ INSTEAD

Use `get_property_analytics` to get actual performance metrics for specific listings.

Copy-pasting contact info

X AVOID

Manually typing out phone numbers from a website is slow and prone to errors.

✓ INSTEAD

Use `list_agents` to pull contact details directly into your chat.

The Right Fit

Use this if you need real-time MLS data and want to query it using natural language. It's perfect for agents who need to pull property details, open house dates, and market analytics on the fly. Don't use this if you need to manage your own internal CRM records or if you're looking for a general web search tool. This is specifically for pulling data from a SimplyRETS account. If you need to write listings or generate marketing copy without fetching data, you're better off with a general writing tool.

SimplyRETS MCP for Real Estate MLS Data Access

Real estate pros spend way too much time toggling between tabs. You're looking at a listing on one screen, trying to check school ratings on another, and scrolling through an agent directory on a third. It's a constant cycle of copy-pasting and trying to remember who handles which listing.

This MCP changes that. You just ask your agent to pull the property details and school info for a specific listing. It pulls everything into one view, so you can give your clients immediate, accurate answers without the research lag.

SimplyRETS MCP for Property Analytics and Market Insights

No more manual searching for open houses or hunting down agent contact info. You can pull a full list of weekend events or agent details with a single prompt.

You get to spend your time talking to people instead of digging through databases. It turns your AI into a real-time property expert.

SimplyRETS 6 Tools for Real Estate MLS Data

Query live property listings, get agent contact details, and pull market analytics through your AI client to save time on research.

#	TOOL	DESCRIPTION
01	list_agents	Get a list of agent information from your feed. This helps you quickly identify contacts for specific listings.
02	get_property	Fetch full details and features for a specific property listing. Use this to see school data and home specs.
03	list_open_houses	Retrieve a list of scheduled open house events. This keeps your clients updated on upcoming viewing opportunities.
04	list_properties	Search or list properties based on location, price, or MLS ID. It is the primary way to find new listings.
05	get_property_analytics	Pull performance metrics and data-driven insights for a listing. See how a house compares to the neighborhood.
06	get_property_metadata	Get info on cities, statuses, and types within your property feed. Use this to understand your local market scope.

See It in Action

Real prompts you can use once this MCP is connected to your AI agent through Vinkius Cloud.

Find 3 active listings in Austin under \$500k.



I found 3 active listings in Austin under \$500,000:

ADDRESS	PRICE	MLS ID
123 Oak St	\$475,000	998877
456 Pine Ln	\$490,000	998878
789 Birch Dr	\$485,000	998879

Would you like to see the full details for any of these?

What's the next open house?



I found 2 upcoming open houses from your feed:

- **742 Evergreen Terrace**

- * Date: This Sunday

- * Time: 1 PM - 4 PM

- **123 Maple St**

- * Date: Monday

- * Time: 10 AM - 2 PM

U Give me the stats for MLS 98765.



Here are the analytics for MLS 98765:

- **Viewings:** Up 10% this week
- **Pricing:** 3% below the neighborhood average
- **Status:** Active

This property is currently seeing high engagement compared to similar listings in the area.

Frequently Asked Questions

01 Can SimplyRETS MCP find houses for me?

Yes, it lets your AI agent search live MLS listings based on location, price, or other filters you provide in plain English.

02 How do I get agent contact info?

You can ask your agent to pull a list of agents from your feed to get names and contact details instantly without manual searching.

03 Does it show open house dates?

It can pull a list of all scheduled open houses from your feed so you can share them with clients in seconds.

04 Can I see how a house is performing?

Yes, it can pull analytics for a specific listing, such as view counts and price comparisons to the local neighborhood.

05 Is this for looking up school data?

It can fetch specific property details, which includes information about nearby schools to help you answer client questions faster.

06 How do I connect my SimplyRETS account?

You'll need to provide your API key and secret in the setup to let your AI agent access your live MLS data.

07 Can I search for properties in a specific city or area?

Yes. Use the `list\_properties` tool with the `q` parameter to search for specific locations, or use `points` for a geospatial polygon search.

08 How do I get the full details of a listing if I have the MLS ID?

Simply provide the MLS ID to the `get\_property` tool. It will return comprehensive metadata including price, features, and property history.

09 Can I see which agents are listed in the feed?

Yes, the `list\_agents` tool retrieves agent information directly from the MLS feed, allowing you to see contact details and affiliations.

Go Live in 60 Seconds

Get your connection token from cloud.vinkius.com, then paste the endpoint URL into any MCP-compatible client.

YOUR MCP ENDPOINT

`https://edge.vinkius.com/[TOKEN]/mcp`

CLIENT	WHERE TO CONFIGURE
 Claude AI	Profile → Customize → Connectors → "+" → Add custom connector → Paste endpoint
 Cursor	Settings → Features → MCP Servers → "+ Add New MCP Server" → Type: SSE → Paste endpoint
 VS Code	Ctrl/Cmd+Shift+P → "MCP: Add Server" → add <code>"simpleyrets": { "url": "..."} </code>
 Windsurf	MCP Settings → <code>mcp_settings.json</code> → Add endpoint URL
 ChatGPT	Settings → Tools & plugins → Add MCP server → Paste endpoint
 Gemini	Extensions → Add MCP Server → Paste endpoint URL

ASK AN AI ABOUT THIS

Let your preferred AI explain this MCP server

-  Ask ChatGPT 
-  Ask Claude 
-  Ask Perplexity 
-  Ask Gemini 
-  Ask Grok 

READY TO CONNECT

SimplyRETS is live on Vinkius Cloud.

Get your connection token, paste it into your AI agent, and
start building. No SDK. No deployment. Just results.

Start at cloud.vinkius.com →

vinkius.com · support@vinkius.com

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