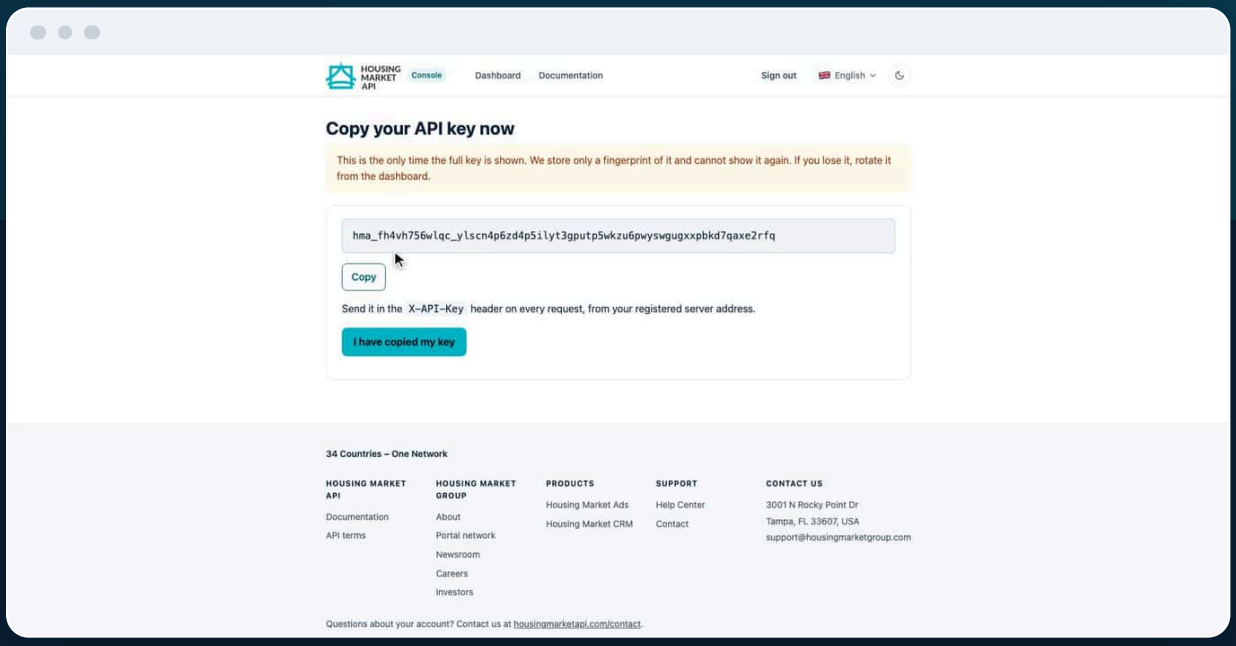
HOUSING MARKET API

HOUSING MARKET GROUP

Housing Market API Console Handbook

For developers and data teams

Edition November 2026



A Housing Market Group product · housingmarketapi.com

HOUSING MARKET GROUP

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Housing Market API Console Handbook · Edition November 2026

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PART 1

Getting started

1 Sign in to the console

2 Create your account

1 CHAPTER 1

Sign in to the console

All plans | For developers and data teams | Watch the video

OVERVIEW

Create an account at console.housingmarketapi.com and confirm your email with the link we send. If you forget your password, choose Forgot your password? and use the link we email you. There is never a code to type.

Create an account

- Open console.housingmarketapi.com and choose Create an account.
- Enter an email address you can open now and a password of at least the length the screen states, with upper and lower case letters, a number and a symbol. Choose Create account.
- The console shows Check your email. Open the email we send and press Confirm my email address. There is no code to type. The link works for 7 days; if it does not arrive, choose Send the link again.
- Sign in with the same email address and password, then choose your countries and plan. Your API key is created only after the first payment.

Until you confirm the address you can sign in, but you cannot use the console. A banner offers Send me a new verification email, and Wrong address? Change my email address if you typed it wrongly.

If you have forgotten your password

- On the sign-in page choose Forgot your password?
- Enter your email address and press Send me the link.
- Open the email, press Choose a new password, type a New password and press Save password. Then sign in.

The link works for 24 hours and can be used once, and your password stays as it is until you save a new one. For your privacy the page gives the same answer whether or not the address has an account, so if nothing arrives, check your spam folder and the spelling of the address.

One Housing Market account signs you in to every Housing Market product. If you already have one, use the same email address and password.

From the Help Center: **How do I create an account or reset my password in the API console?**

STEP BY STEP

1 Open the **Housing Market API console** sign-in page.

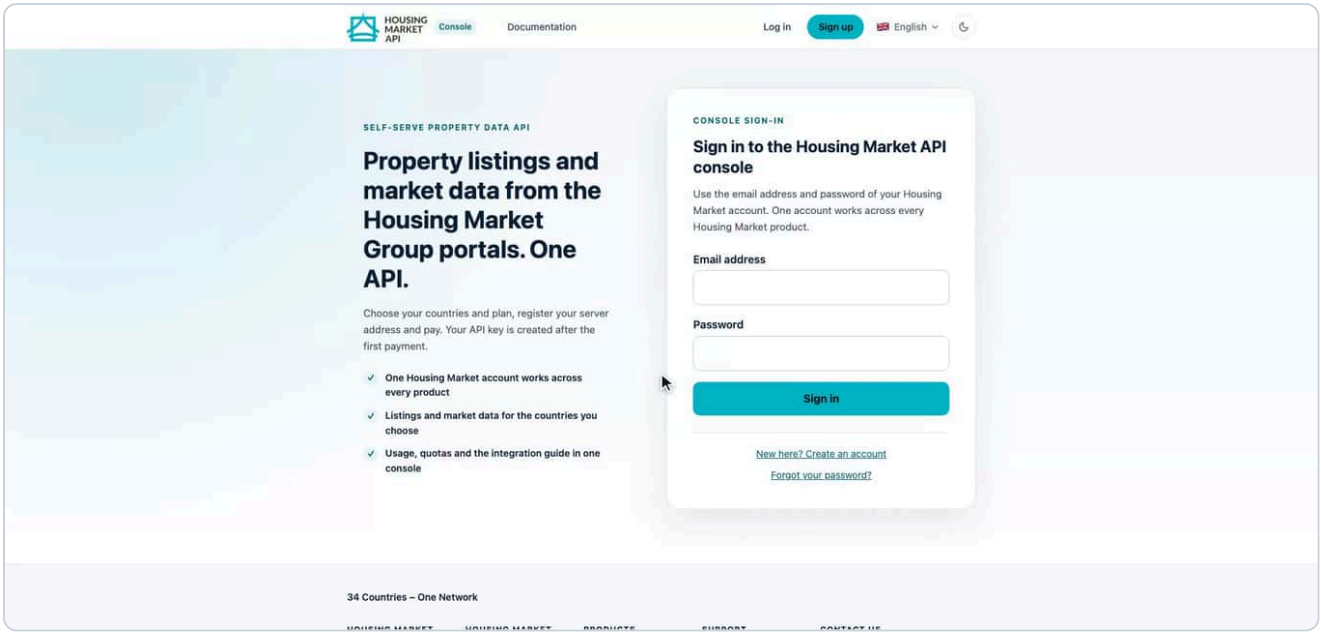


Figure 1.1 · Screen recorded 21 October 2026

2 It is the self-serve console for the **property data API**.

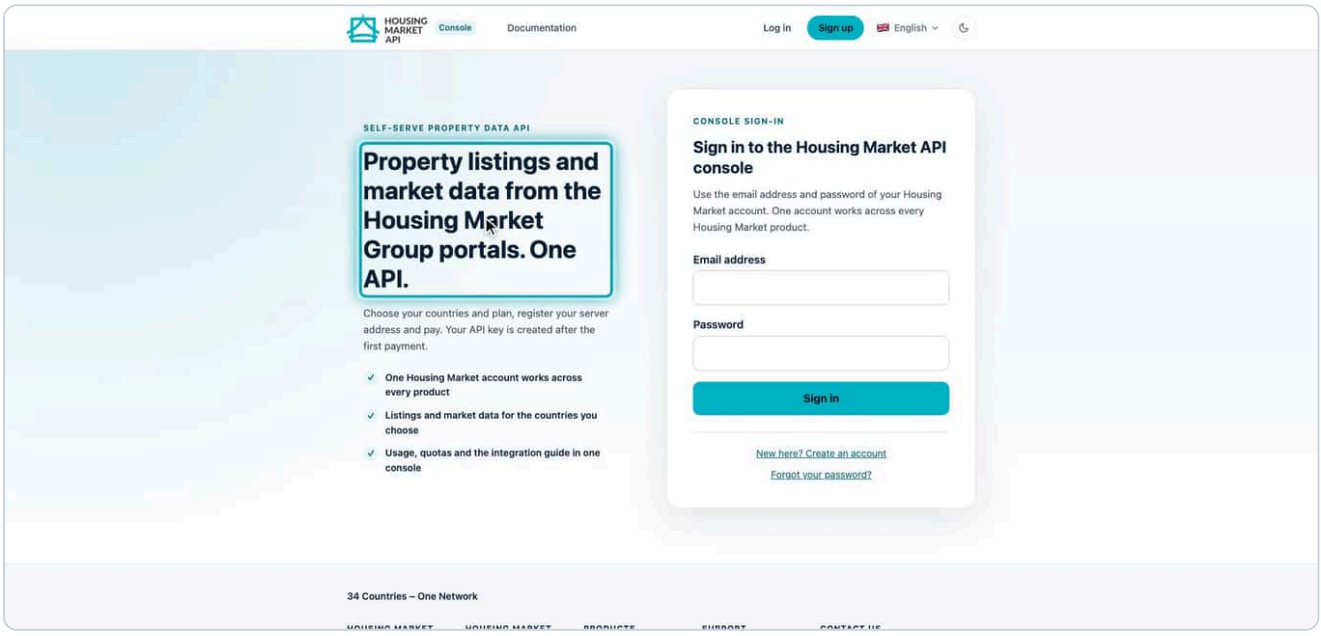


Figure 1.2 · Screen recorded 21 October 2026

3 Sign in with your **Housing Market account**.

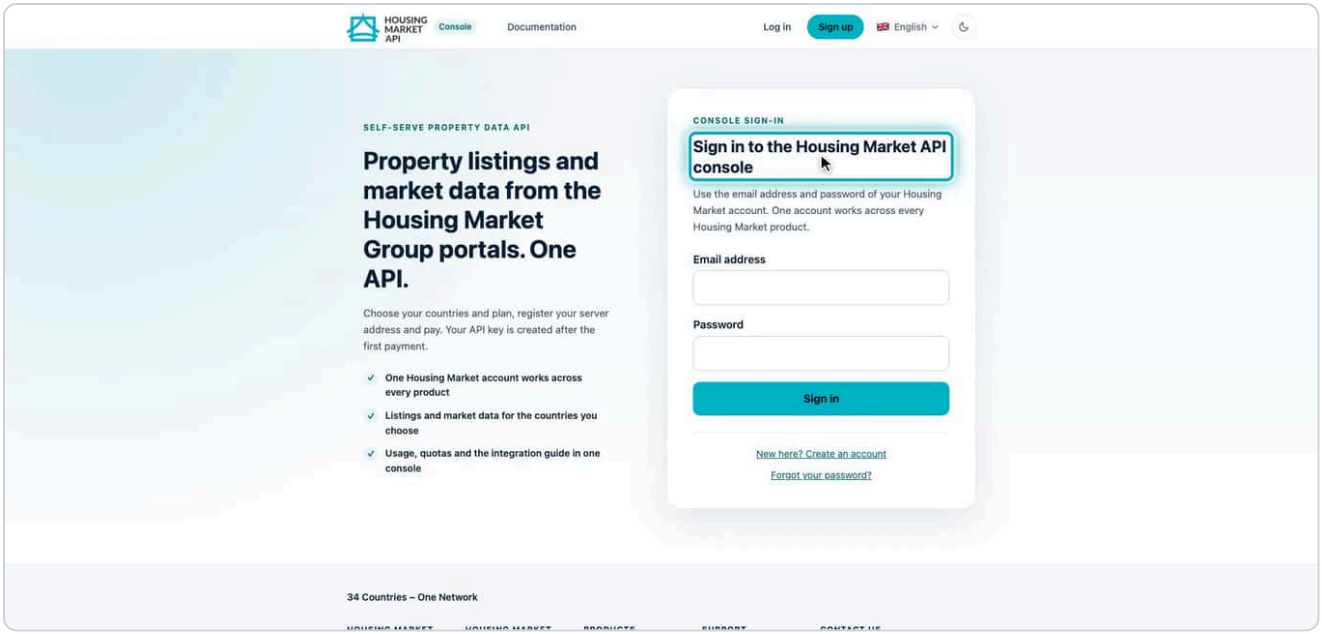


Figure 1.3 · Screen recorded 21 October 2026

4 The **same email and password** work across every Housing Market product.

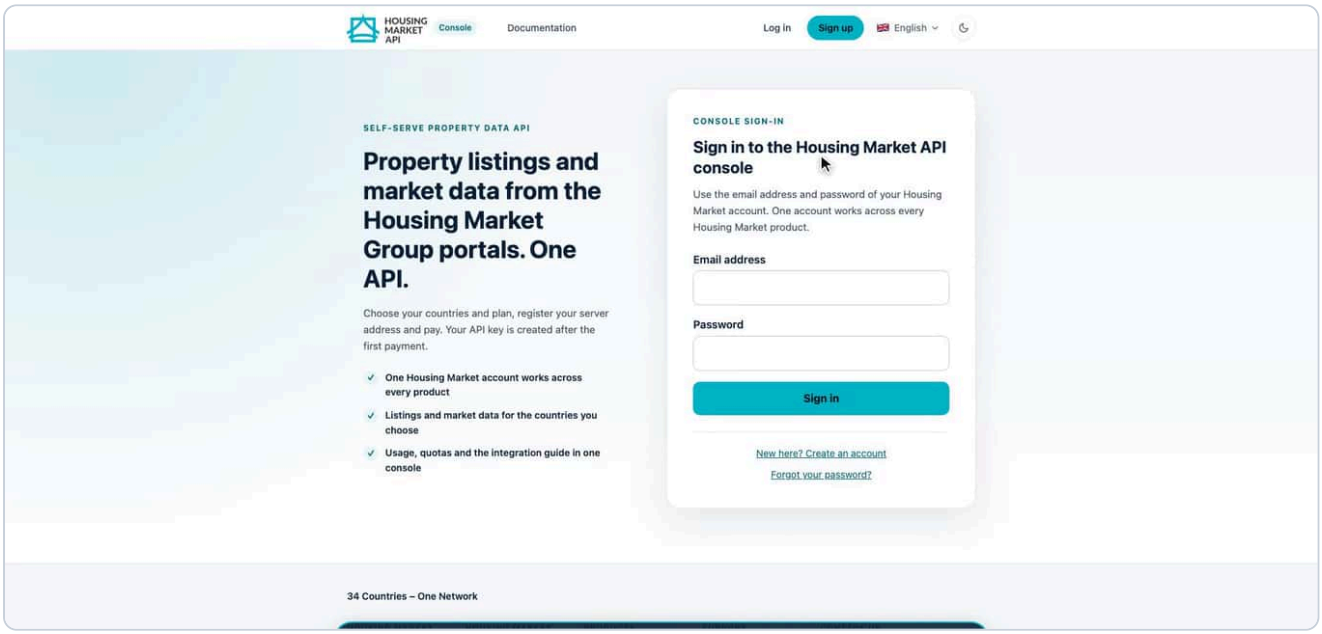


Figure 1.4 · Screen recorded 21 October 2026

5 Enter your **email address** and your **password**.

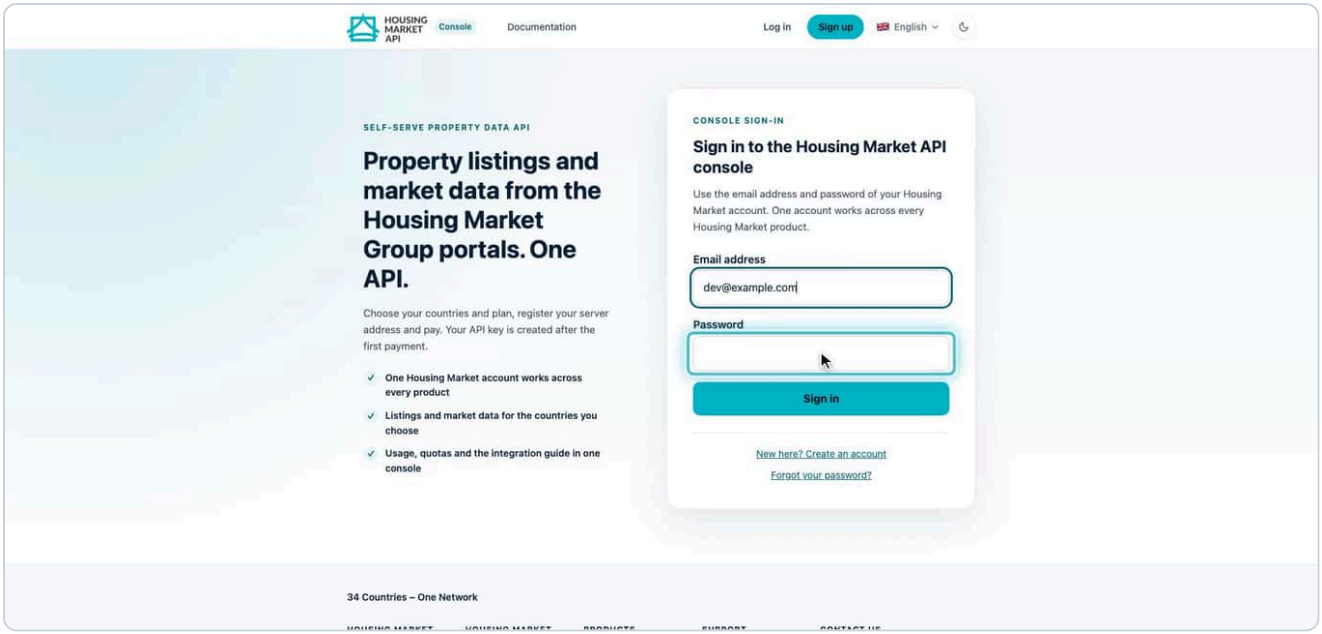


Figure 1.5 · Screen recorded 21 October 2026

6 Then click **Sign in**.

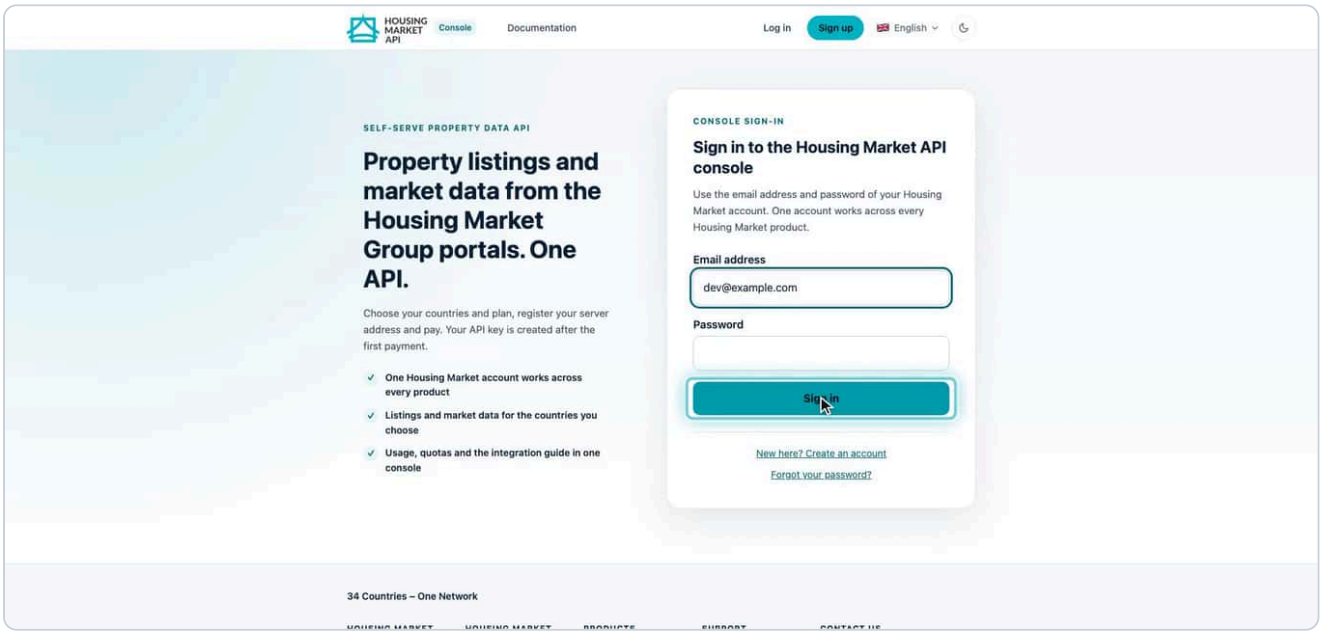


Figure 1.6 · Screen recorded 21 October 2026

7 No account yet? Choose **Create an account**.

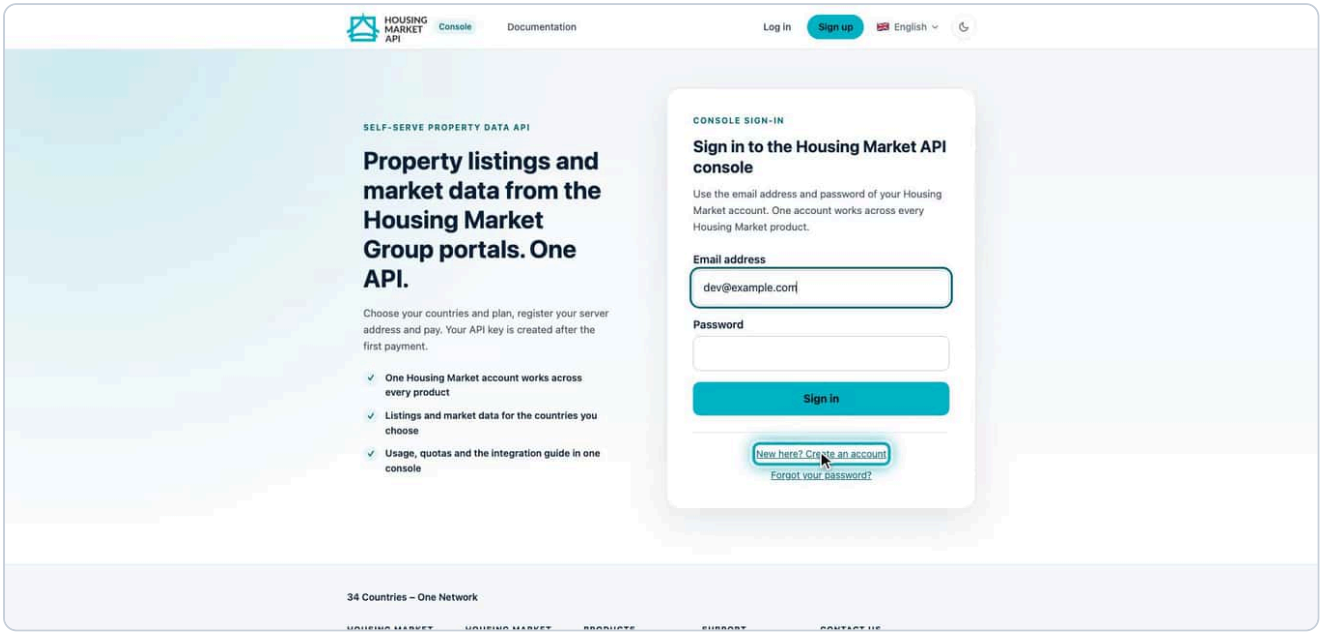


Figure 1.7 · Screen recorded 21 October 2026

8 Forgot your password? Use **this link**, not a second account.

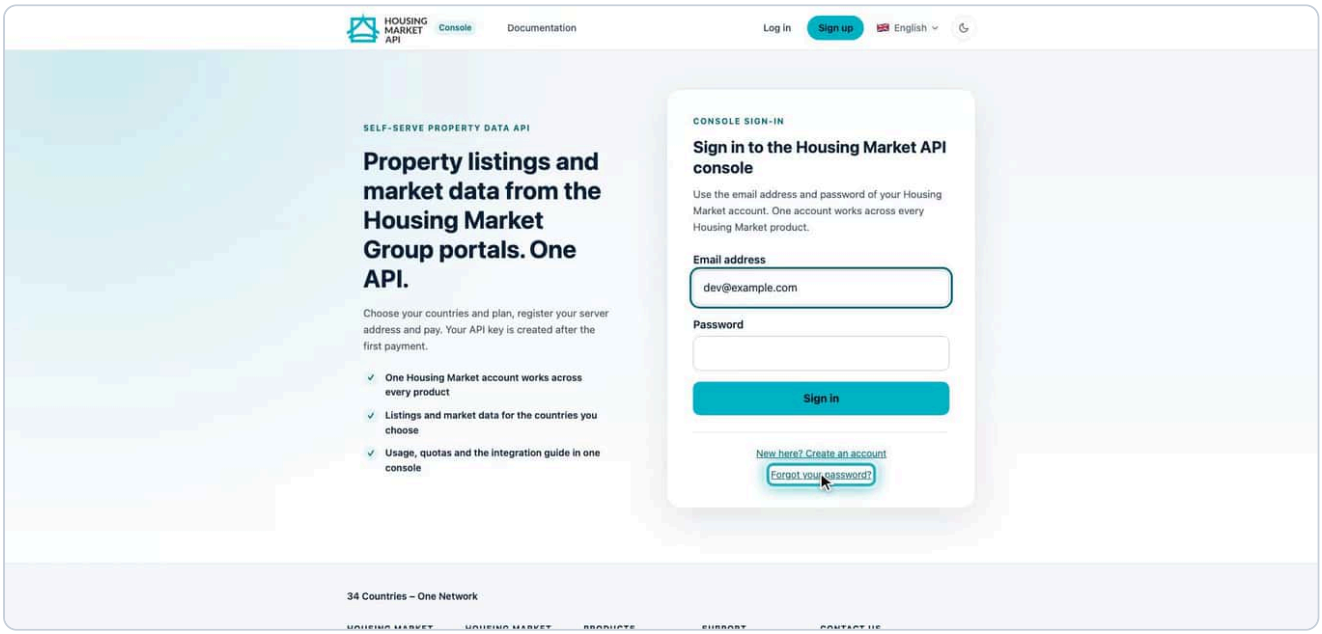


Figure 1.8 · Screen recorded 21 October 2026

RELATED HELP CENTER ARTICLES

What is the Housing Market API?	faq.housingmarketgroup.com/faq/what-is-the-housing-market-api
Who is the Housing Market API designed for?	faq.housingmarketgroup.com/faq/who-is-the-housing-market-api-designed-for

2 CHAPTER 2

Create your account

All plans | For developers and data teams | Watch the video

OVERVIEW

Subscribe in the console, call GET /v1/ping to check your key and address, then make your first GET /v1/properties request.

- Subscribe at console.housingmarketapi.com: countries, tier, billing period, your server's IP address, the terms, then payment.
- Put the key in your server's secret store; it is shown once.
- From that server, call GET /v1/ping with the key in the x-api-key header. It confirms the key and echoes the address we see.
- Call GET /v1/properties with country set to a country in your subscription, and follow next_cursor.

The reference and the integration guide describe every endpoint, parameter and error code.

From the Help Center: **How do I get started?**

STEP BY STEP

1 Open the Housing Market API console and choose Sign up.

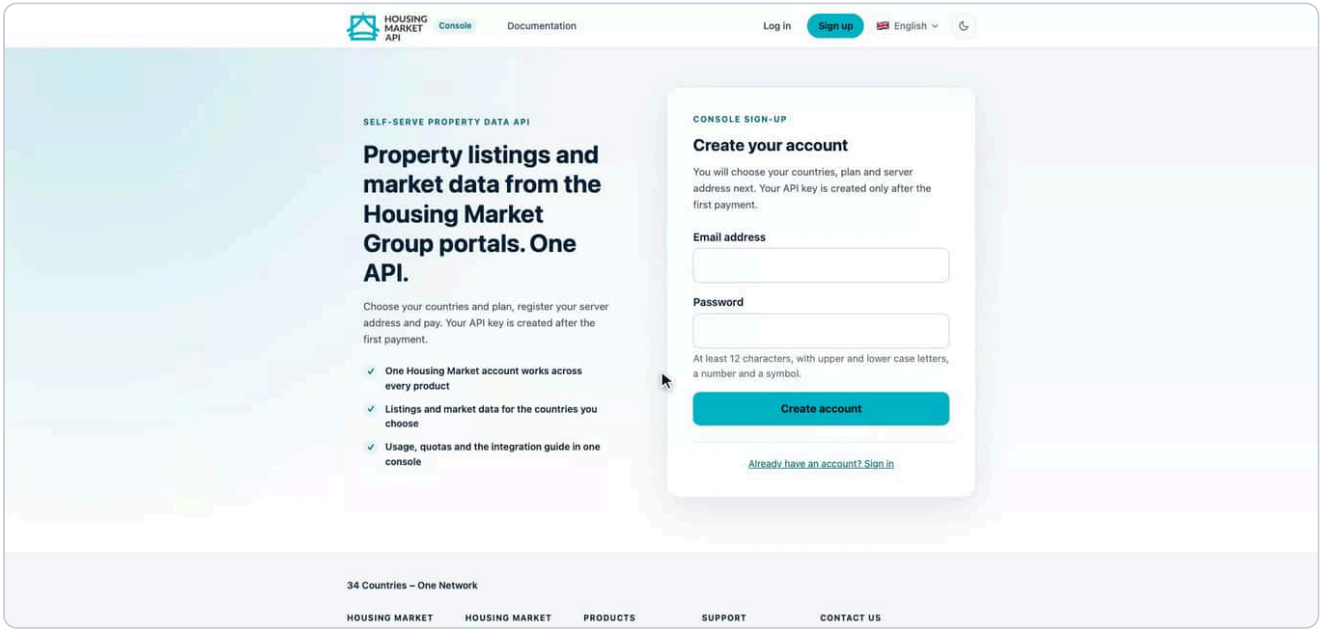


Figure 2.1 · Screen recorded 28 October 2026

2 Enter your **email address** and a **strong password**.

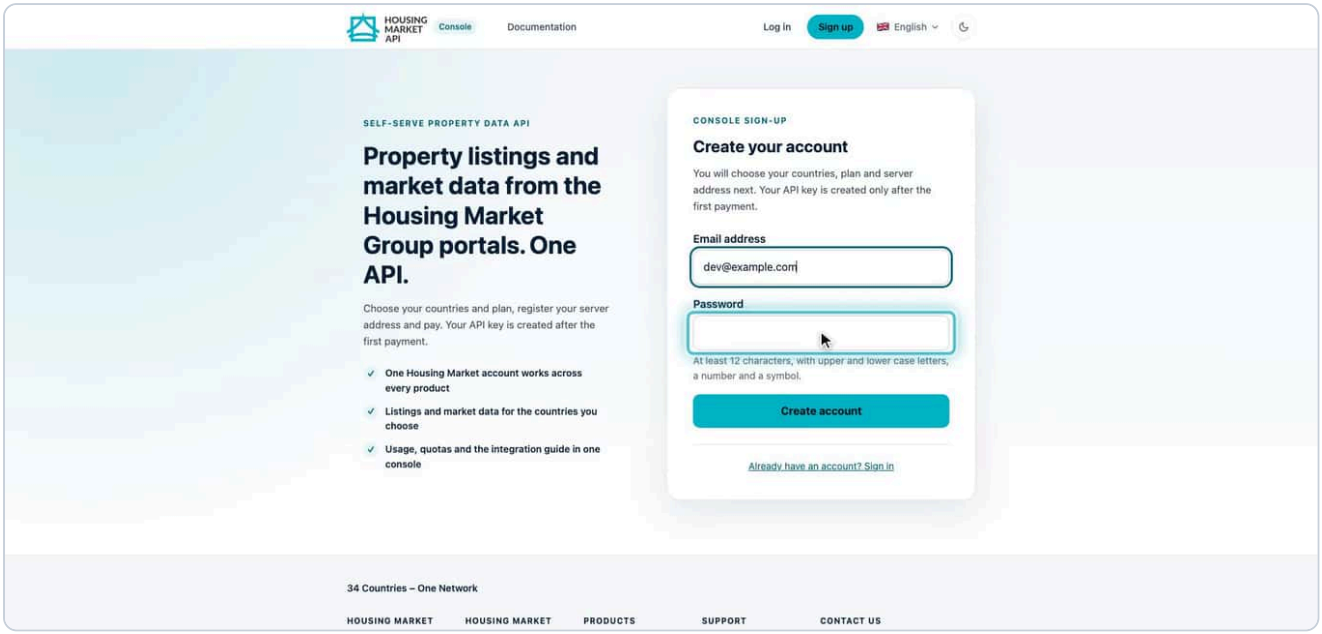


Figure 2.2 · Screen recorded 28 October 2026

3 At least **12 characters**, with a **number** and a **symbol**.

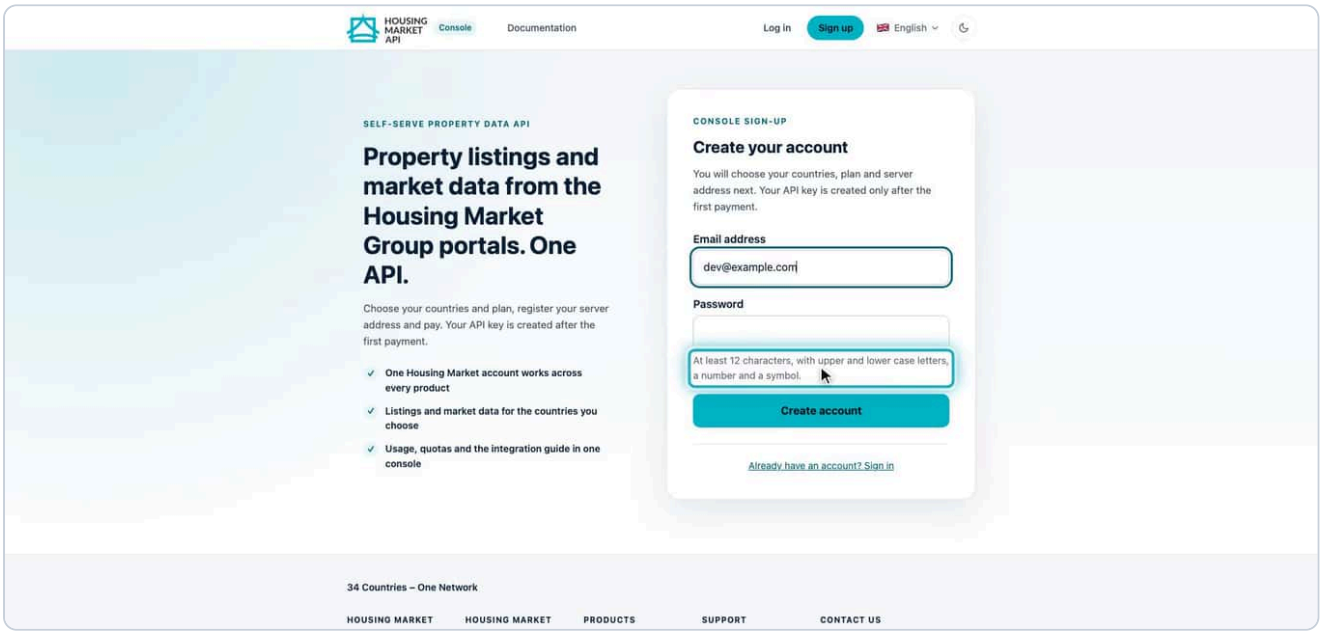


Figure 2.3 · Screen recorded 28 October 2026

4 Your API key comes **after the first payment.**

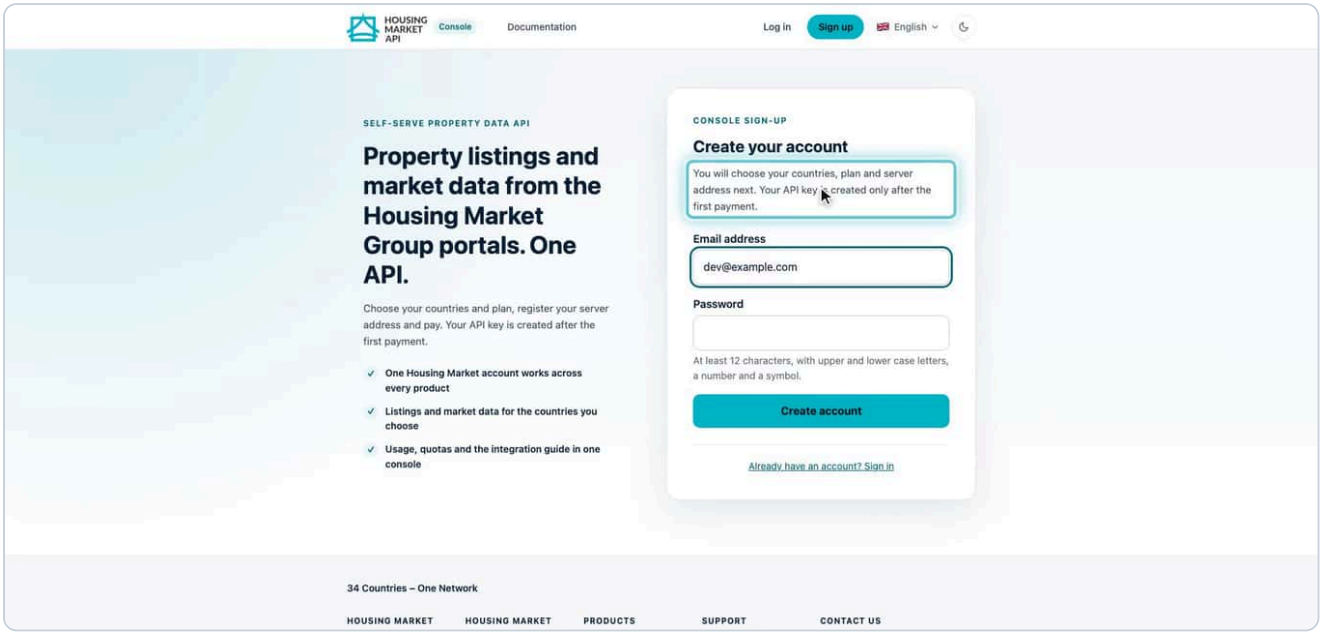


Figure 2.4 · Screen recorded 28 October 2026

5 Click **Create account.**

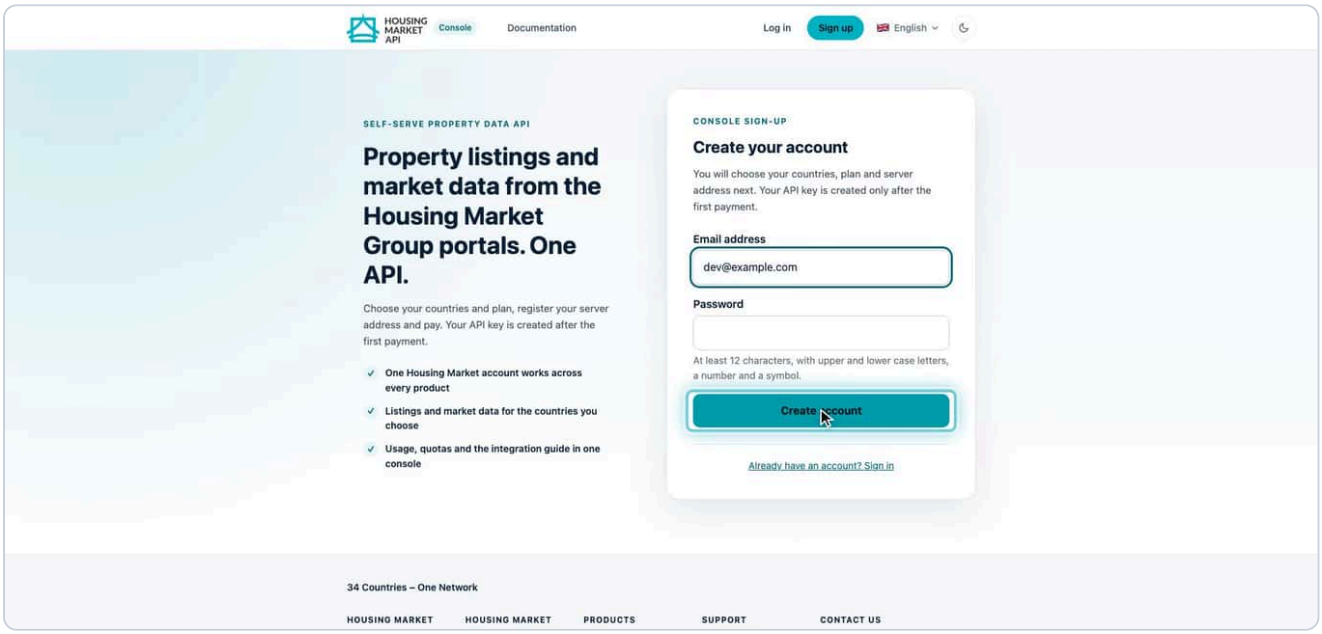


Figure 2.5 · Screen recorded 28 October 2026

6 Next you choose your **countries**, **plan** and **server address**.

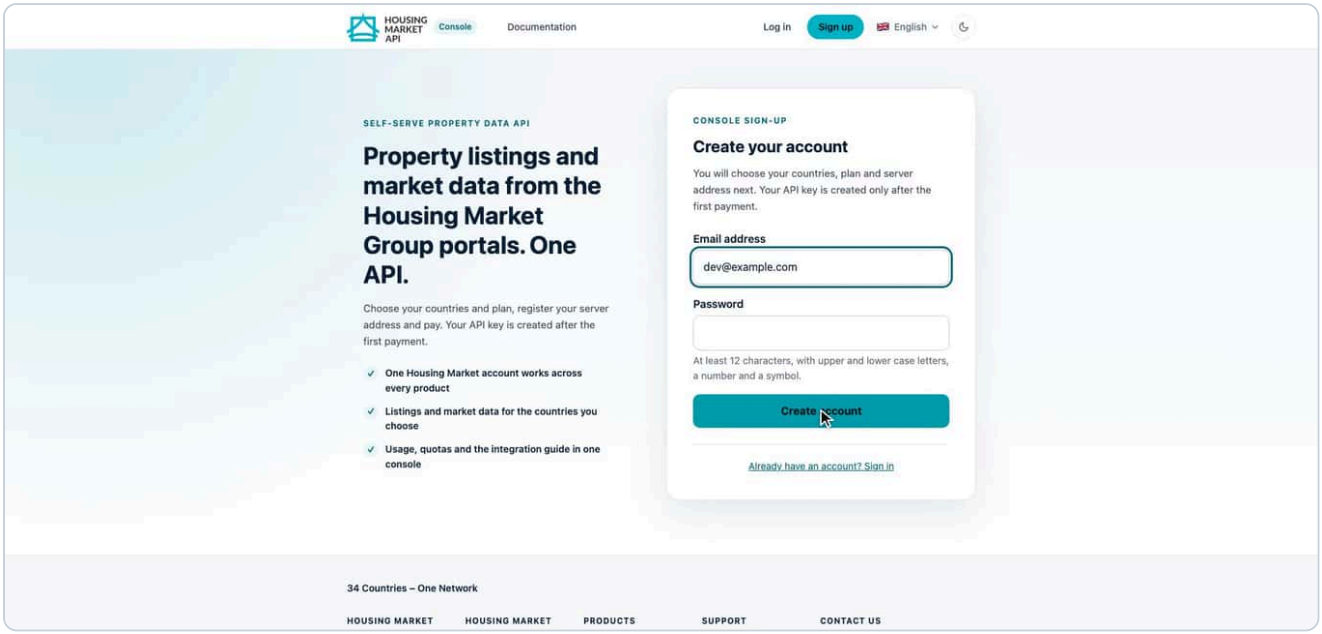


Figure 2.6 · Screen recorded 28 October 2026

7 One account works across **every Housing Market product**.

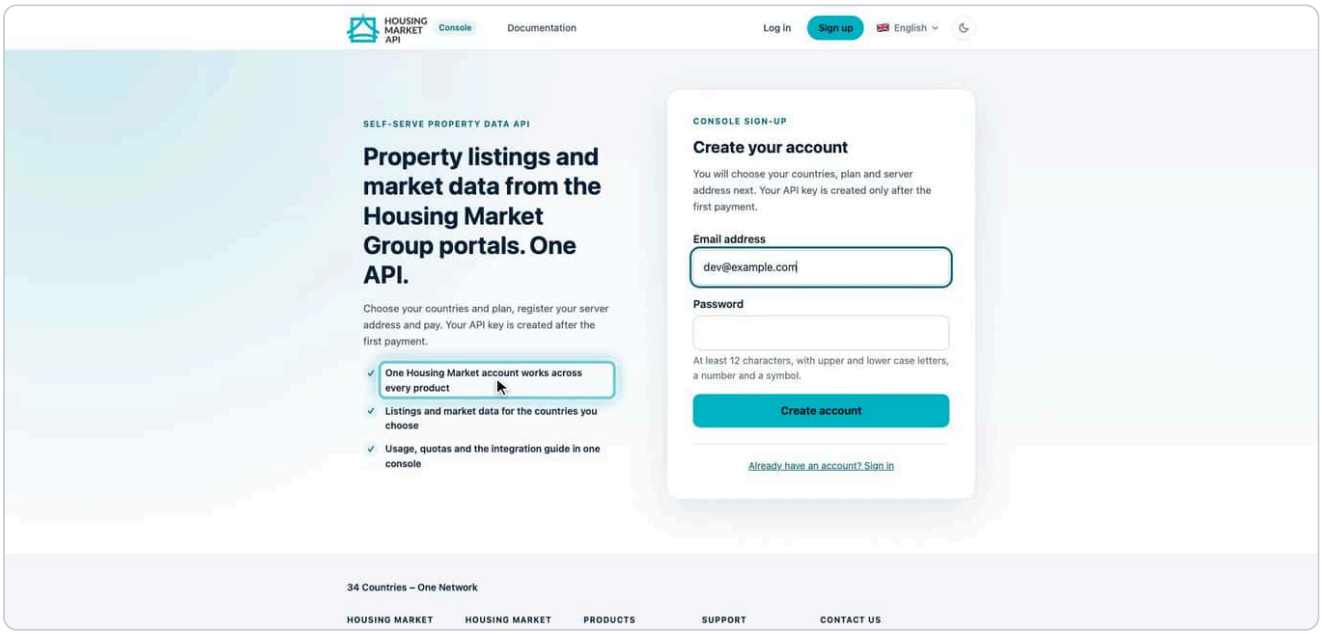


Figure 2.7 · Screen recorded 28 October 2026

8 Already have one? **Sign in** instead.

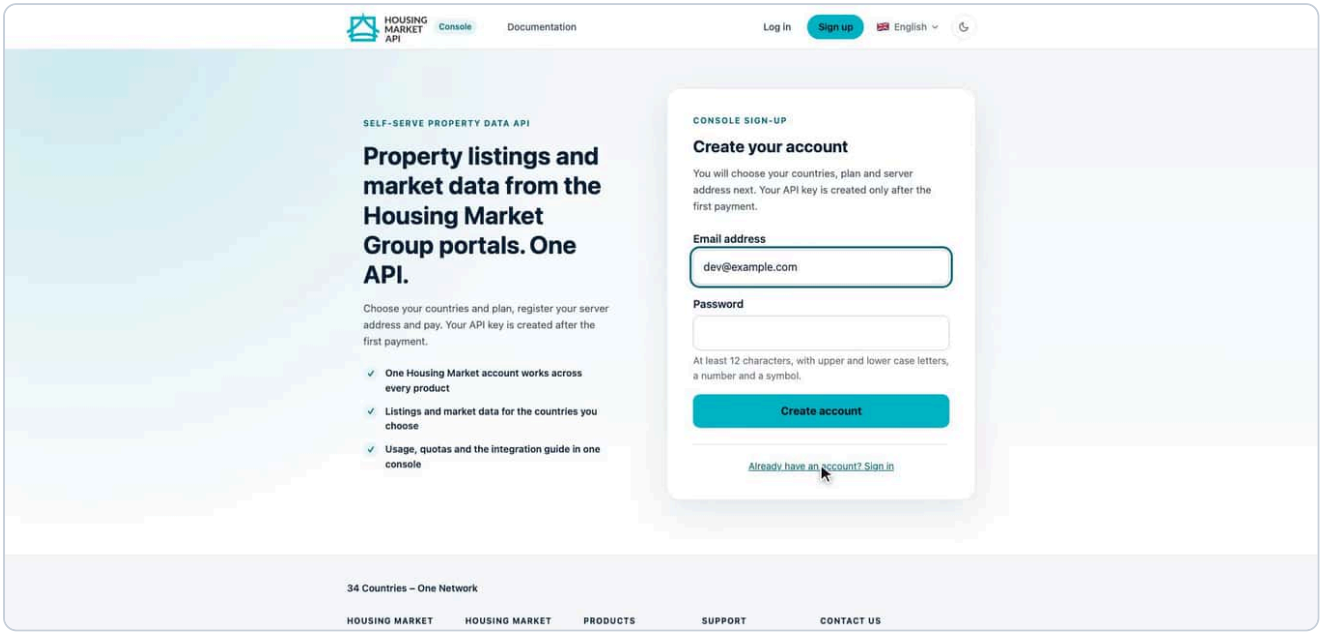


Figure 2.8 · Screen recorded 28 October 2026

GOOD TO KNOW

TIP

Create an account at console.housingmarketapi.com and confirm your email with the link we send. If you forget your password, choose Forgot your password? and use the link we email you. There is never a code to type.

Help Center: How do I create an account or reset my password in the API console?

RELATED HELP CENTER ARTICLES

How do I obtain an API key?	faq.housingmarketgroup.com/faq/how-do-i-obtain-an-api-key

PART 2

Your plan and your key

3 Choose countries and a plan

4 Register your server address and accept the terms

5 Get your API key

3 CHAPTER 3

Choose countries and a plan

All plans | For developers and data teams | Watch the video

OVERVIEW

250 USD per country per month, 1,200 USD per region or 3,000 USD for worldwide coverage. Paying annually costs ten months for twelve, and Standard and Advanced cost the same.

- One country: 250 USD a month or 2,500 USD a year, for each country you choose
- One region: 1,200 USD a month or 12,000 USD a year
- Worldwide: 3,000 USD a month or 30,000 USD a year

Prices are in US dollars. Monthly billing is the default, and the annual price is ten months for twelve. Standard and Advanced cost the same. The console shows the total before you pay.

From the Help Center: **How much does the Housing Market API cost?**

STEP BY STEP

1 Step 1: choose your **coverage** and **plan**.

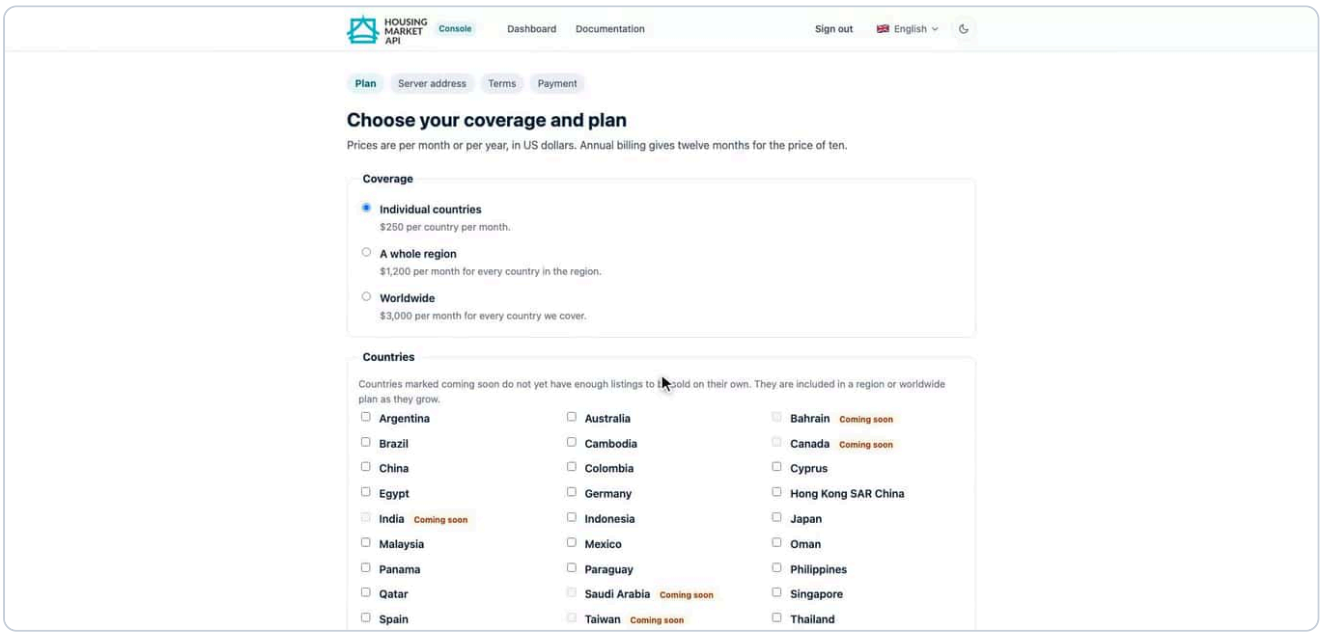


Figure 3.1 · Screen recorded 28 October 2026

2 **Individual countries**: 250 USD each a month.

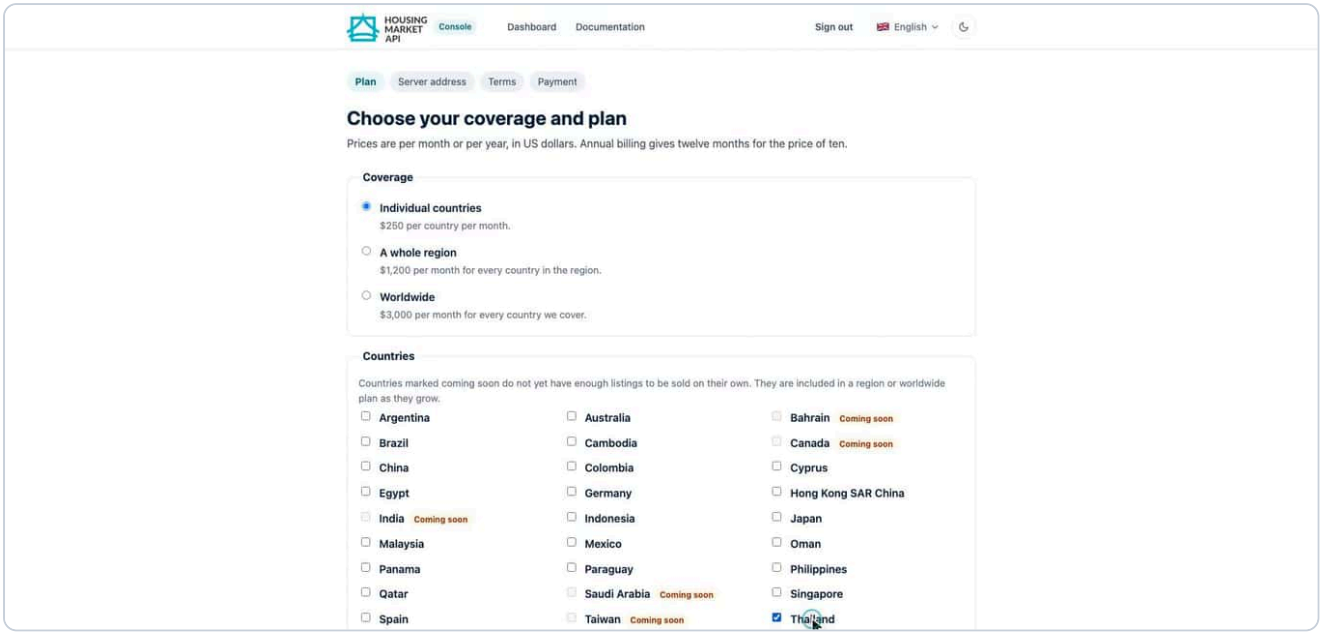


Figure 3.2 · Screen recorded 28 October 2026

3 Tick the **countries** you need.

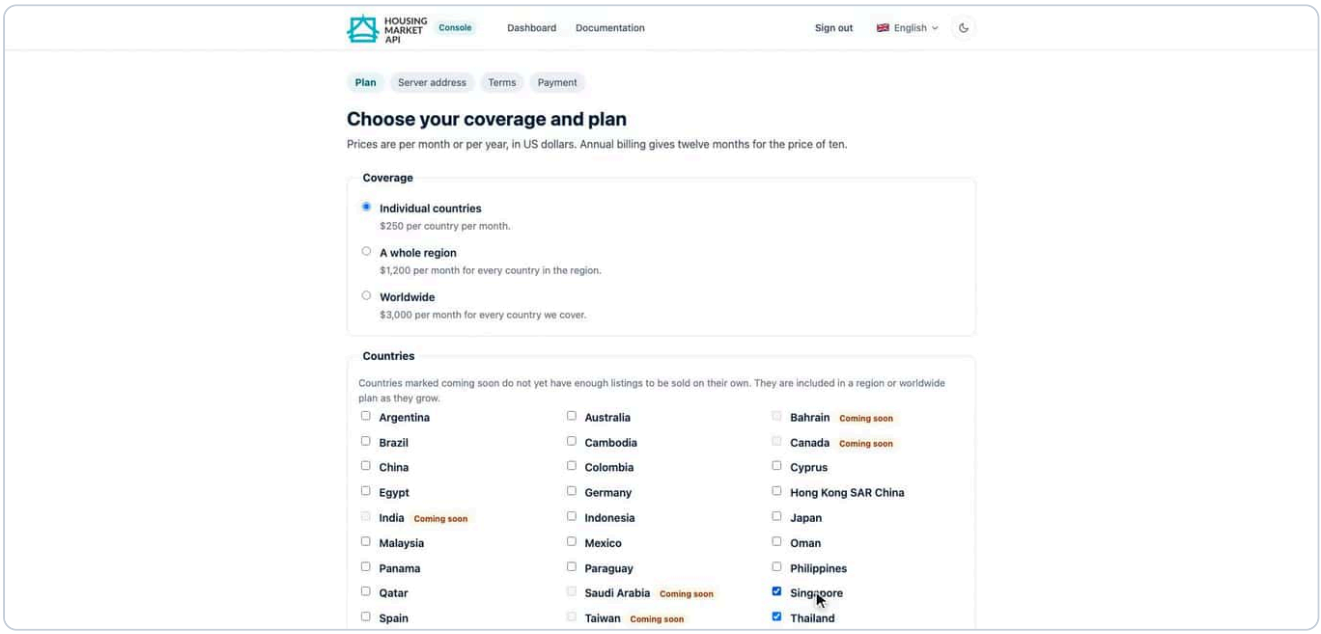


Figure 3.3 · Screen recorded 28 October 2026

4 **Coming soon**: not sold alone yet, but included in a region.

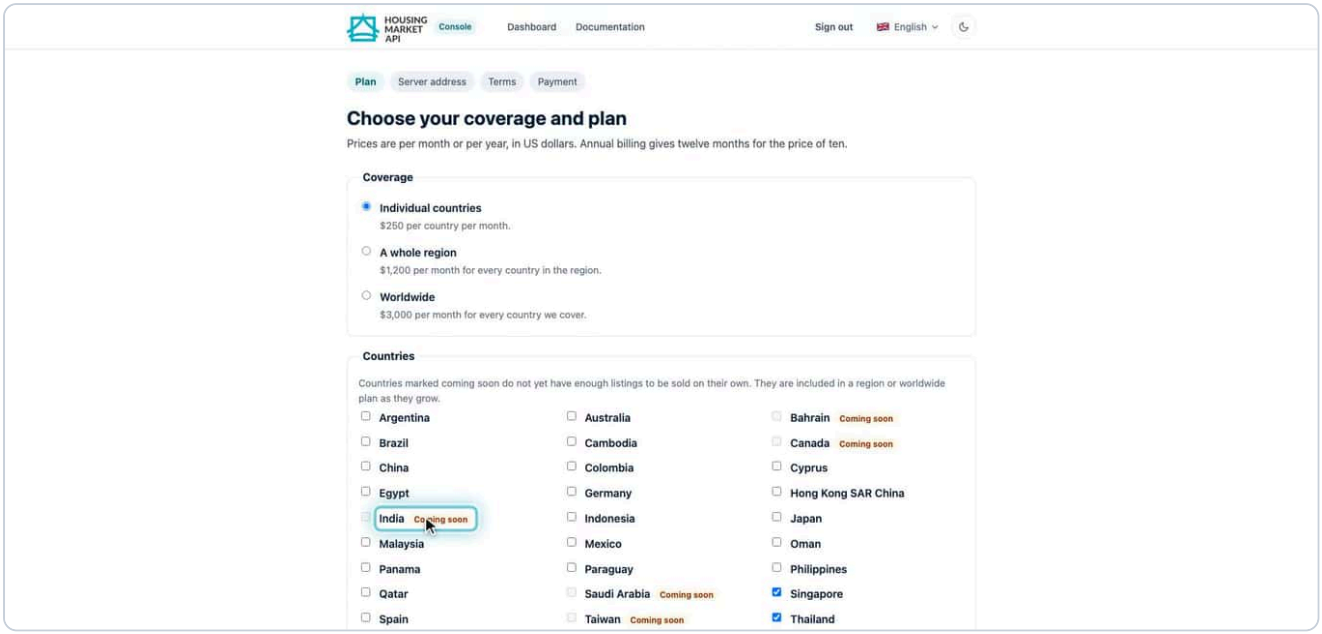


Figure 3.4 · Screen recorded 28 October 2026

5 Or a **whole region**, 1,200 USD a month or **worldwide**, 3,000 USD a month.

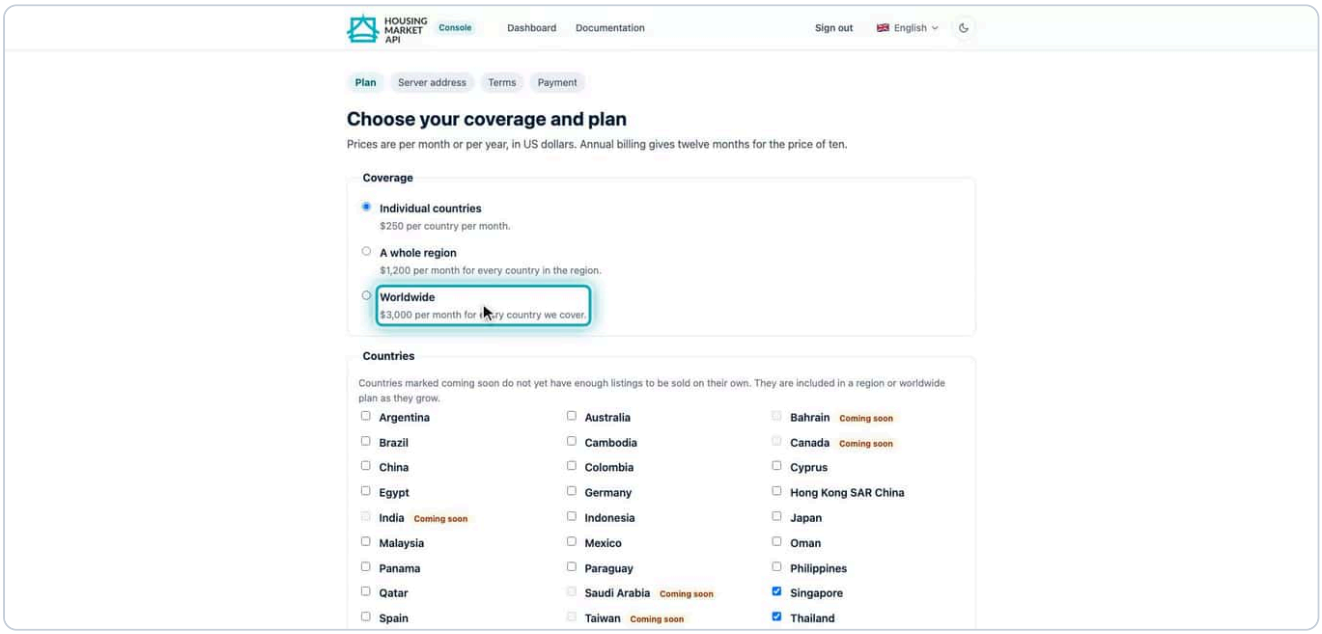


Figure 3.5 · Screen recorded 28 October 2026

6 **Standard**: listings with all their details.

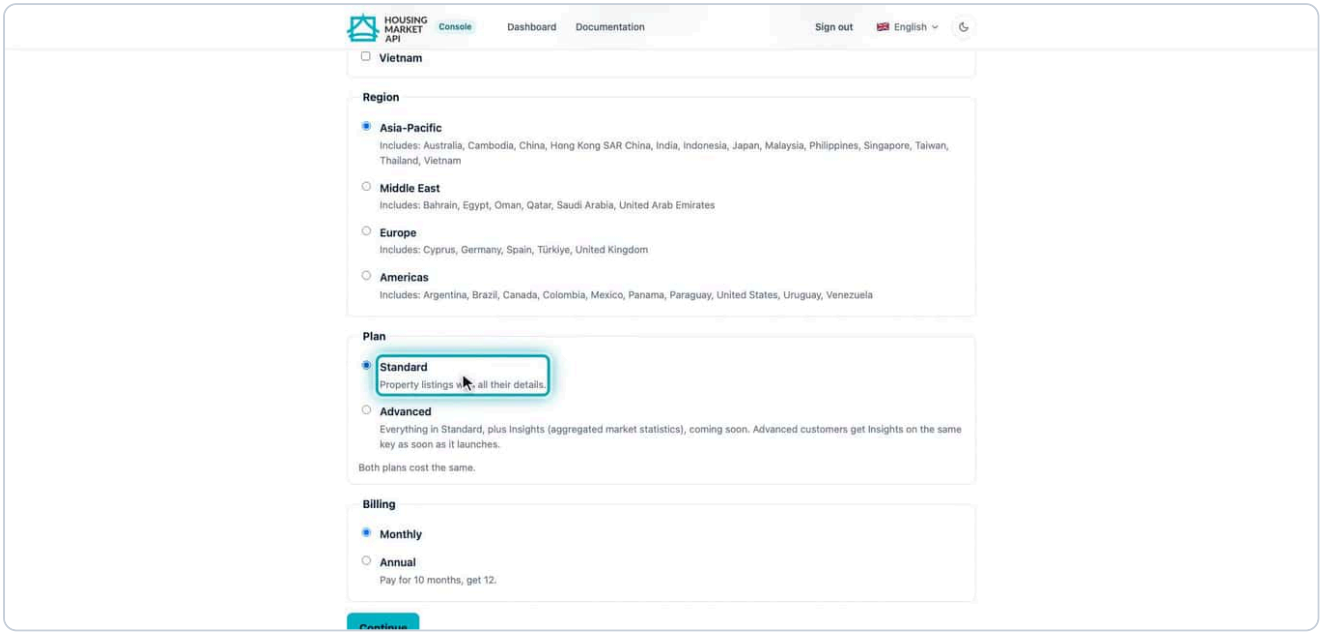


Figure 3.6 · Screen recorded 28 October 2026

7 **Advanced** adds Insights, **coming soon**. Same price.

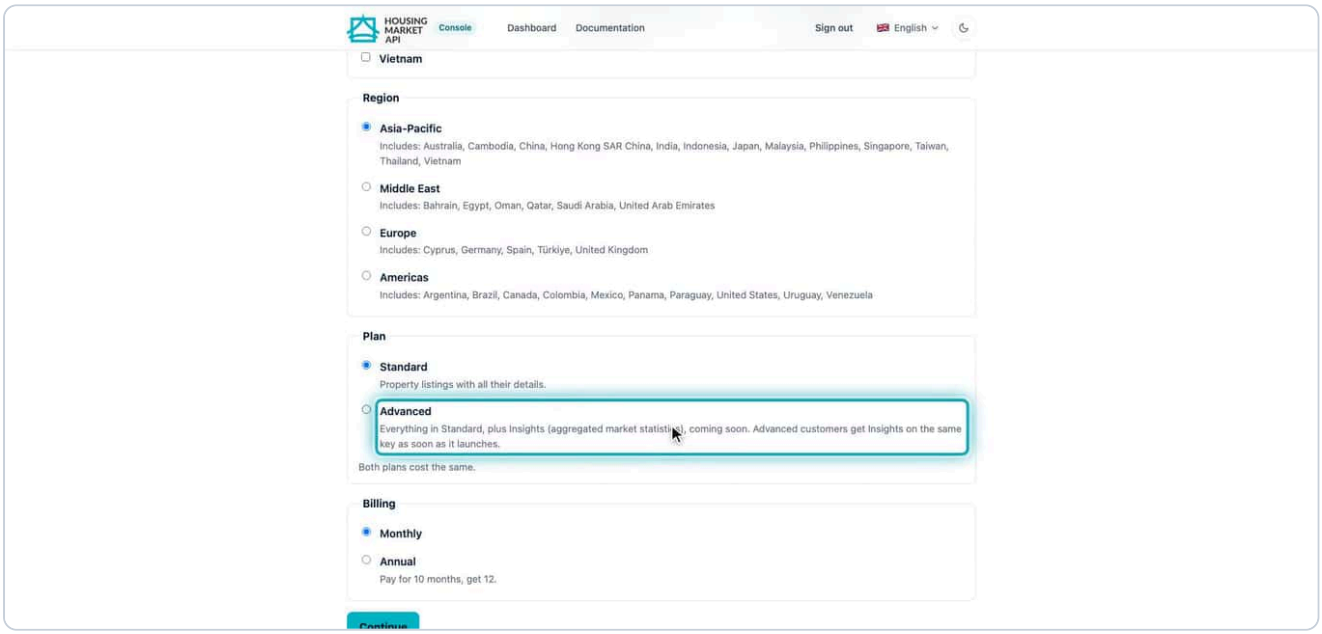


Figure 3.7 · Screen recorded 28 October 2026

8 **Annual**: pay for 10 months, get 12.

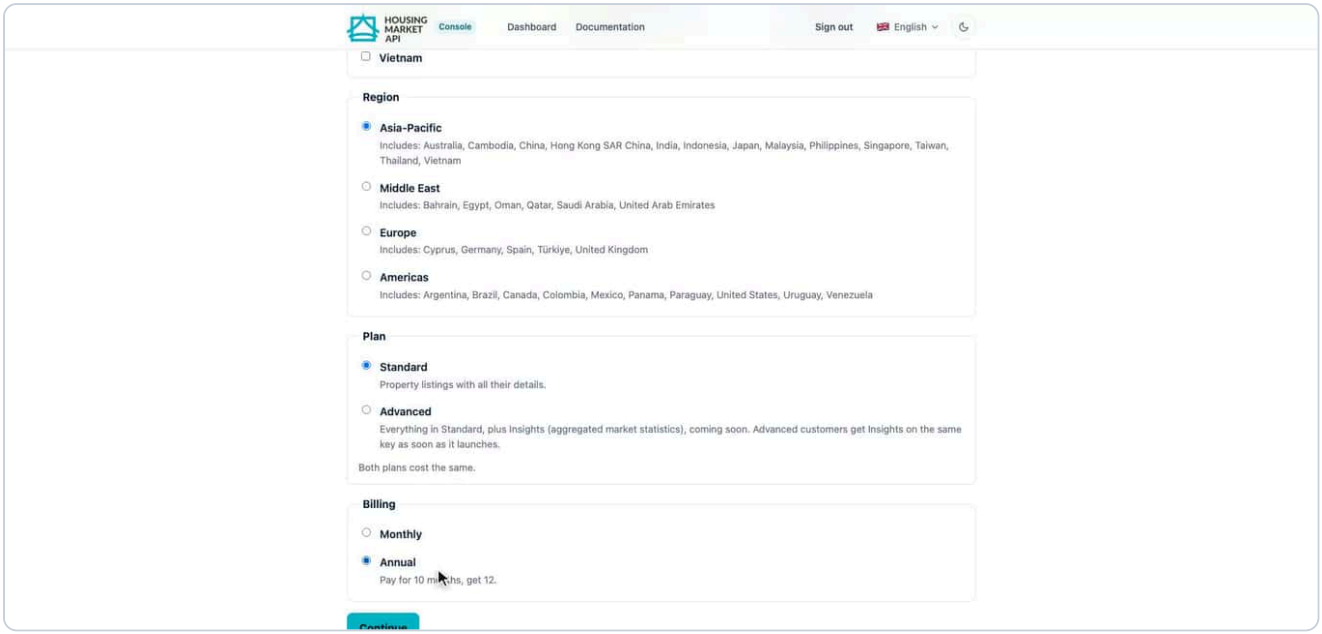


Figure 3.8 · Screen recorded 28 October 2026

9 Click **Continue**.

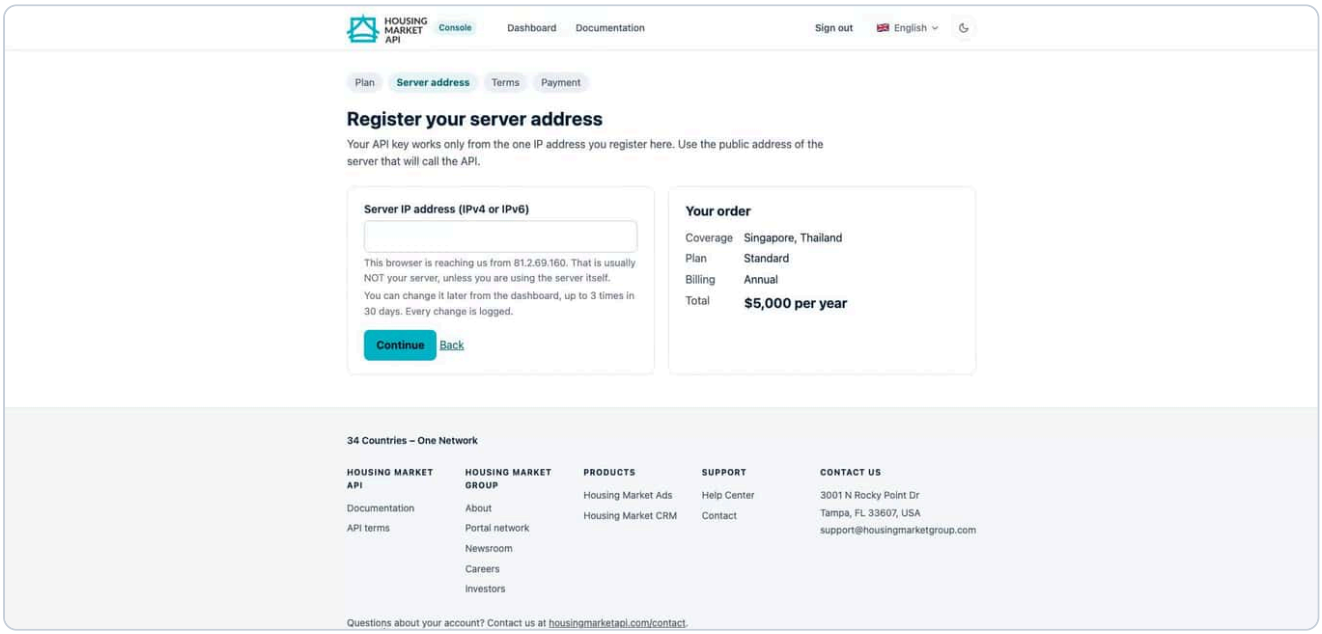


Figure 3.9 · Screen recorded 28 October 2026

10 Next: your **server address**.

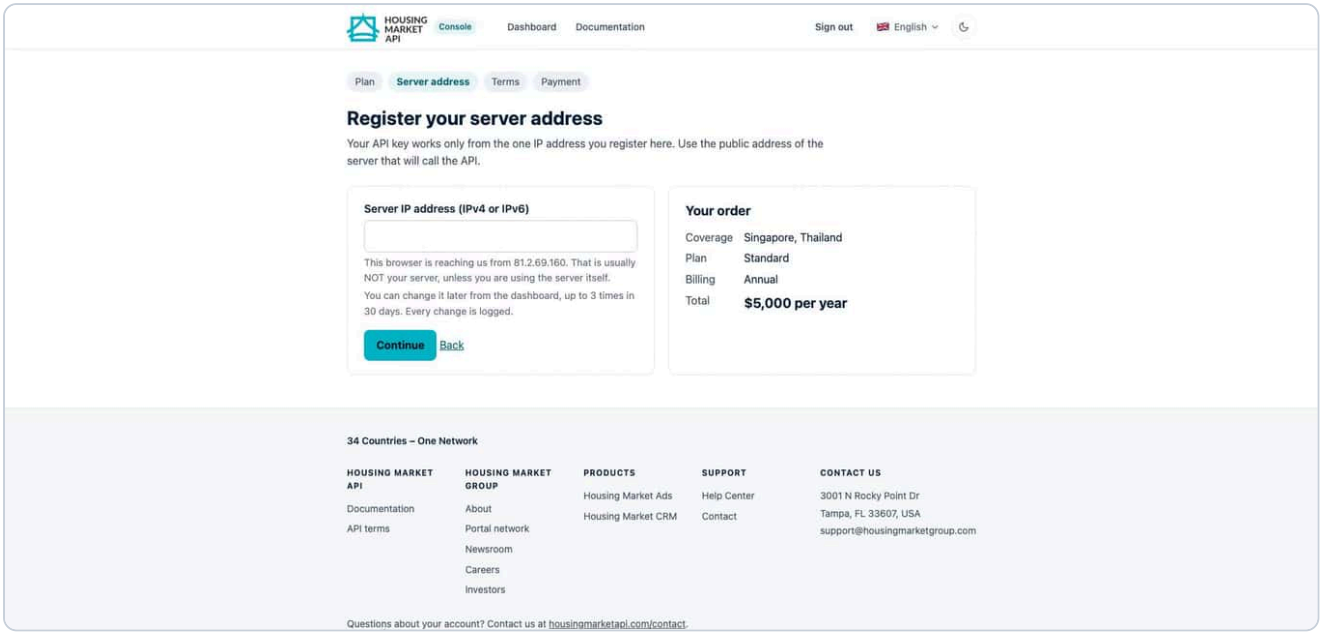


Figure 3.10 · Screen recorded 28 October 2026

GOOD TO KNOW

NOTE

Both return listings. Advanced also gets Insights, aggregated market data, which is coming soon. Both cost the same.

Help Center: What is the difference between Standard and Advanced?

RELATED HELP CENTER ARTICLES

What countries are currently supported?	faq.housingmarketgroup.com/faq/what-countries-are-currently-supported
What are Housing Market API Insights?	faq.housingmarketgroup.com/faq/what-are-housing-market-api-insights
What happens if a payment fails?	faq.housingmarketgroup.com/faq/what-happens-if-an-api-payment-fails

4 CHAPTER 4

Register your server address and accept the terms

All plans | For developers and data teams | Watch the video

OVERVIEW

Yes, and it is required: every key is registered to one server IP address when you subscribe, and requests from any other address are refused.

You register one IP address when you subscribe. The API answers a request only when it comes from that address; from anywhere else it is refused with ip_not_allowed (HTTP 403).

To check which address we see, call GET /v1/ping with your key: the response echoes it. Register that address.

You can change the registered address in the console. Changes are logged and limited in number, so register the address of a server you control rather than a developer's laptop.

From the Help Center: **Is IP whitelisting supported?**

STEP BY STEP

1 Step 2: register your **server address**.

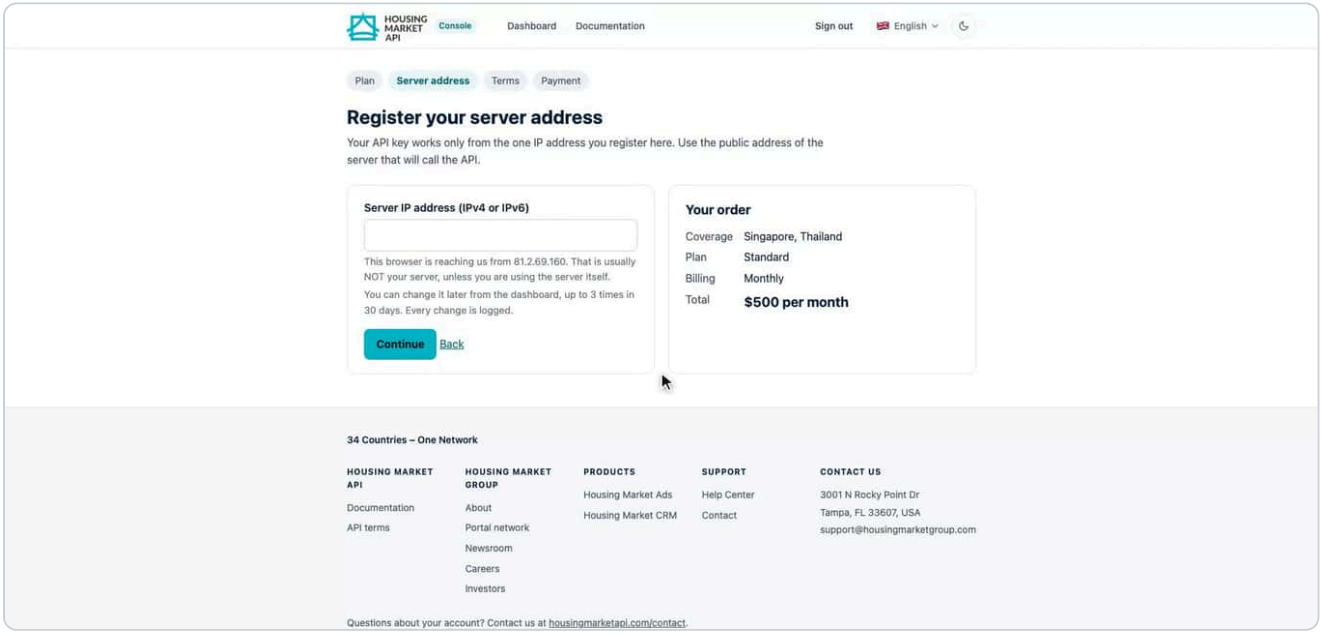


Figure 4.1 · Screen recorded 28 October 2026

2 Your key works **only** from this address.

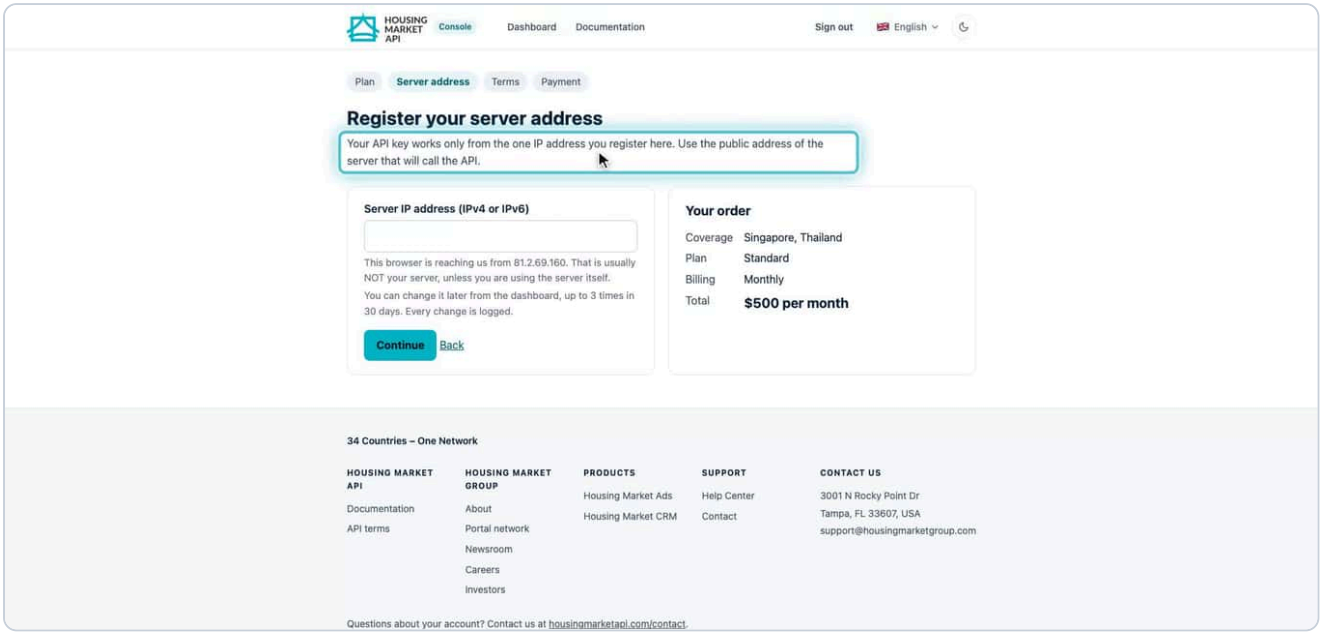


Figure 4.2 · Screen recorded 28 October 2026

3 This is your **browser's** address. Usually **not** your server.

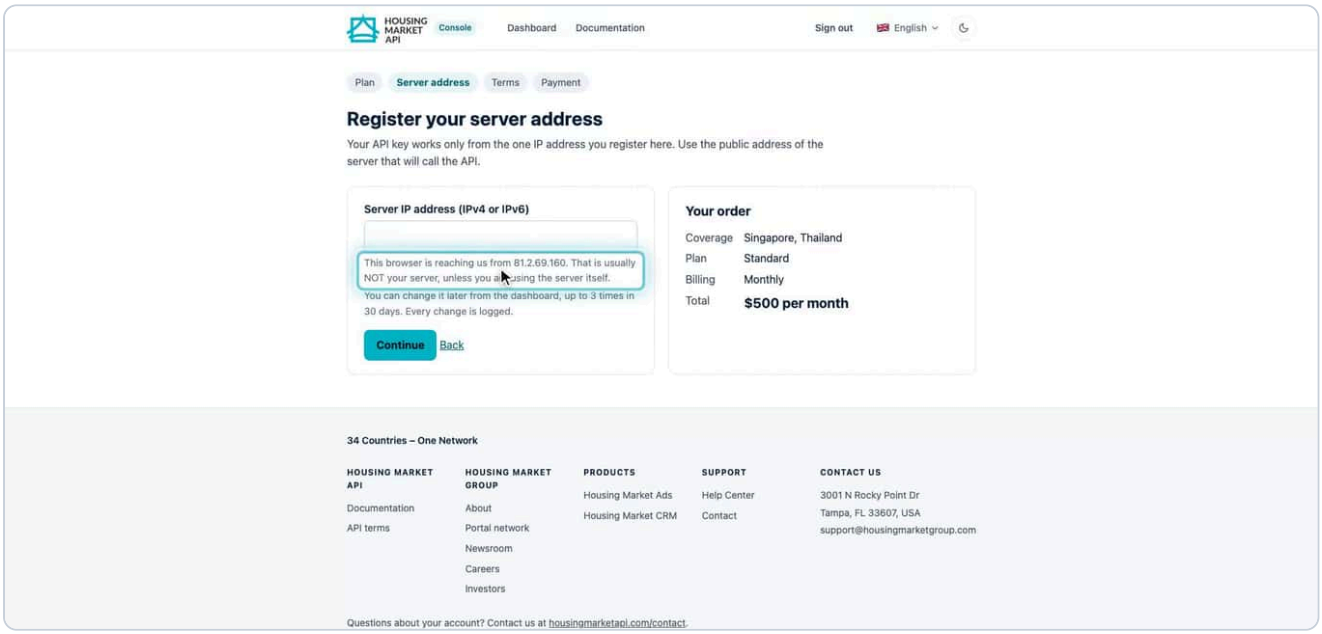


Figure 4.3 · Screen recorded 28 October 2026

4 Enter your **server's** public IP.

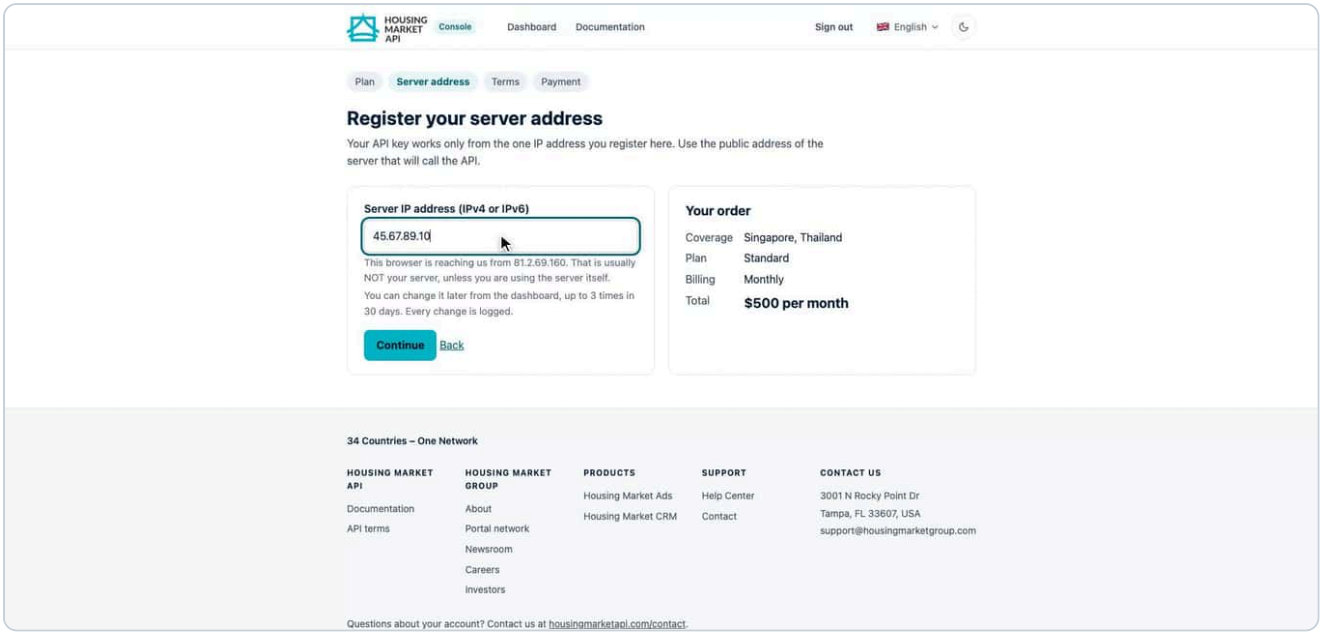


Figure 4.4 · Screen recorded 28 October 2026

5 Change it later: **3 times** in 30 days, every change logged.

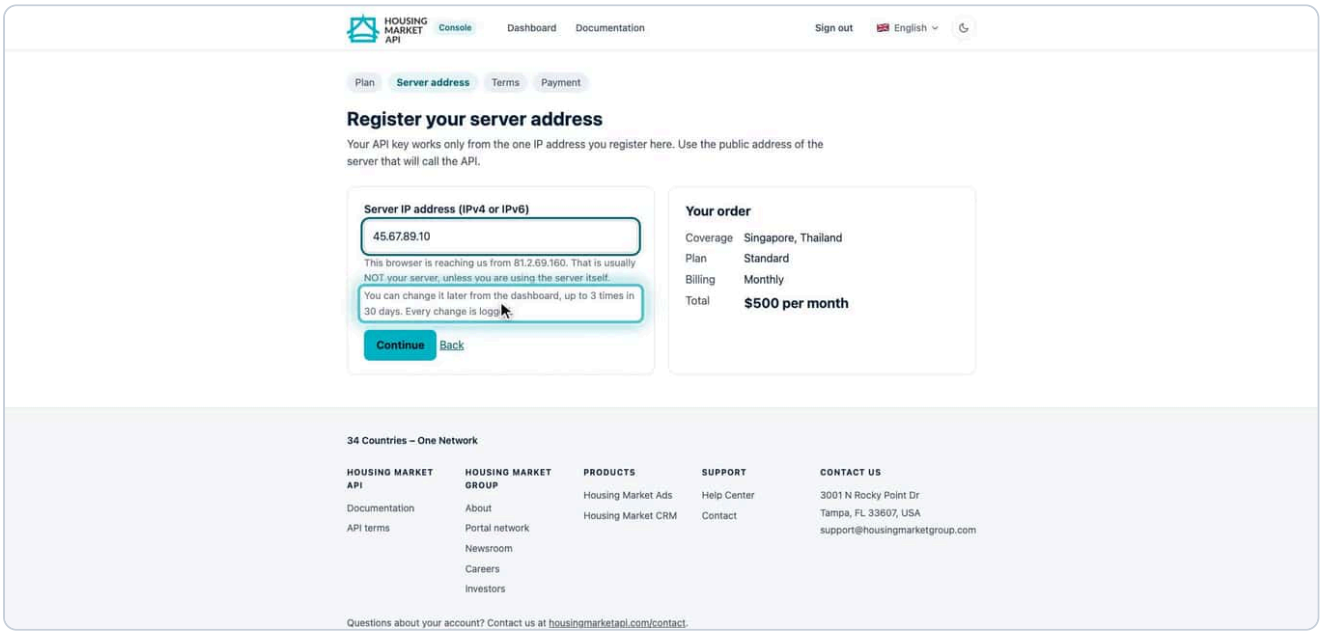


Figure 4.5 · Screen recorded 28 October 2026

6 Your order: Thailand and Singapore, **500 USD** a month.

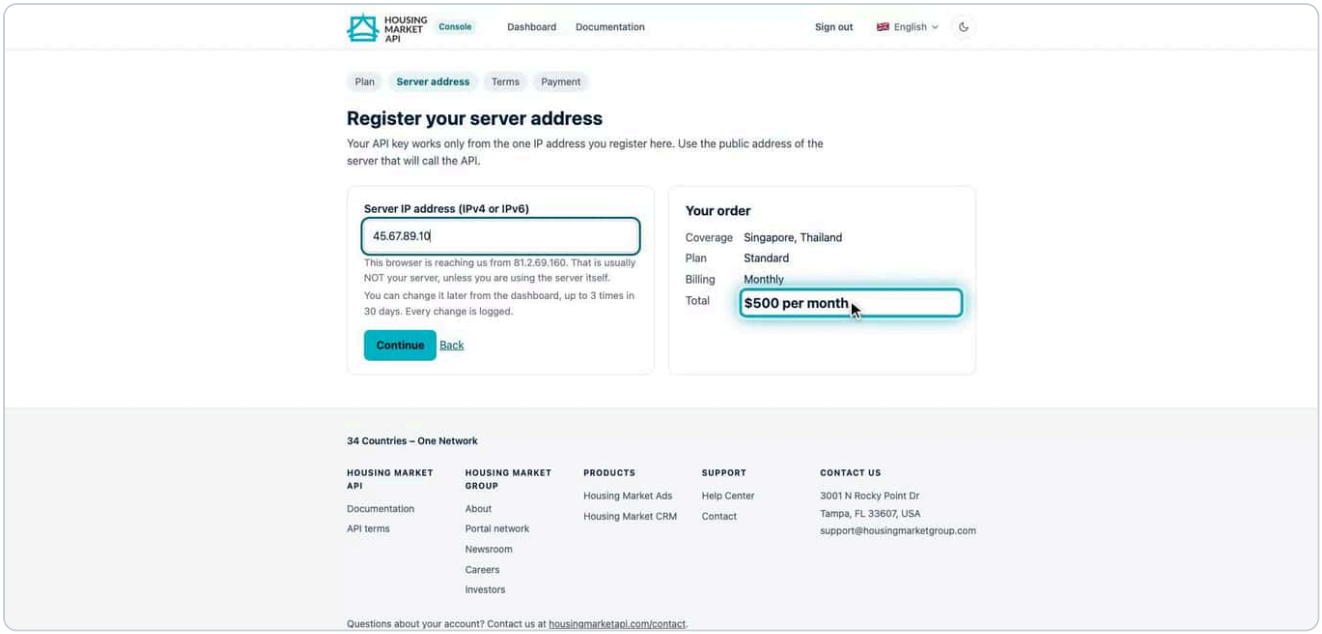


Figure 4.6 · Screen recorded 28 October 2026

7 Click **Continue**.

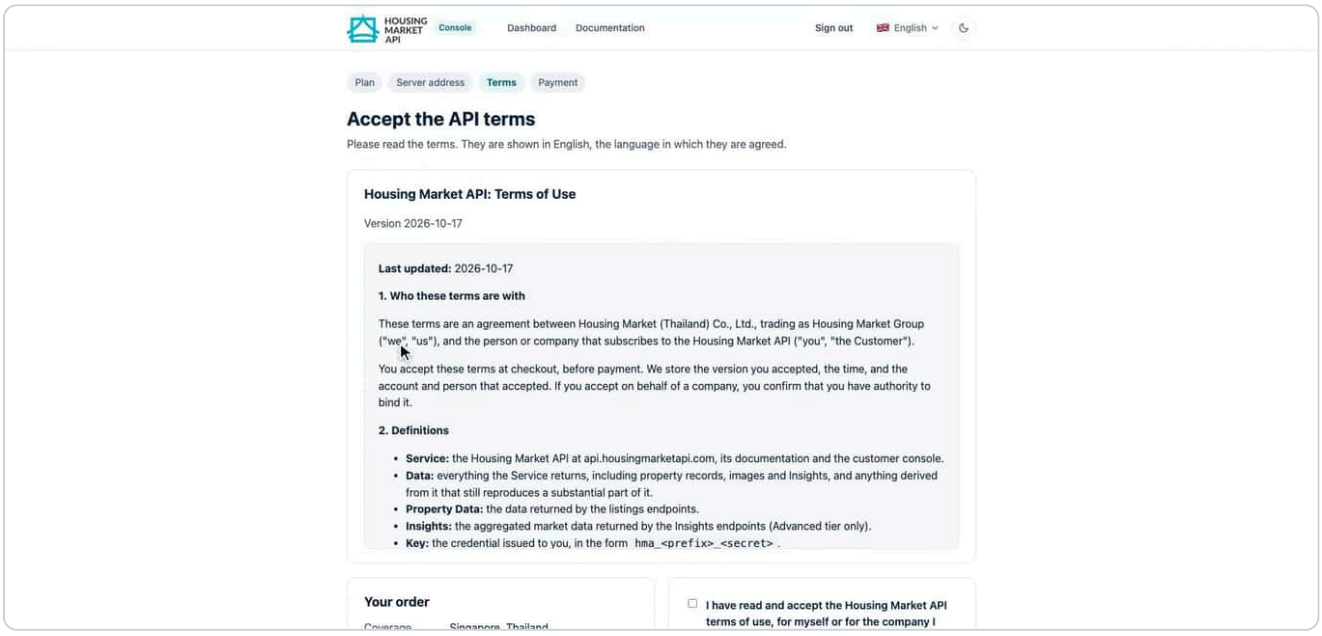


Figure 4.7 · Screen recorded 28 October 2026

8 Step 3: read the **API terms**.

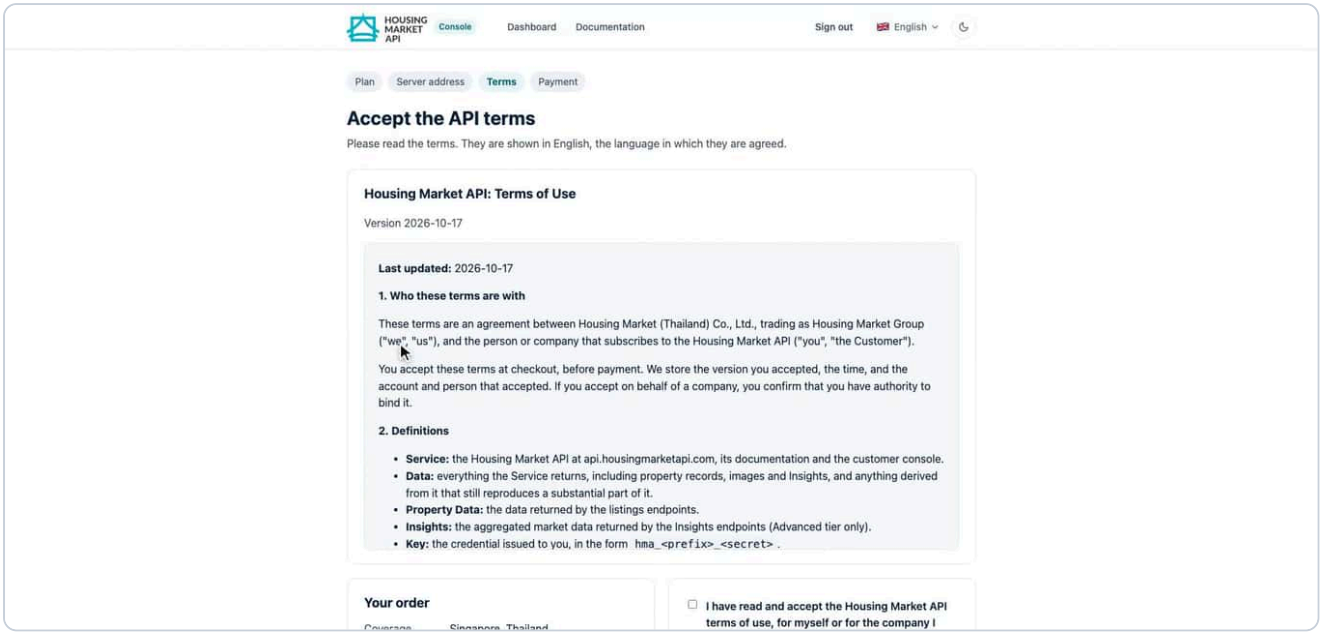


Figure 4.8 · Screen recorded 28 October 2026

9 The data is for use **inside your own product**.

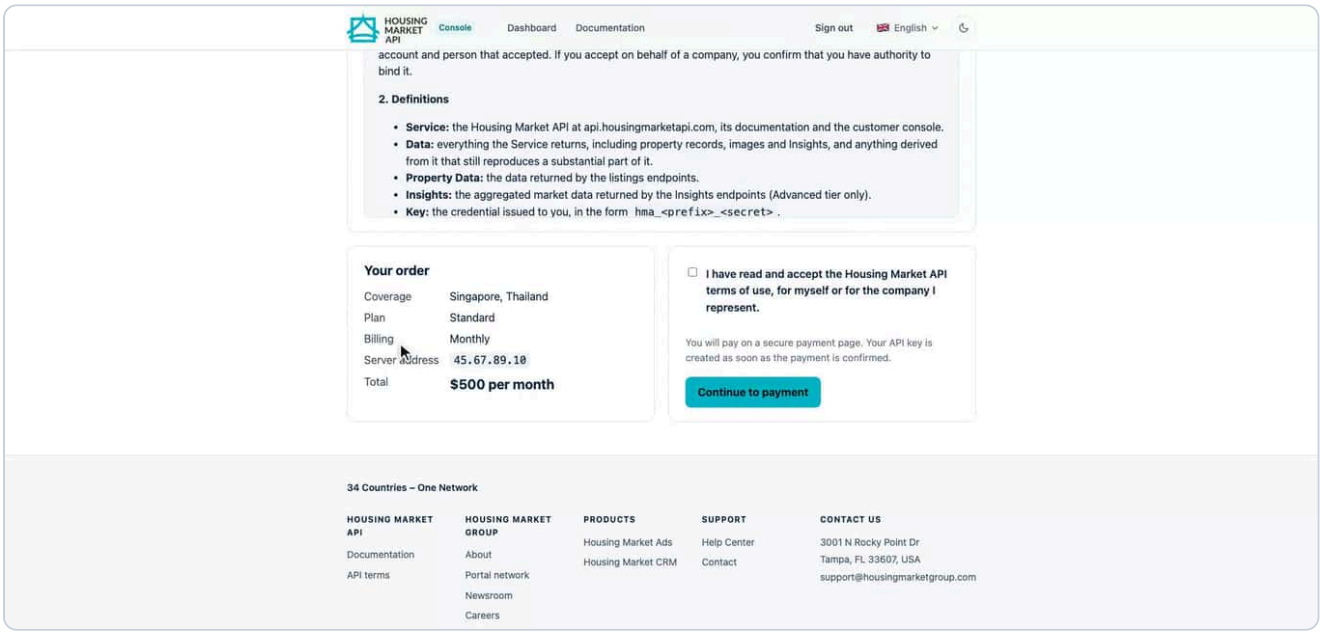


Figure 4.9 · Screen recorded 28 October 2026

10 No resale, no redistribution, no bulk copies.

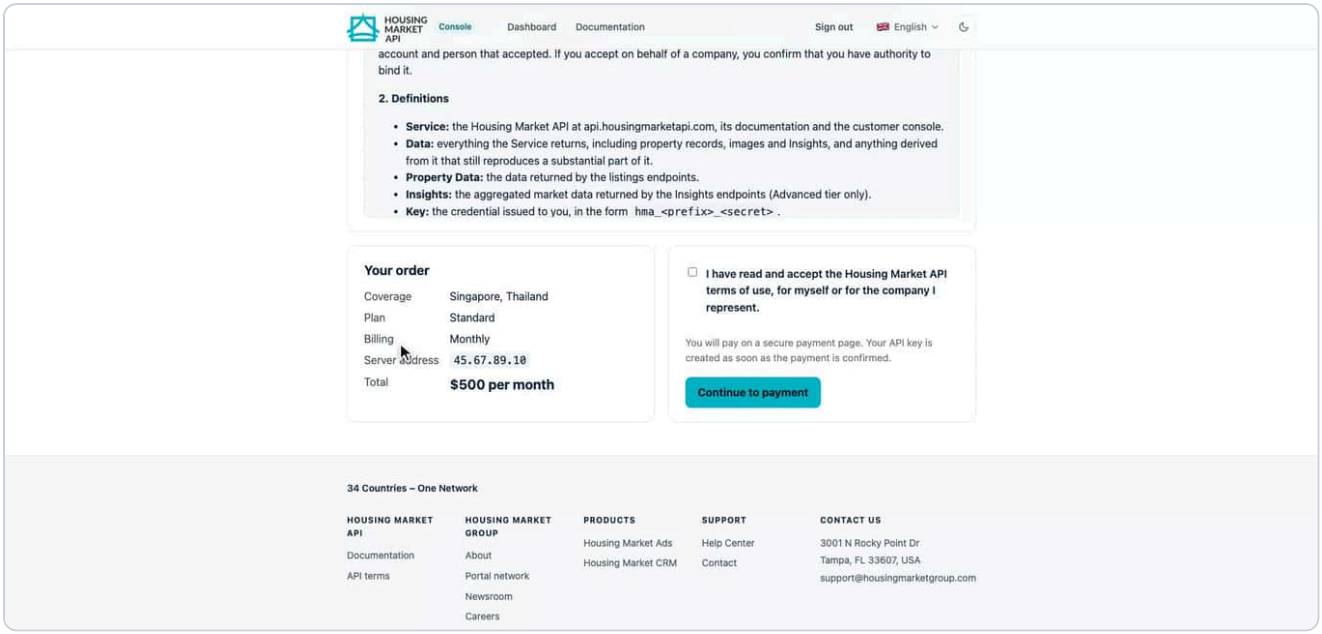


Figure 4.10 · Screen recorded 28 October 2026

11 Tick to **accept** the terms.

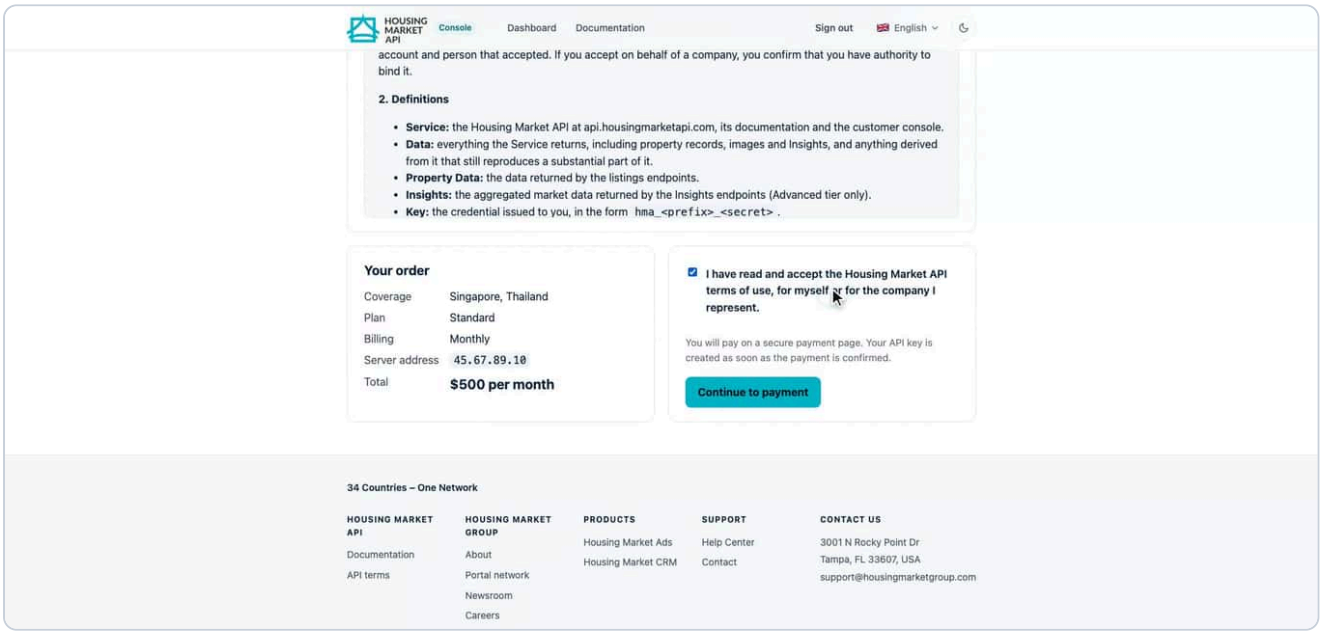


Figure 4.11 · Screen recorded 28 October 2026

12 You pay on a **secure payment page**.

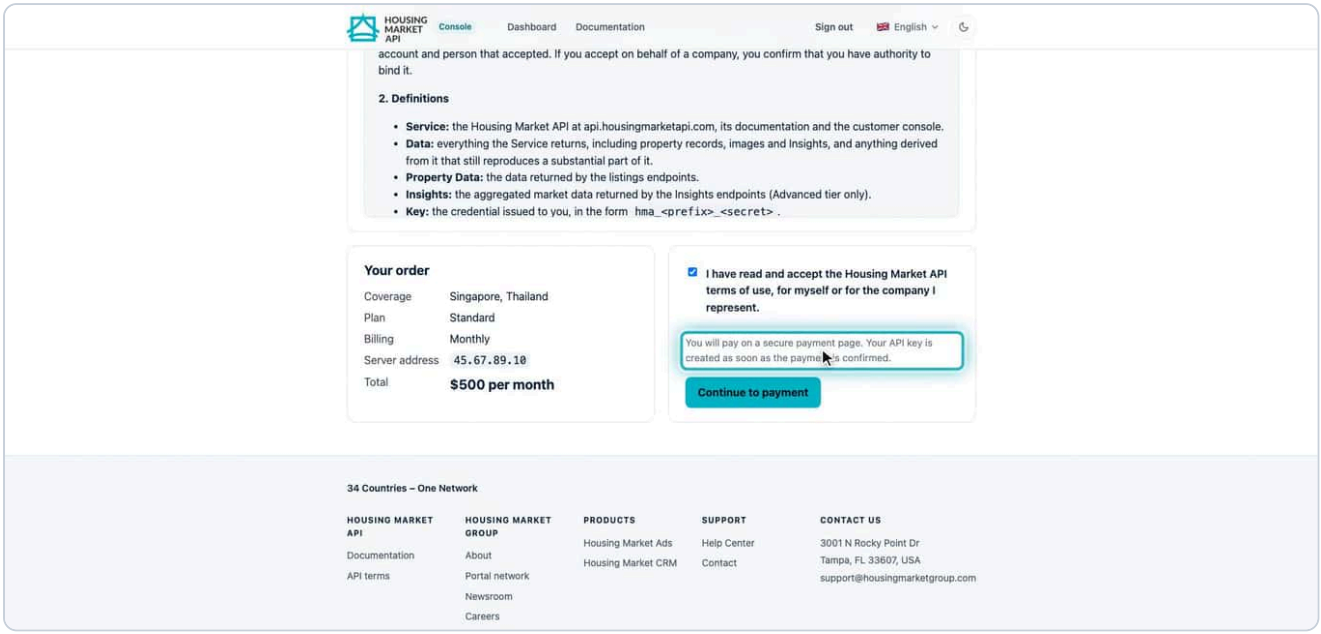


Figure 4.12 · Screen recorded 28 October 2026

13 Then **Continue to payment**. The key comes once it is paid.

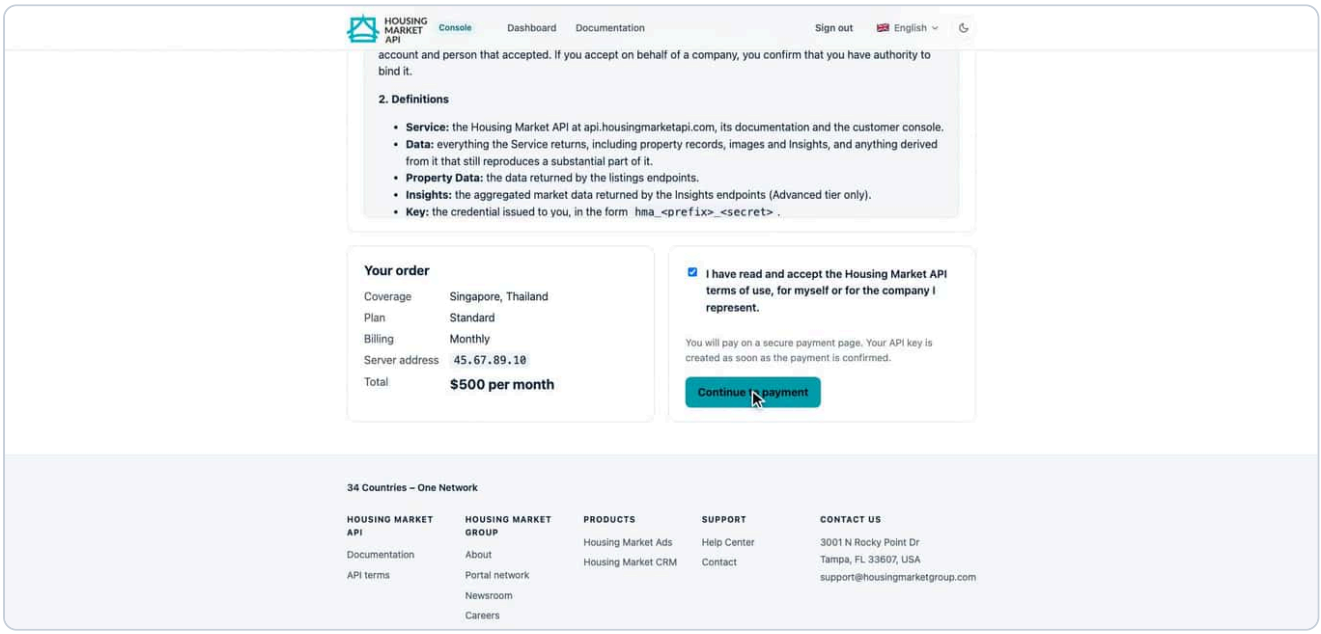


Figure 4.13 · Screen recorded 28 October 2026

RELATED HELP CENTER ARTICLES

How do I change my registered IP address?	faq.housingmarketgroup.com/faq/how-do-i-change-my-registered-ip
Who owns the property data?	faq.housingmarketgroup.com/faq/who-owns-the-property-data
Can I republish listings?	faq.housingmarketgroup.com/faq/can-i-republish-listings
Can I build a commercial application?	faq.housingmarketgroup.com/faq/can-i-build-a-commercial-application

5 CHAPTER 5

Get your API key

All plans | For developers and data teams | Watch the video

OVERVIEW

Subscribe in the console at console.housingmarketapi.com. Your key is created as soon as the first payment has gone through; there is no approval queue.

Everything happens in the console at console.housingmarketapi.com:

- Choose the countries you need, a region, or worldwide coverage.
- Choose Standard or Advanced, and monthly or annual billing.
- Register the IP address of the server that will call the API.
- Accept the API terms of use.
- Pay. Your key is created once the payment has succeeded, and it is shown to you once.

If the payment does not go through, no key is created.

From the Help Center: **How do I obtain an API key?**

STEP BY STEP

1 Your payment is **confirmed**. Your key is ready.

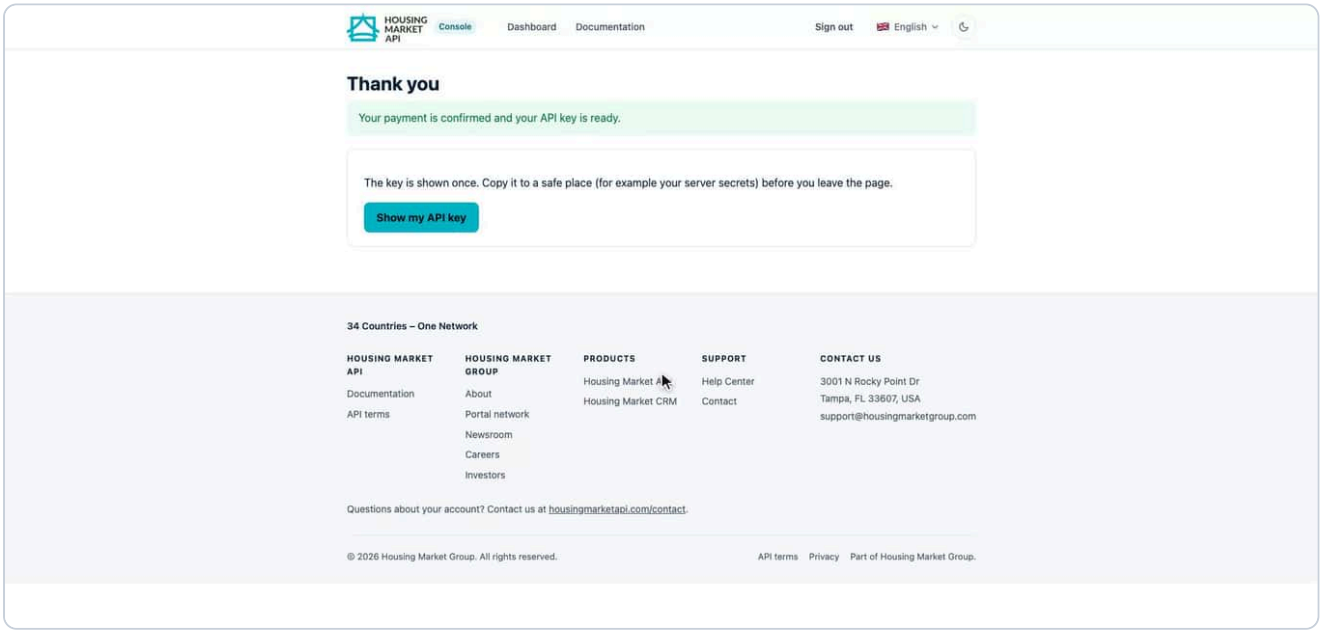


Figure 5.1 · Screen recorded 28 October 2026

2 It is shown **once**. Have your secrets store ready.

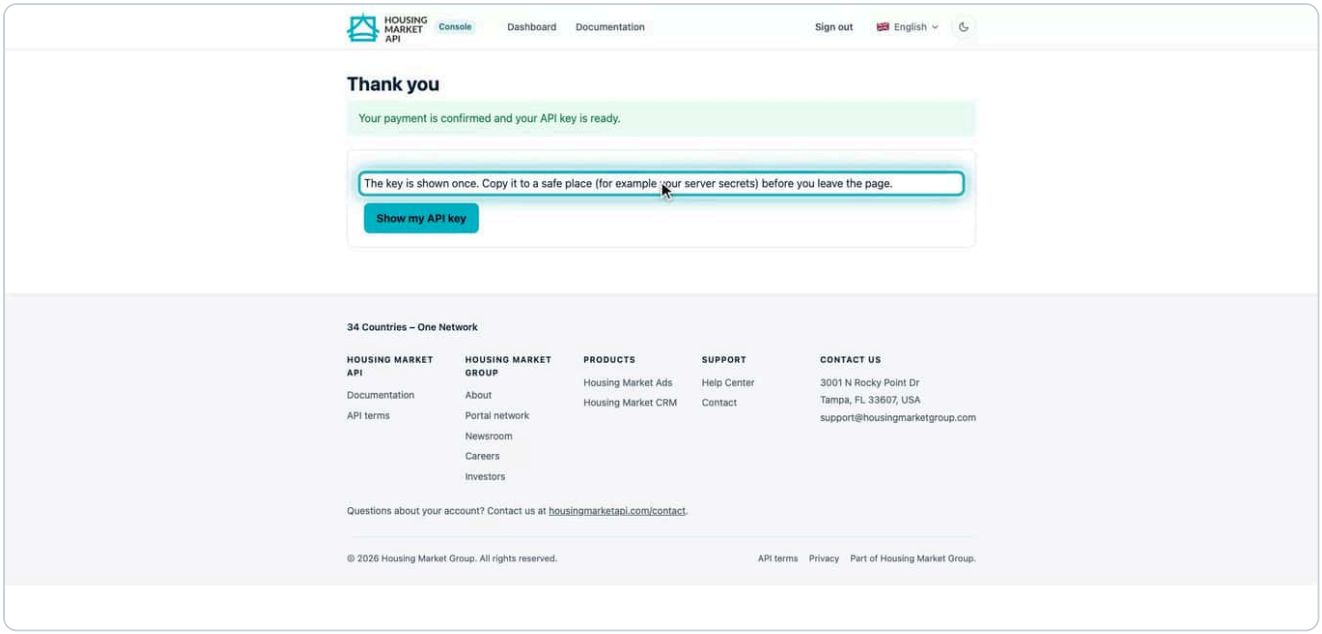


Figure 5.2 · Screen recorded 28 October 2026

3 Click **Show my API key**.

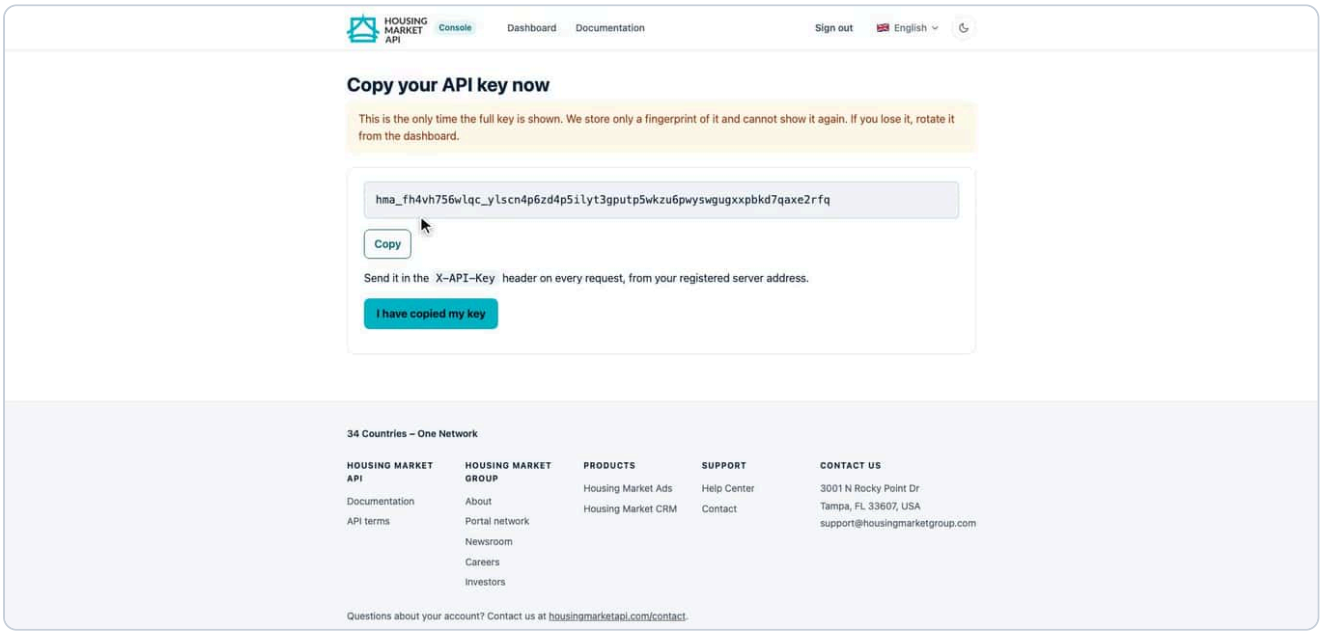


Figure 5.3 · Screen recorded 28 October 2026

4 We keep only a **fingerprint**. We cannot show it again.

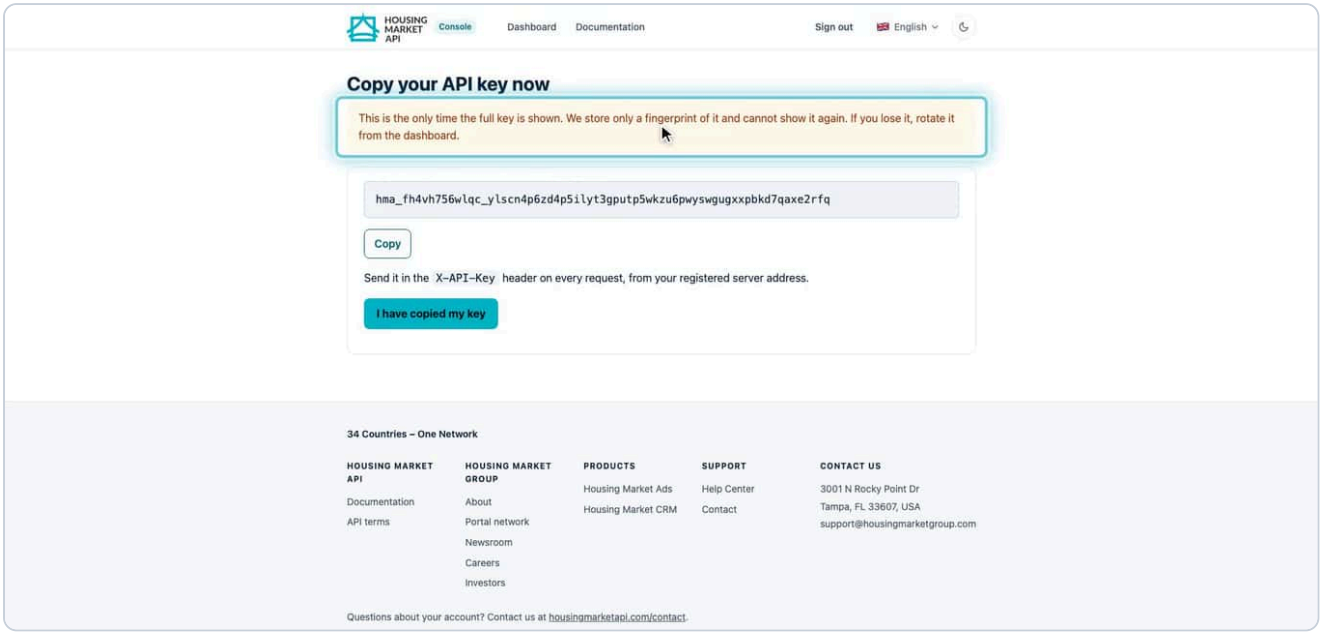


Figure 5.4 · Screen recorded 28 October 2026

5 Click **Copy** and keep it in your **server secrets**.

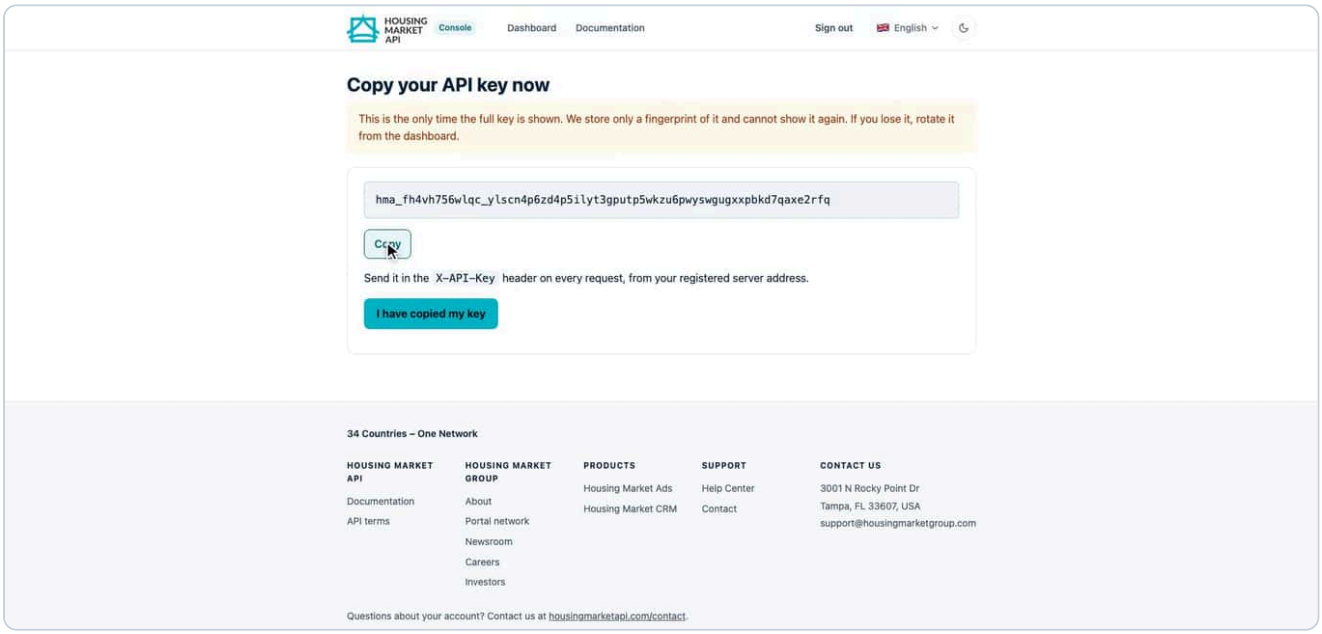


Figure 5.5 · Screen recorded 28 October 2026

6 Send it in the **X-API-Key** header, from your registered server.

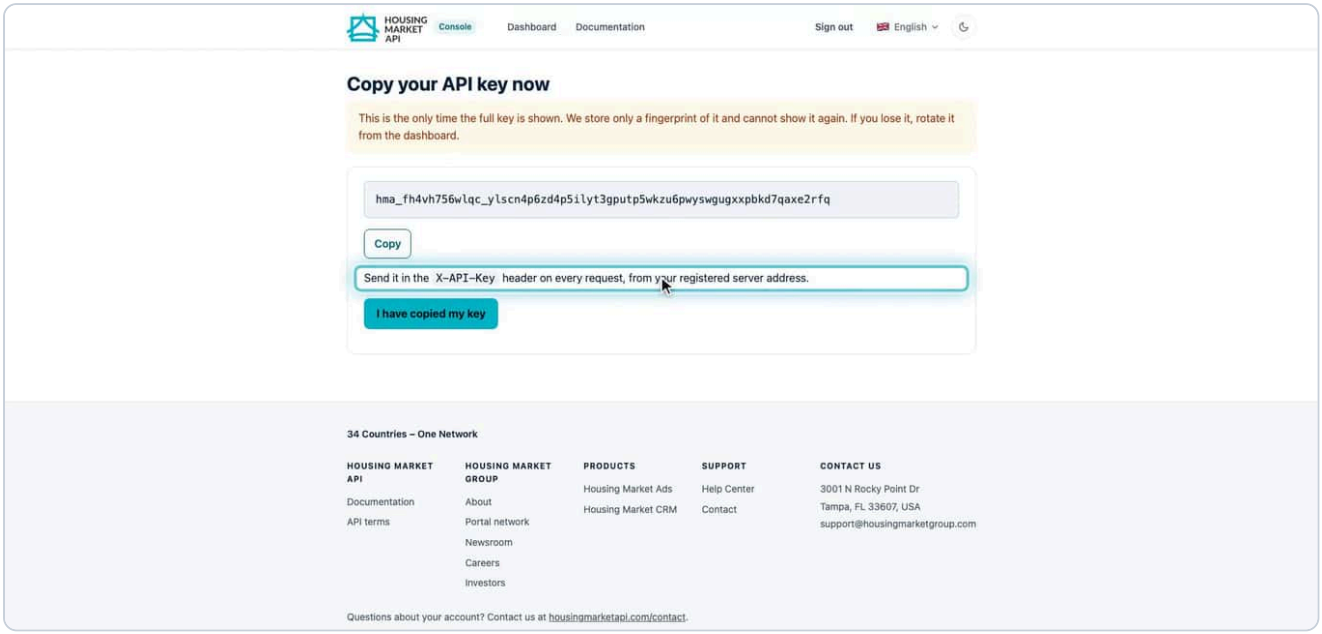


Figure 5.6 · Screen recorded 28 October 2026

7 Then click **I have copied my key**.

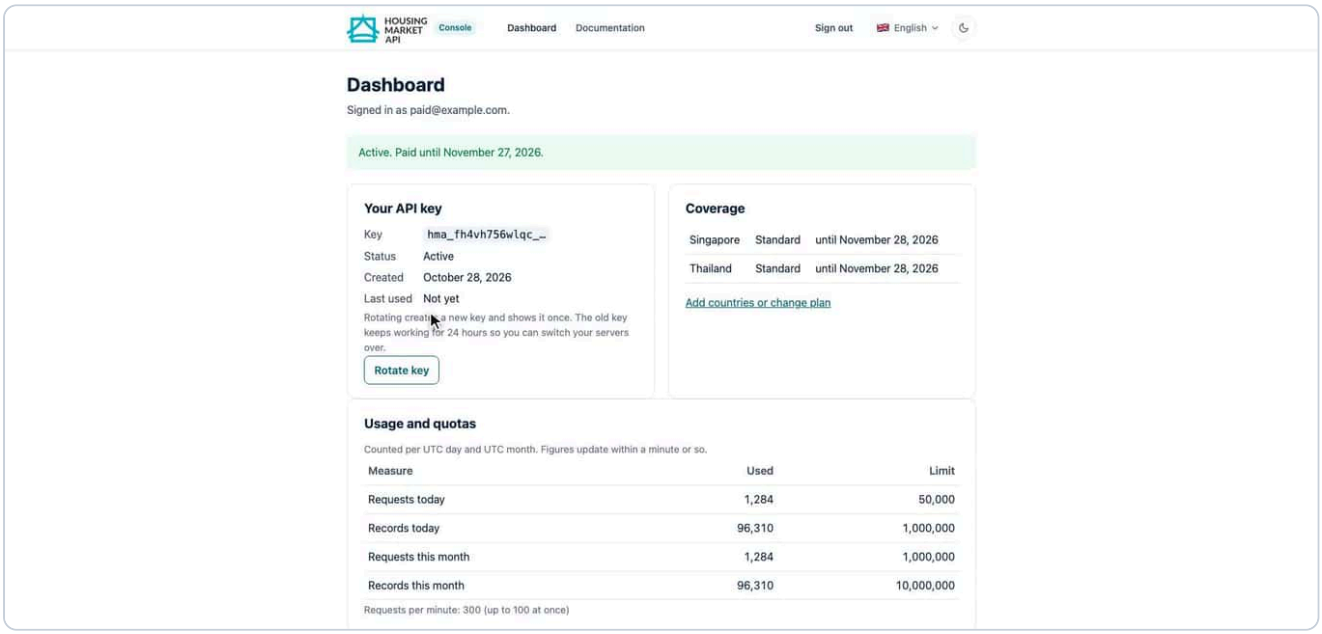


Figure 5.7 · Screen recorded 28 October 2026

8 Lost it? **Rotate** it from the dashboard.

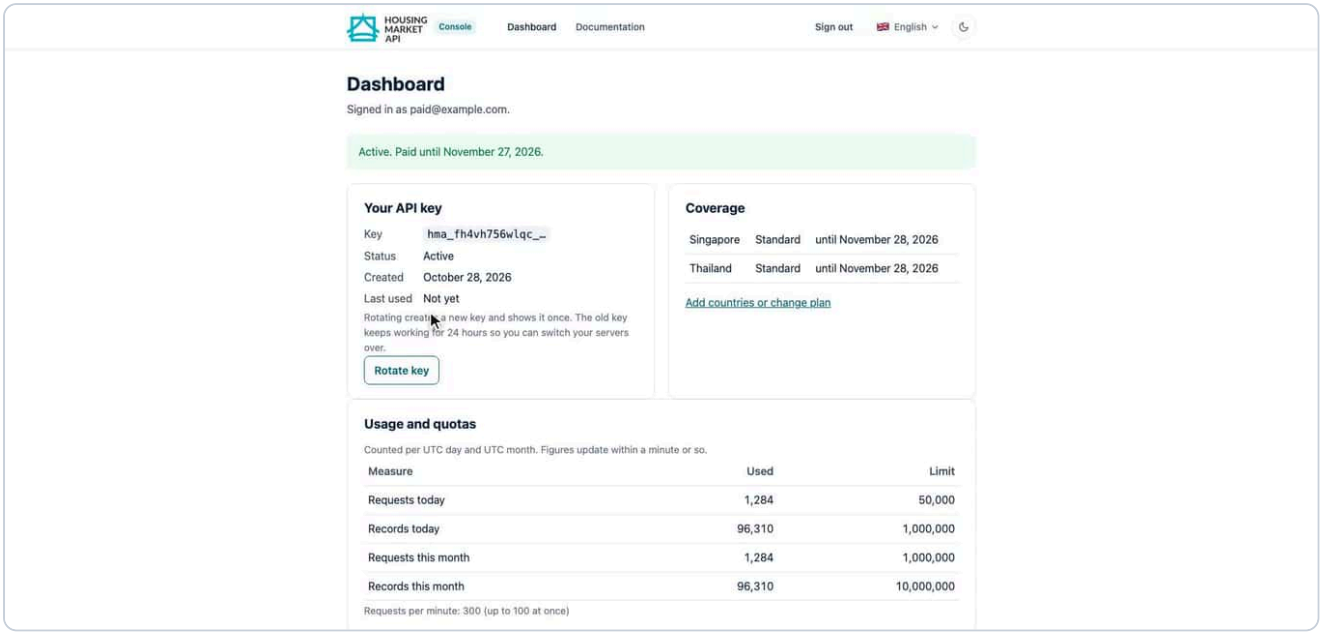


Figure 5.8 · Screen recorded 28 October 2026

RELATED HELP CENTER ARTICLES

How do I authenticate?	faq.housingmarketgroup.com/faq/how-do-i-authenticate
How do I rotate my API key?	faq.housingmarketgroup.com/faq/how-do-i-rotate-my-api-key

PART 3

Using the API

6 Make your first request

7 Documentation and billing

6 CHAPTER 6

Make your first request

All plans | For developers and data teams | Watch the video

OVERVIEW

Call GET /v1/properties with the country you want, add any filters, and follow next_cursor until has_more is false.

A first request looks like this:

GET https://api.housingmarketapi.com/v1/properties?country=TH&limit=10

country is required and must be a country your key covers. Each response holds one page of listings in data, together with next_cursor and has_more. To read the next page, send the same request again with cursor set to the next_cursor you received. When has_more is false there is nothing more to read.

The response never includes a total, and there is no way to ask for one. The filters you can add are listed under “Can I filter listings?”.

From the Help Center: **How do I retrieve property listings?**

STEP BY STEP

1 Open **Example requests** in the documentation.

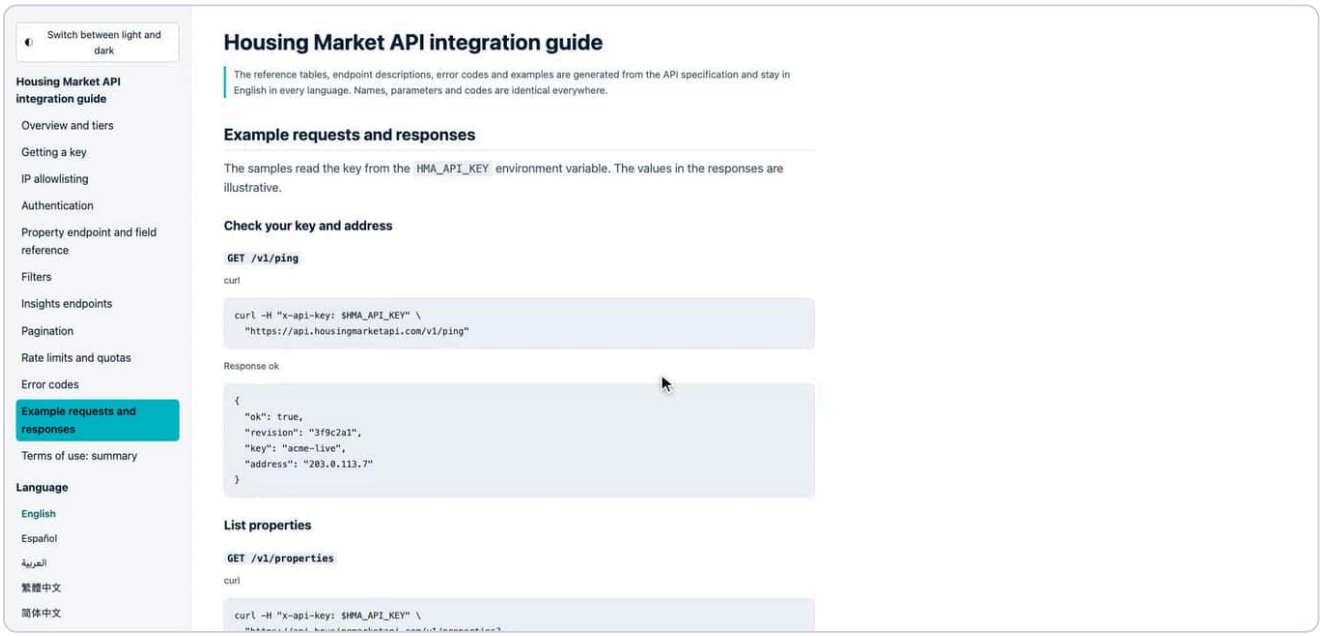


Figure 6.1 · Screen recorded 28 October 2026

2 Every example reads your key from **HMA_API_KEY**.



Figure 6.2 · Screen recorded 28 October 2026

3 First a **ping**: is the key accepted, and which **address** do we see?

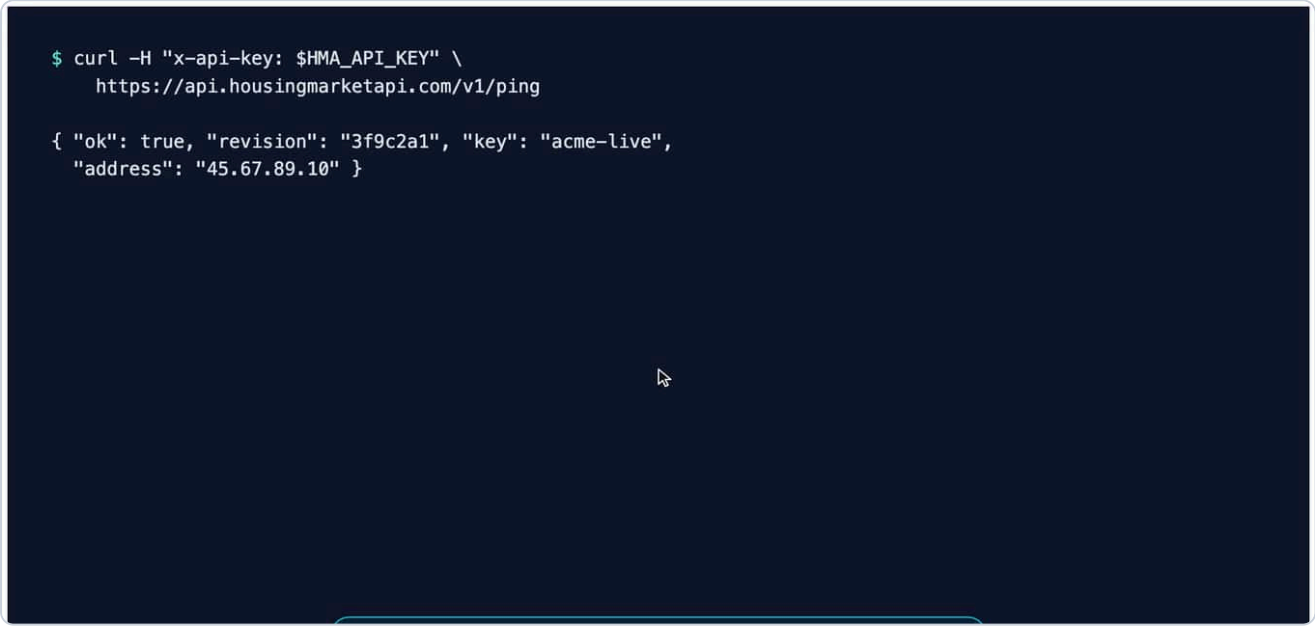


Figure 6.3 · Screen recorded 28 October 2026

4 The **address** must be the one you registered.

```
$ curl -H "x-api-key: $HMA_API_KEY" \
    "https://api.housingmarketapi.com/v1/properties?country=TH&limit=10"

{ "data": [
    { "id": "kQ3vXr0bT1uYvW2aP8sLgA", "country": "TH",
      "listing_type": "sale", "property_type": "condominium",
      "city": "Example City", "bedrooms": 2, "living_area_sqm": 65,
      "price": 4500000, "currency": "THB",
      "images": [], … },
    …
  ],
  "next_cursor": "EXAMPLE-OPAQUE-CURSOR",
  "has_more": true }
```

Figure 6.4 · Screen recorded 28 October 2026

5 Ask for listings in **Thailand**, ten at a time.


```
$ curl -H "x-api-key: $HMA_API_KEY" \
    "https://api.housingmarketapi.com/v1/properties?country=TH&limit=10"

{ "data": [
    { "id": "kQ3vXr0bT1uYvW2aP8sLgA", "country": "TH",
      "listing_type": "sale", "property_type": "condominium",
      "city": "Example City", "bedrooms": 2, "living_area_sqm": 65,
      "price": 4500000, "currency": "THB",
      "images": [], … },
    …
  ],
  "next_cursor": "EXAMPLE-OPAQUE-CURSOR",
  "has_more": true }
```


Figure 6.5 · Screen recorded 28 October 2026

6 Prices come in the country's **own currency**.

```
$ curl -H "x-api-key: $HMA_API_KEY" \
    "https://api.housingmarketapi.com/v1/properties?country=TH&limit=10"

{ "data": [
    { "id": "kQ3vXr0bT1uYvW2aP8sLgA", "country": "TH",
      "listing_type": "sale", "property_type": "condominium",
      "city": "Example City", "bedrooms": 2, "living_area_sqm": 65,
      "price": 4500000, "currency": "THB",
      "images": [], … },
    …
  ],
  "next_cursor": "EXAMPLE-OPAQUE-CURSOR",
  "has_more": true }
```

Figure 6.6 · Screen recorded 28 October 2026

7 Listings come **without images** for now. The photos stay on the portals.

```
$ curl -H "x-api-key: $HMA_API_KEY" \
    "https://api.housingmarketapi.com/v1/properties?country=TH&limit=10&cursor=EXAMPLE-OPAQUE-CURSOR"

{ "data": [ … ],
  "next_cursor": null,
  "has_more": false }
```

Figure 6.7 · Screen recorded 28 October 2026

8 Pass **next_cursor** back as **cursor**, same filters.

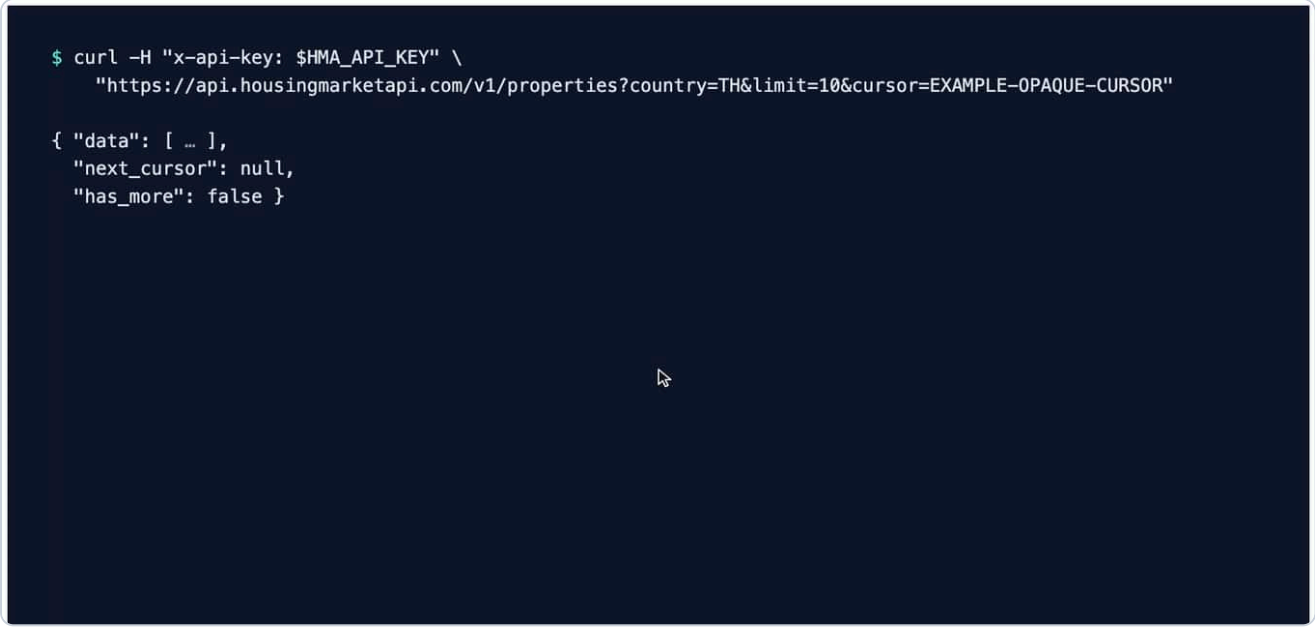


Figure 6.8 · Screen recorded 28 October 2026

9 Stop when **has_more** is false. There is no total, by design.



Figure 6.9 · Screen recorded 28 October 2026

GOOD TO KNOW

NOTE

Not yet. Listings currently come without images, and image links are coming.

Help Center: Are property images included?

TIP

Yes, with cursors. Each page carries next_cursor and has_more; there are no page numbers, no offsets and no totals.

Help Center: Does the API support pagination?

RELATED HELP CENTER ARTICLES

Can I filter listings?	faq.housingmarketgroup.com/faq/can-i-filter-listings
Which currencies are used?	faq.housingmarketgroup.com/faq/which-currencies-are-used
What HTTP status codes are returned?	faq.housingmarketgroup.com/faq/what-http-status-codes-are-returned
Why am I receiving a 403 error?	faq.housingmarketgroup.com/faq/why-am-i-receiving-a-403-error
How should I synchronise all listings?	faq.housingmarketgroup.com/faq/how-should-i-synchronise-all-listings
Is there a request limit?	faq.housingmarketgroup.com/faq/is-there-a-request-limit

7 CHAPTER 7

Documentation and billing

All plans | For developers and data teams | Watch the video

OVERVIEW

A self-serve JSON API that returns published property listings from the Housing Market Group portals for the countries you subscribe to. Aggregated market insights for the Advanced tier are coming soon.

The Housing Market API returns published property listings from the Housing Market Group portals as JSON over HTTPS. You subscribe in the console, choose the countries you need, a region or worldwide coverage, and one key carries that scope.

There are two tiers. Standard returns listings with every property detail described in the reference. Advanced returns the same listings and adds Insights, aggregated market data by place and period that is never about an individual person, agent or listing. Insights is coming soon: Advanced customers get it on the same key as soon as it launches.

It is built for look-ups and for use inside your own product, not for copying a country’s listings: pages are walked with a cursor, there are no totals and no bulk export, and the API terms of use do not allow the data to be resold or passed on.

From the Help Center: **What is the Housing Market API?**

STEP BY STEP

1 Everything is in the **console**.

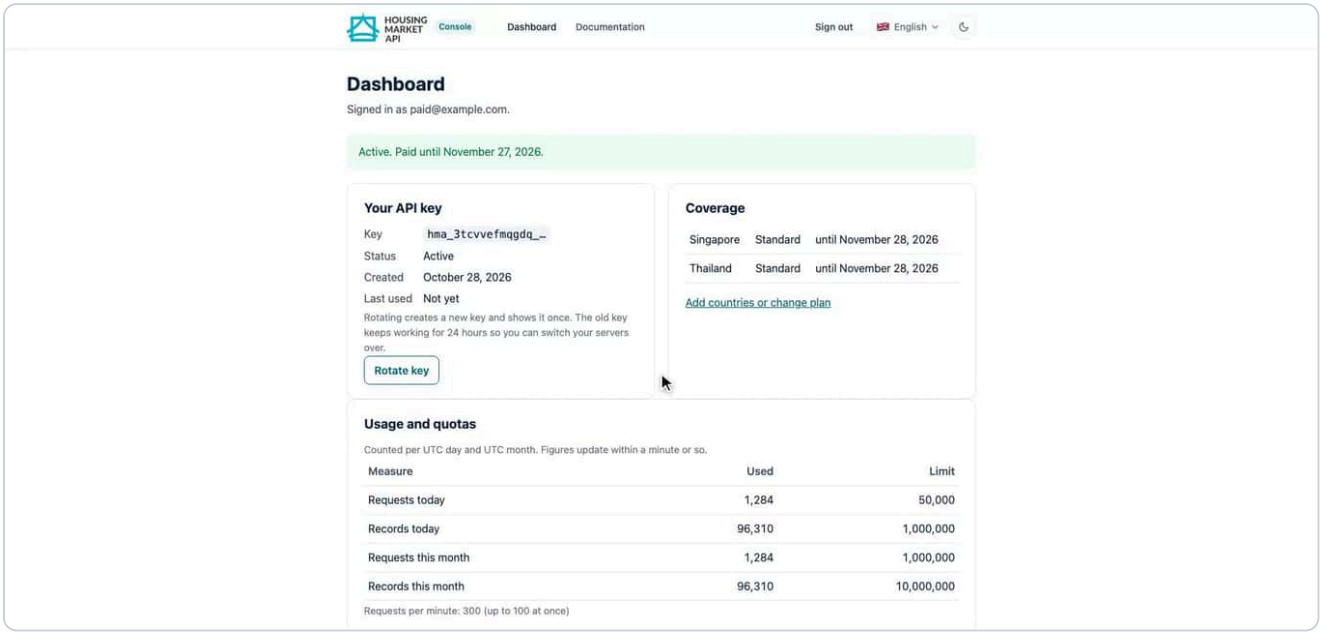


Figure 7.1 · Screen recorded 28 October 2026

2 Open **Documentation**.

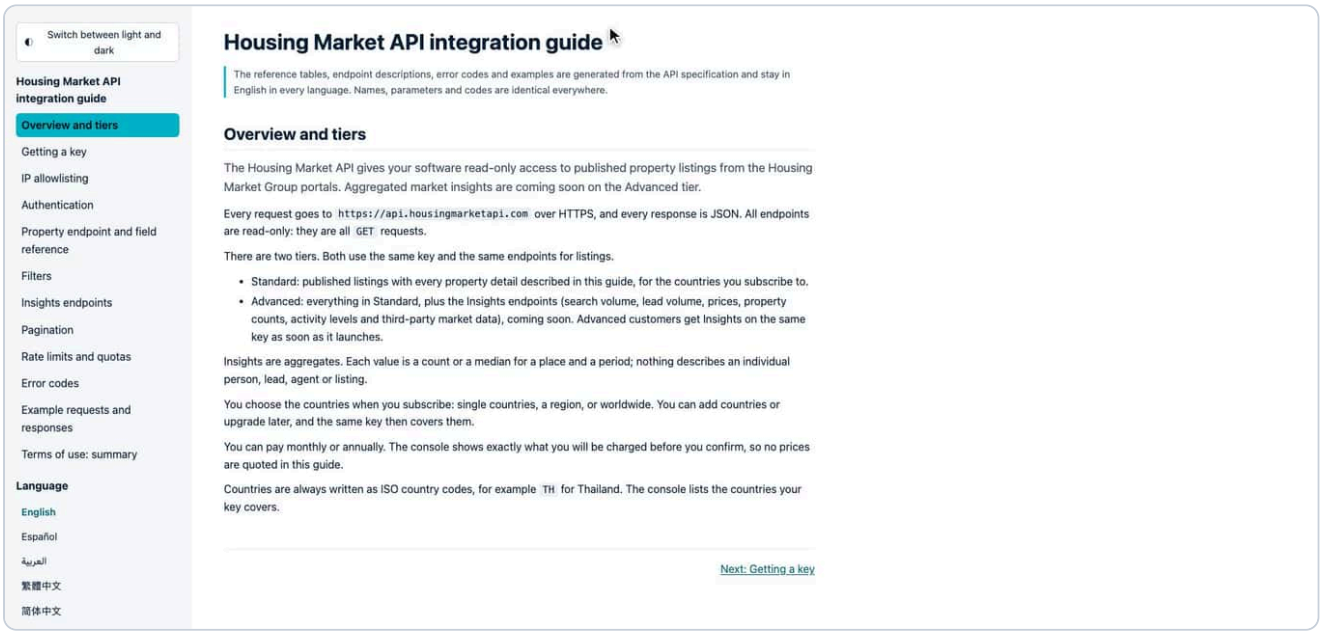


Figure 7.2 · Screen recorded 28 October 2026

3 Twelve sections: keys, **IP allowlisting**, filters, paging, limits.

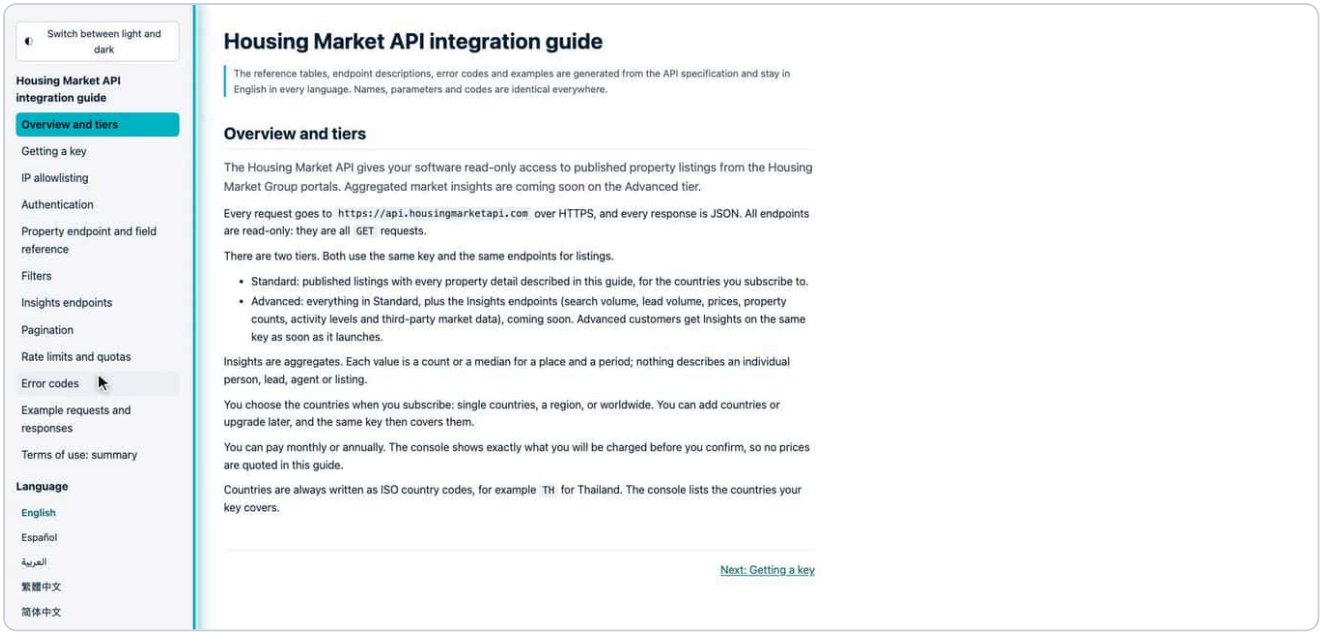


Figure 7.3 · Screen recorded 28 October 2026

4 Read **Error codes** before you go live.

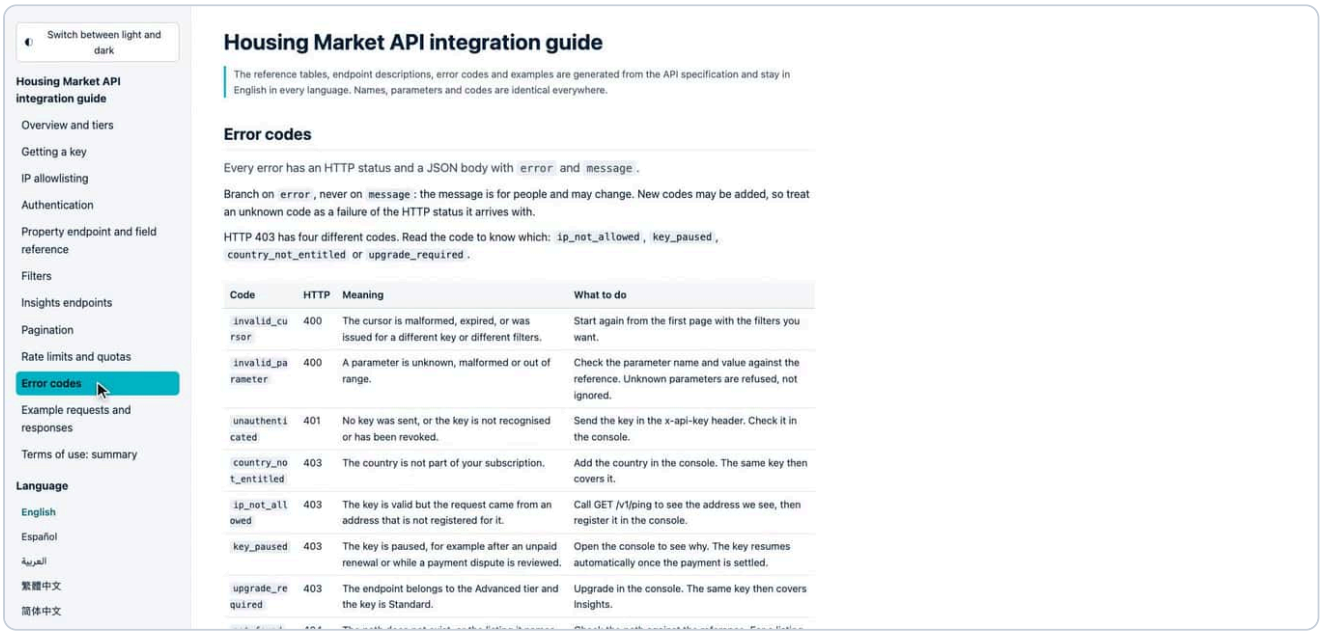


Figure 7.4 · Screen recorded 28 October 2026

5 Branch on the **code**, never on the message.

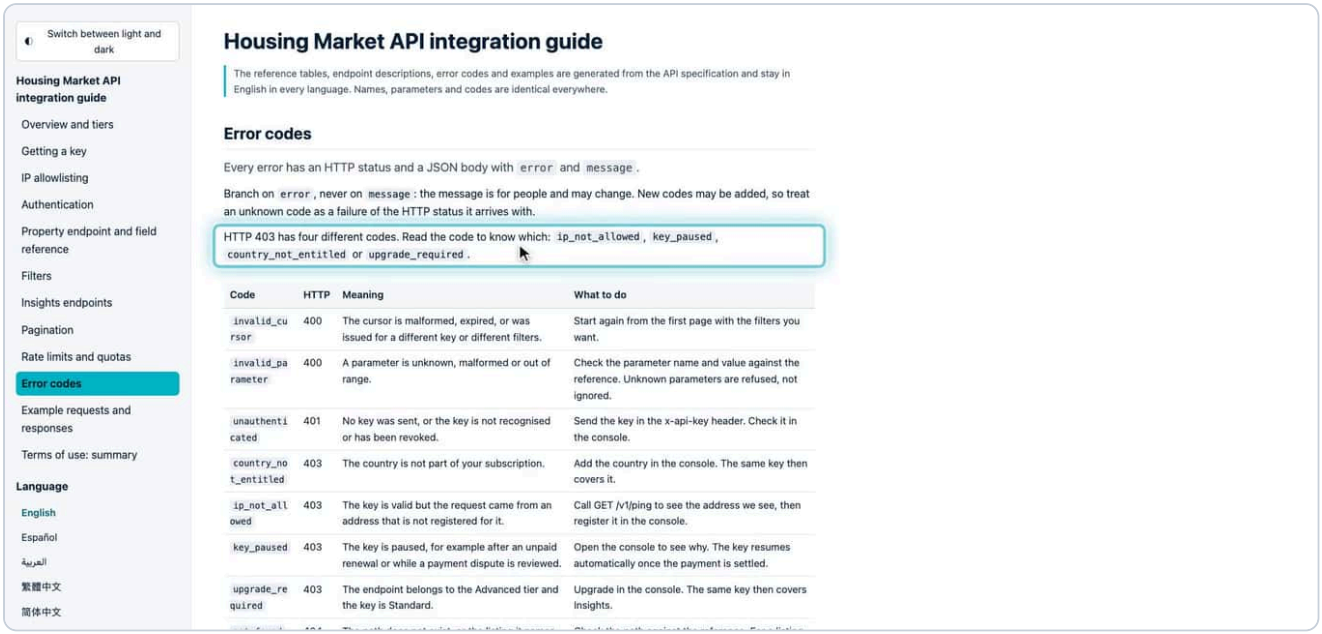


Figure 7.5 · Screen recorded 28 October 2026

6 The **OpenAPI** file, for your own tools.

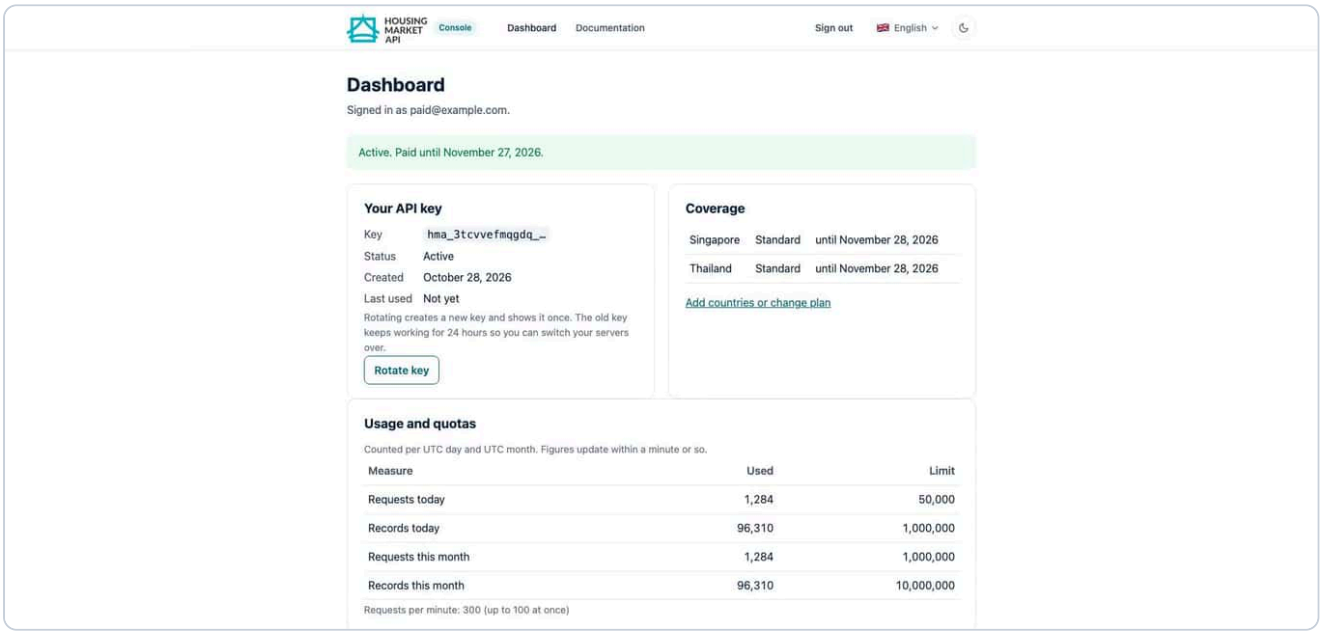


Figure 7.6 · Screen recorded 28 October 2026

7 Back on the **dashboard**.

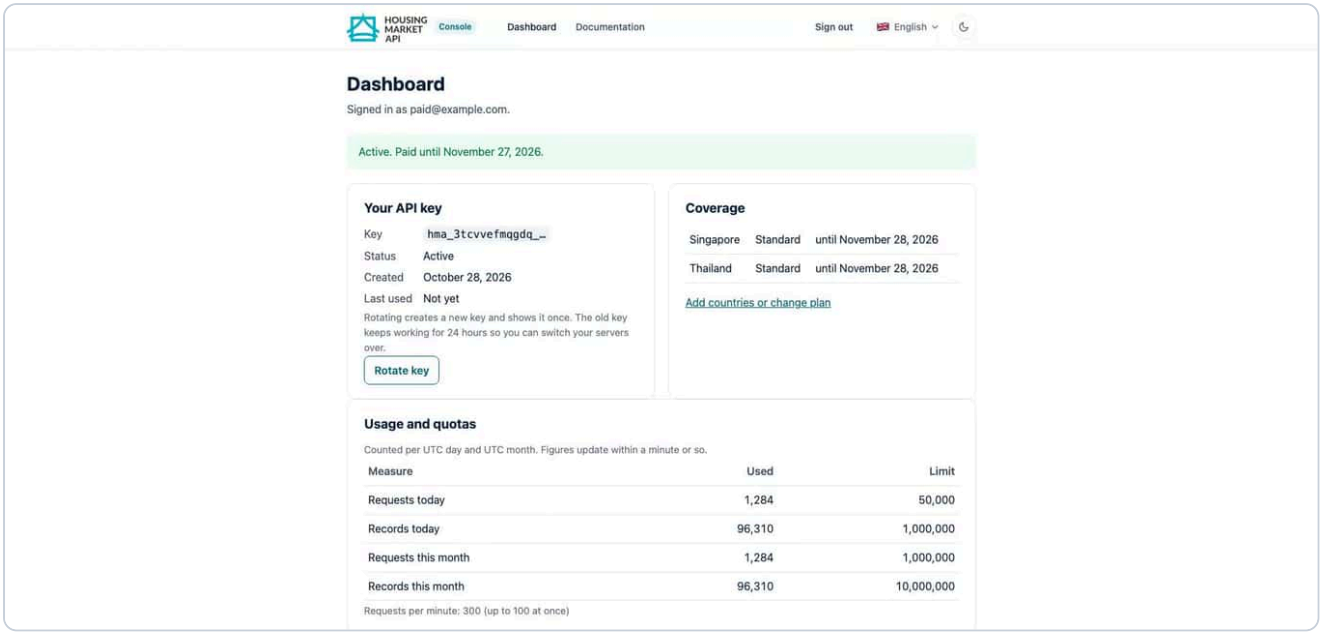


Figure 7.7 · Screen recorded 28 October 2026

8 The **integration guide**, as a PDF.

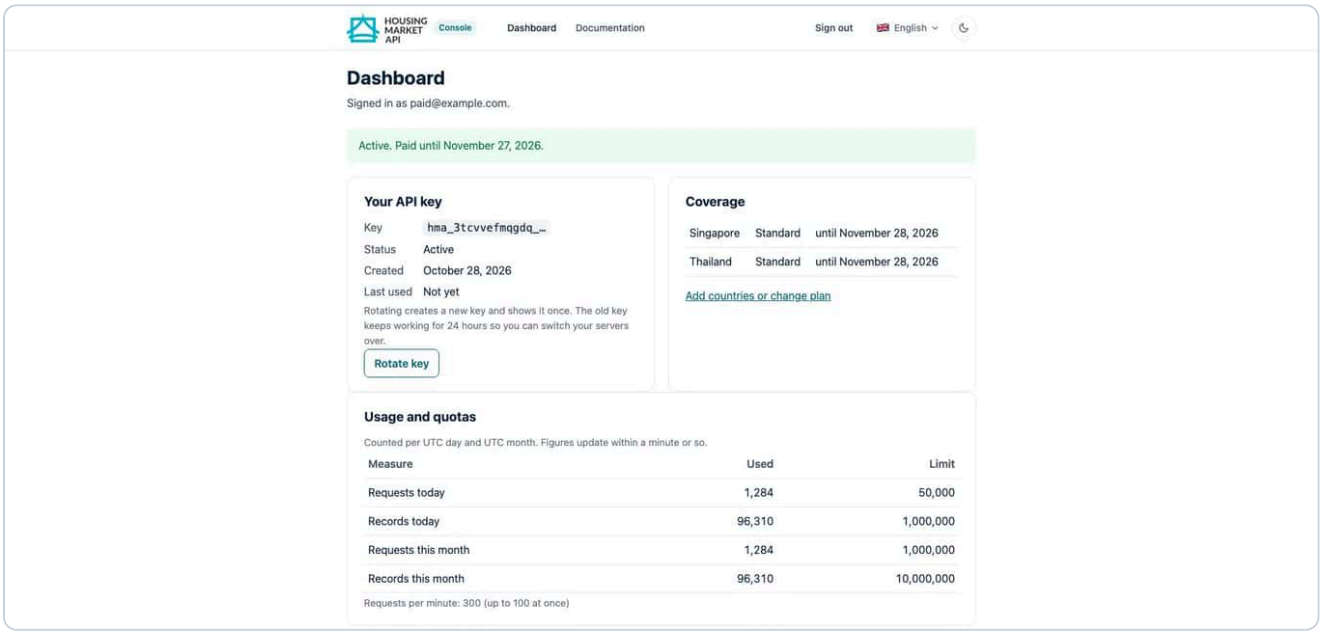


Figure 7.8 · Screen recorded 28 October 2026

9 Your **card** and **invoices**, on a **secure billing page**.

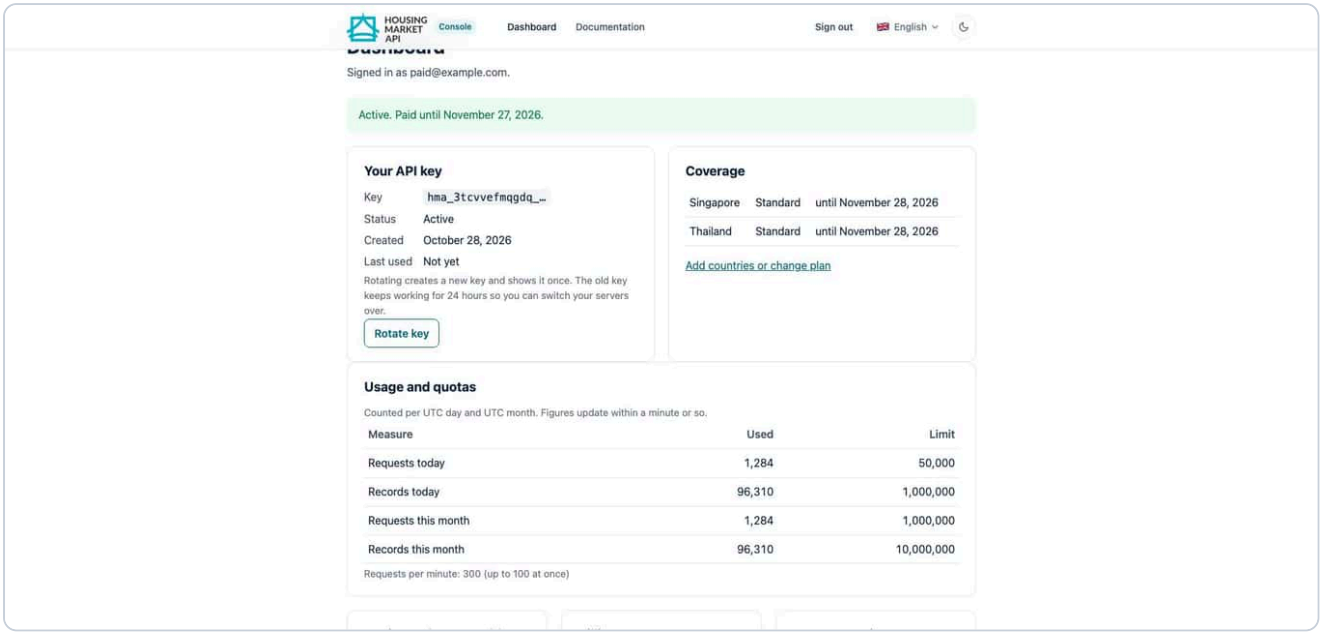


Figure 7.9 · Screen recorded 28 October 2026

RELATED HELP CENTER ARTICLES

What data can I retrieve?	faq.housingmarketgroup.com/faq/what-data-can-i-retrieve
How can I contact Housing Market Group about the API?	faq.housingmarketgroup.com/faq/how-can-i-contact-housing-market-group-api

PART 4

Your account

8 Your dashboard and key rotation

9 Add a country or upgrade

8 CHAPTER 8

Your dashboard and key rotation

All plans | For developers and data teams | Watch the video

OVERVIEW

Create a new key in the console. The old key keeps working for an overlap period stated in the reference, so you can move your servers over before it stops.

The new key has the same countries, tier and registered address as the old one. Like every key, it is shown once, so store it before you leave the page.

From the Help Center: **How do I rotate my API key?**

In the console. Check the address the API sees with GET /v1/ping from the new server first; changes are logged and limited in number.

Requests from the old address are refused with ip_not_allowed as soon as the change is saved, so change it when the new server is ready.

From the Help Center: **How do I change my registered IP address?**

STEP BY STEP

1 Your **dashboard**: key, coverage, usage and server.

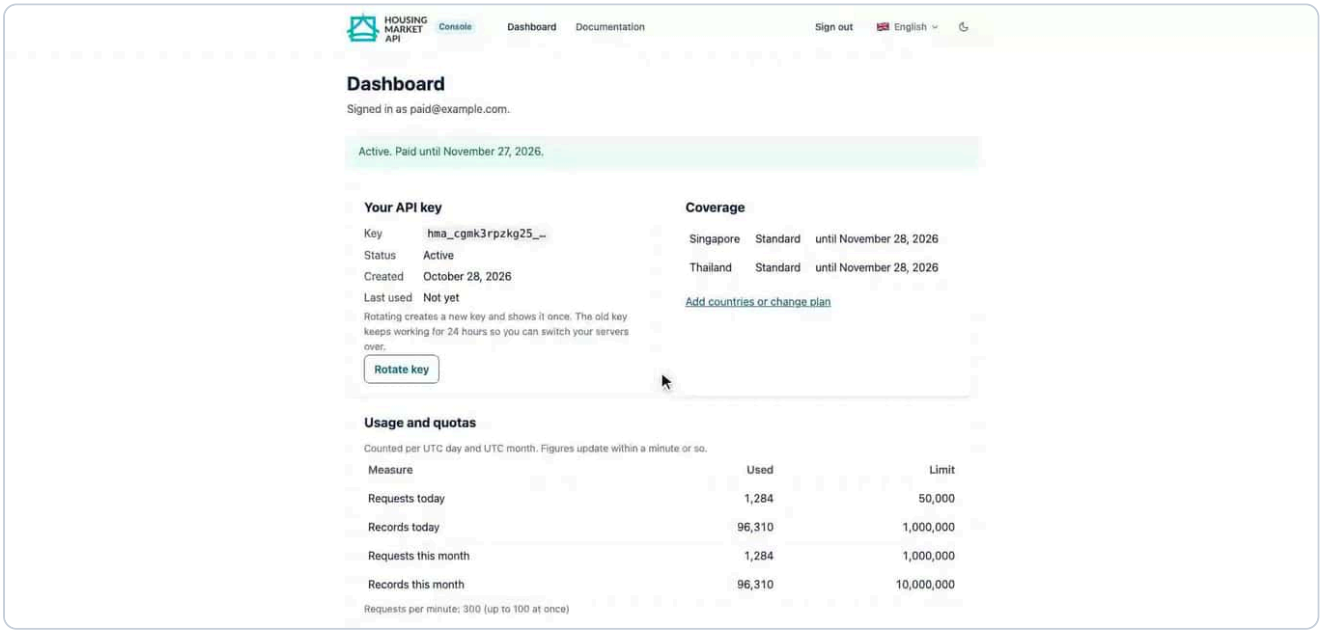


Figure 8.1 · Screen recorded 28 October 2026

2 Your **countries**, your plan, and when they renew.

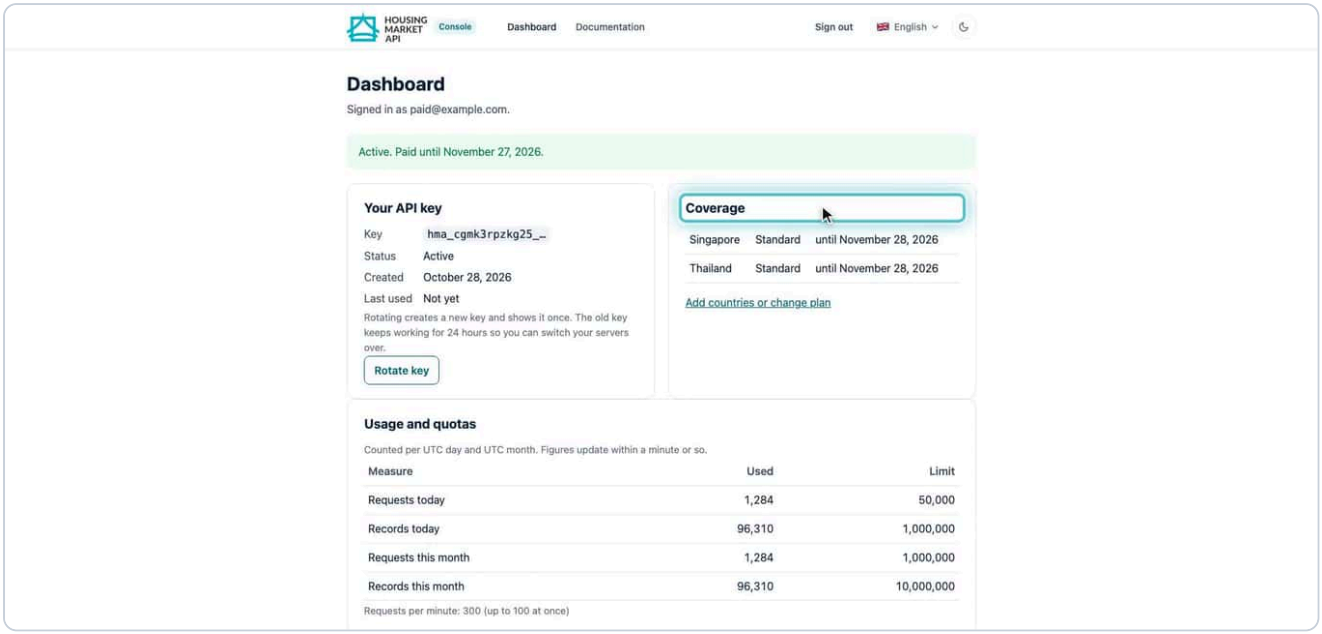


Figure 8.2 · Screen recorded 28 October 2026

3 Requests and records, **today** and **this month**.

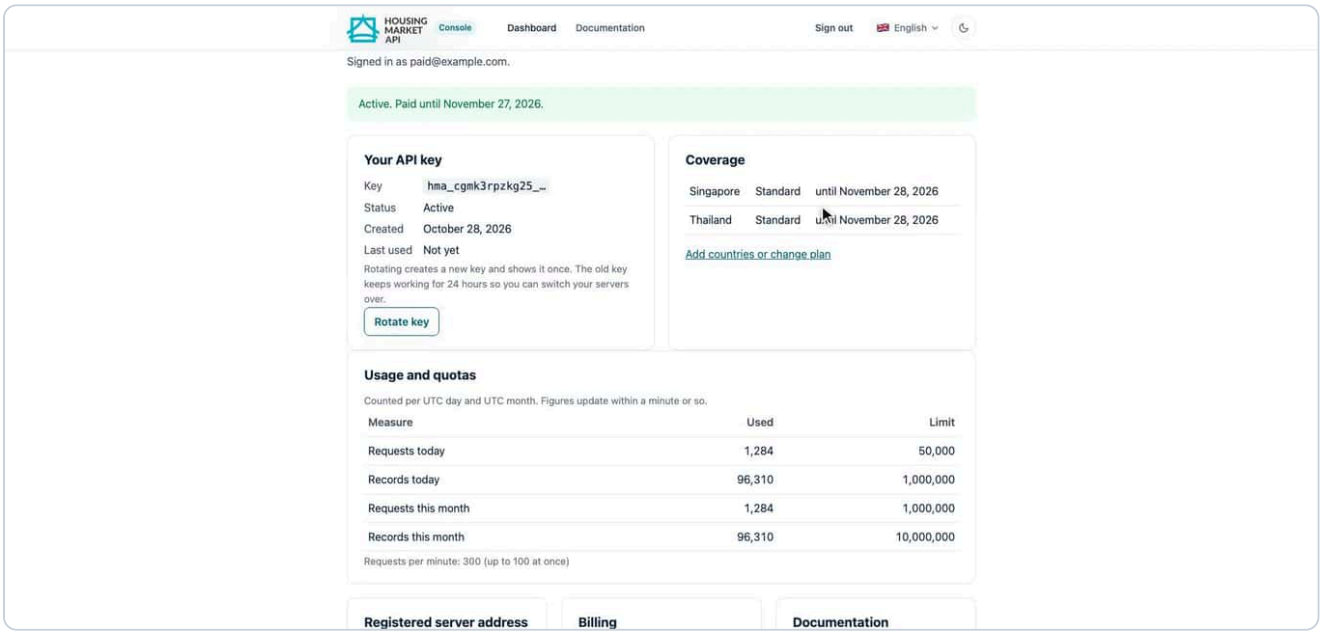


Figure 8.3 · Screen recorded 28 October 2026

4 And your **per-minute** rate limit.

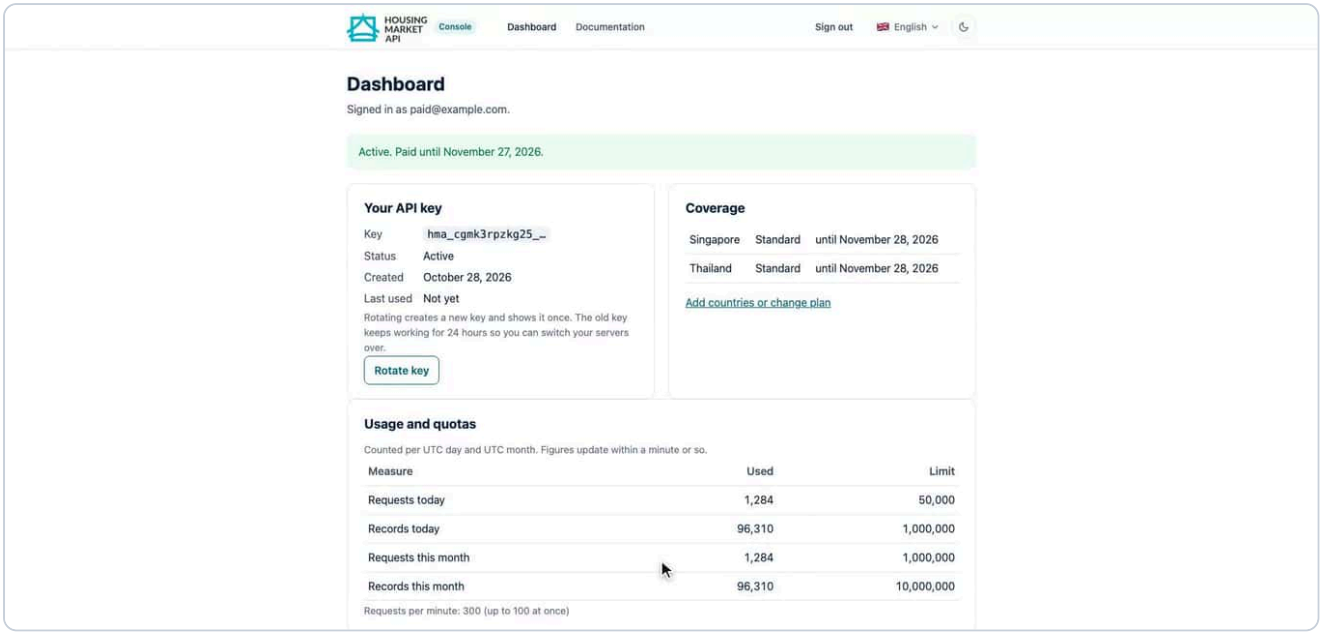


Figure 8.4 · Screen recorded 28 October 2026

5 The new key is shown once. The old one works **24 more hours**.

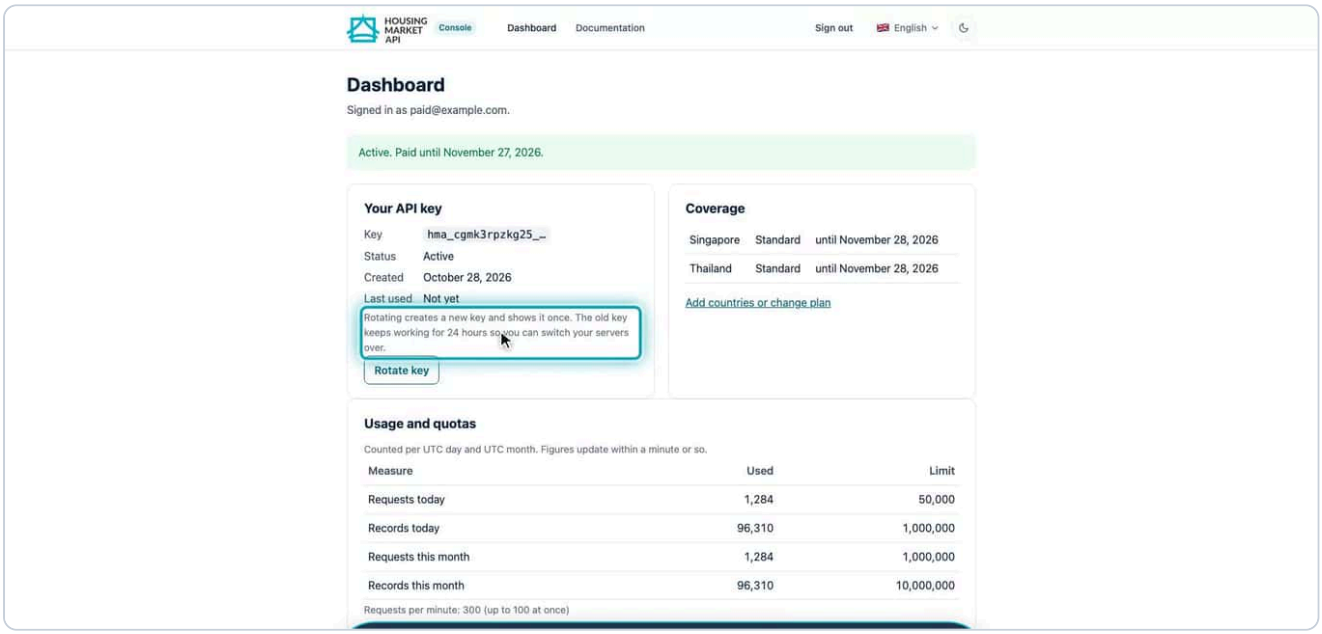


Figure 8.5 · Screen recorded 28 October 2026

6 Click **Rotate key** if it may have leaked.

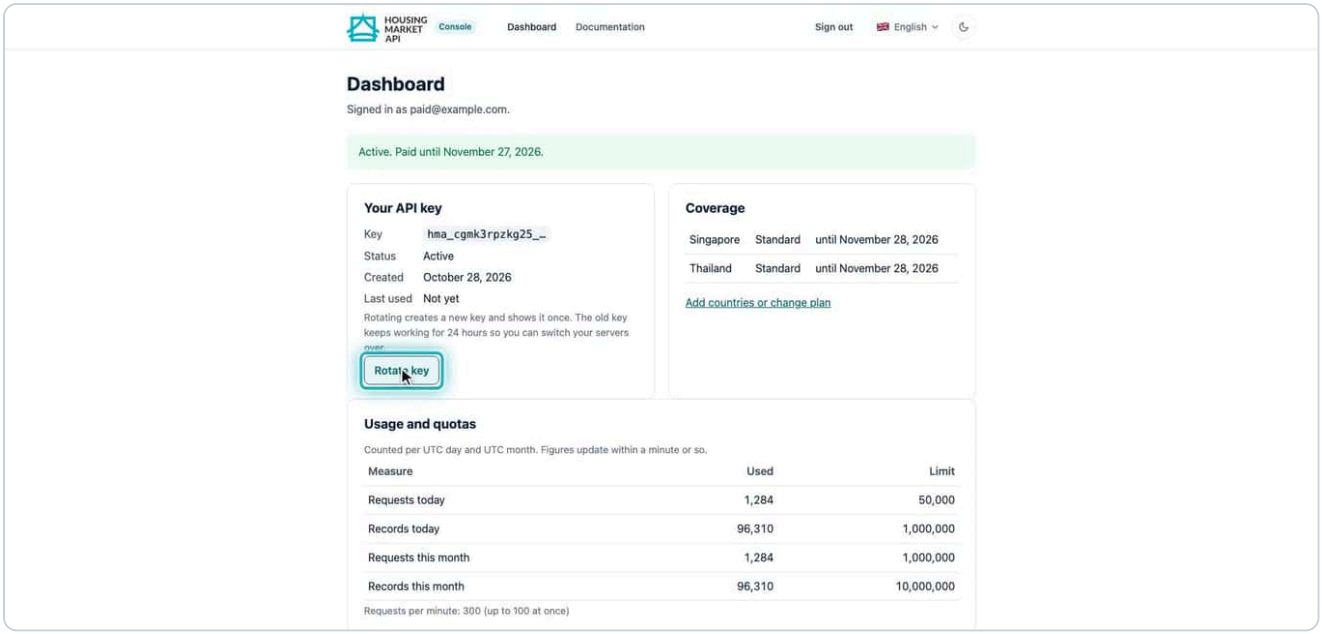


Figure 8.6 · Screen recorded 28 October 2026

7 Your **registered server address**.

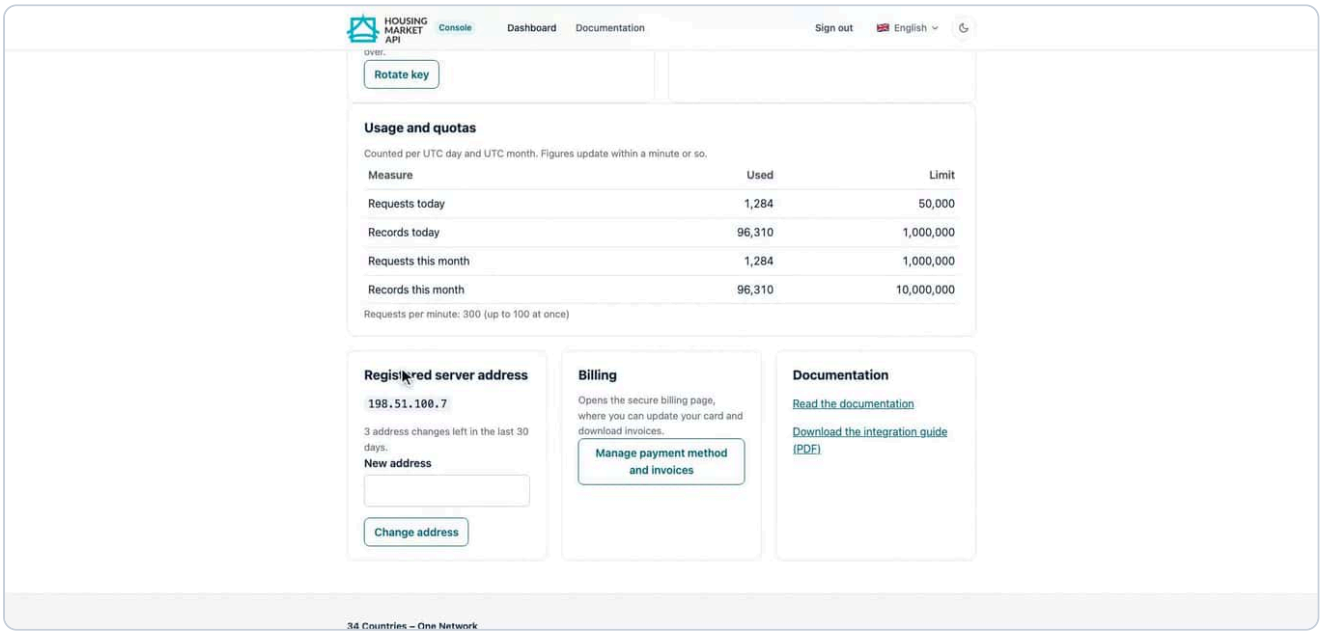


Figure 8.7 · Screen recorded 28 October 2026

8 Moving server? Enter the **new address**.

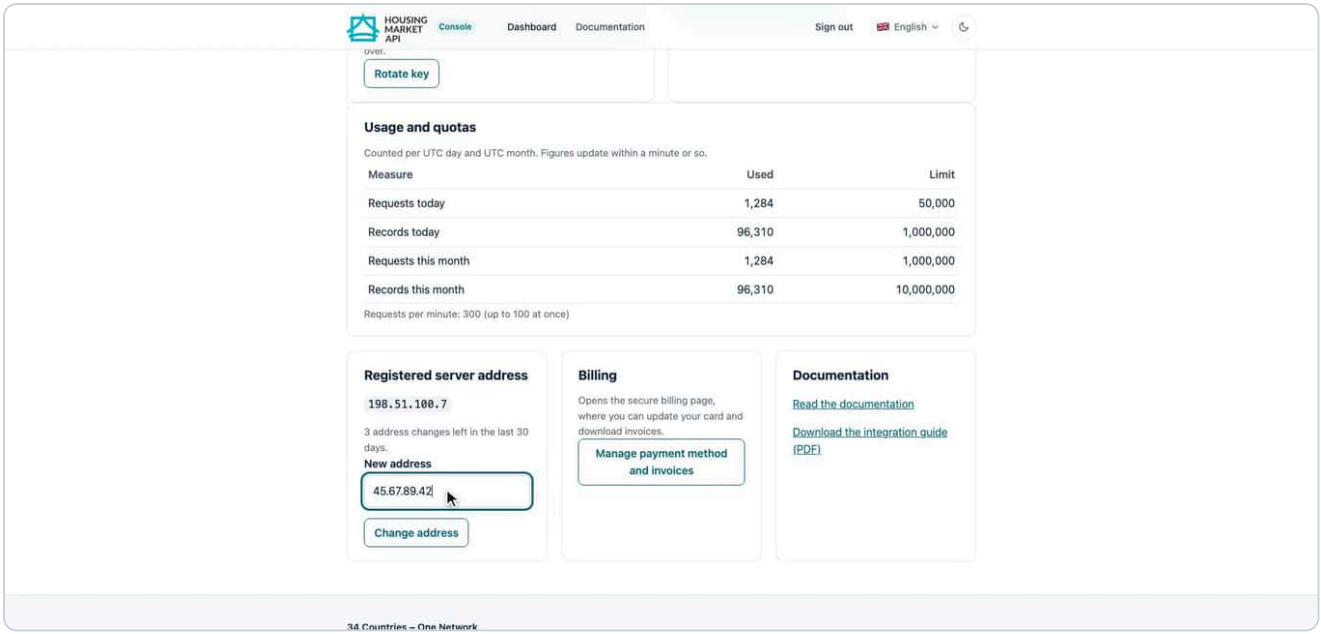


Figure 8.8 · Screen recorded 28 October 2026

9 Click **Change address**.

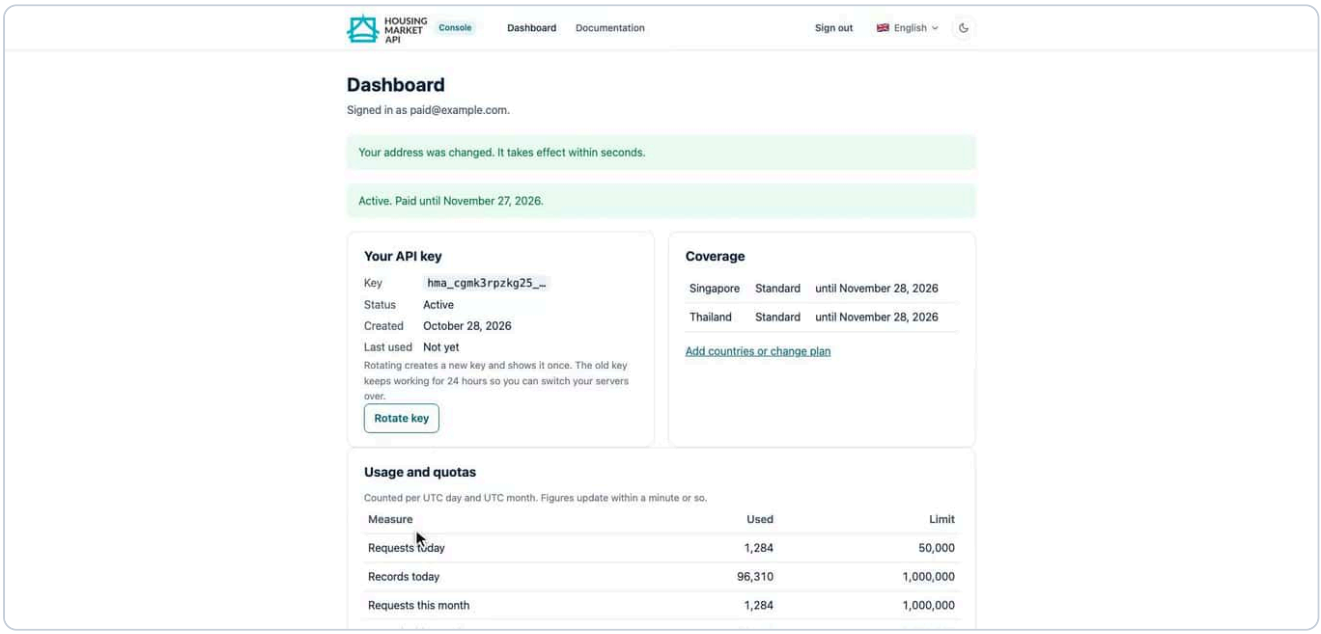


Figure 8.9 · Screen recorded 28 October 2026

10 Up to **three** changes in 30 days. Each one is **logged**.

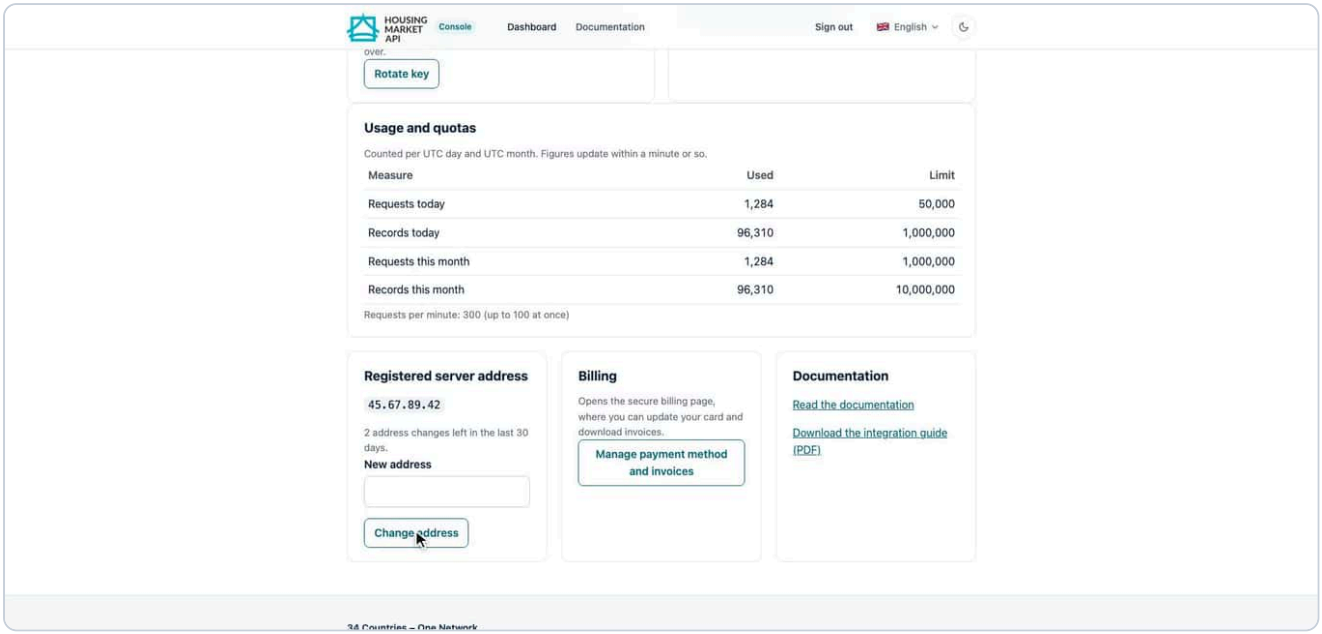


Figure 8.10 · Screen recorded 28 October 2026

RELATED HELP CENTER ARTICLES

Is there a request limit?	faq.housingmarketgroup.com/faq/is-there-a-request-limit

9 CHAPTER 9

Add a country or upgrade

All plans | For developers and data teams | Watch the video

OVERVIEW

In the console. Adding a country or upgrading is charged pro rata straight away and applies to the same key once paid; removing a country or downgrading takes effect at renewal.

Adding a country or upgrading to Advanced is charged pro rata immediately and applies to the same key as soon as that payment is confirmed: there is no new key to deploy.

Removing a country or moving down to Standard takes effect at your next renewal, and there is no refund for the rest of the current period.

From the Help Center: **How do I add a country or upgrade to Advanced?**

STEP BY STEP

1 Your plan covers **Thailand** and **Singapore**.

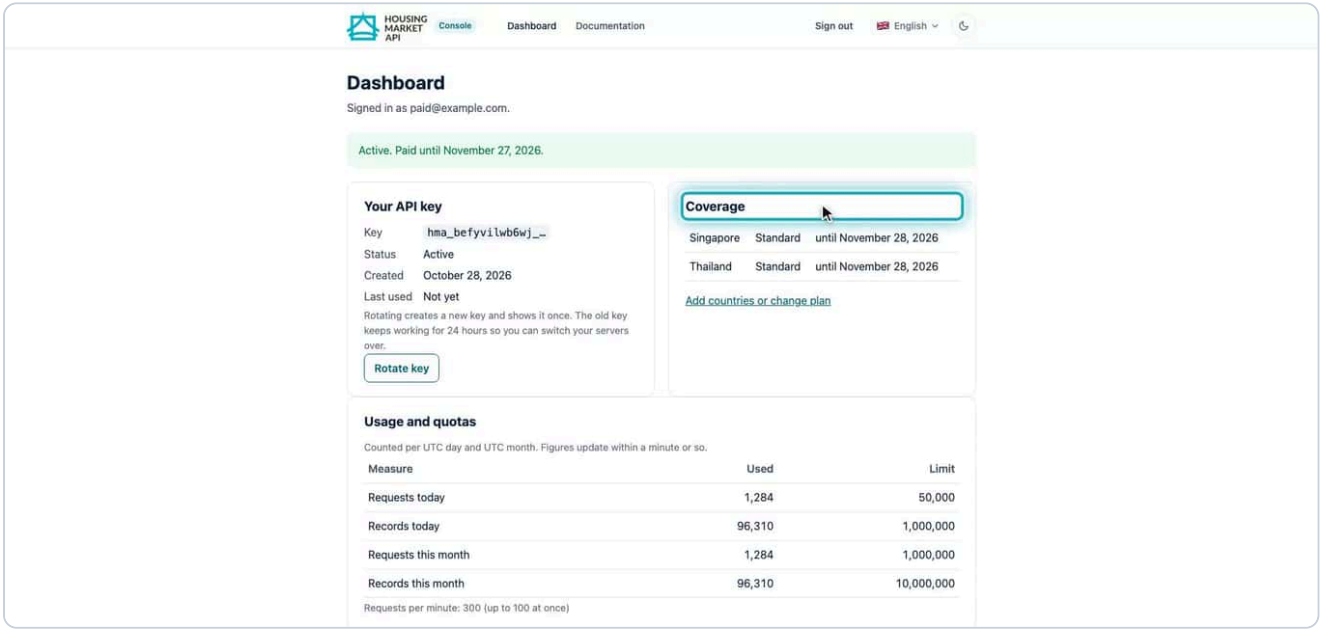


Figure 9.1 · Screen recorded 28 October 2026

2 Click **Add countries or change plan.**

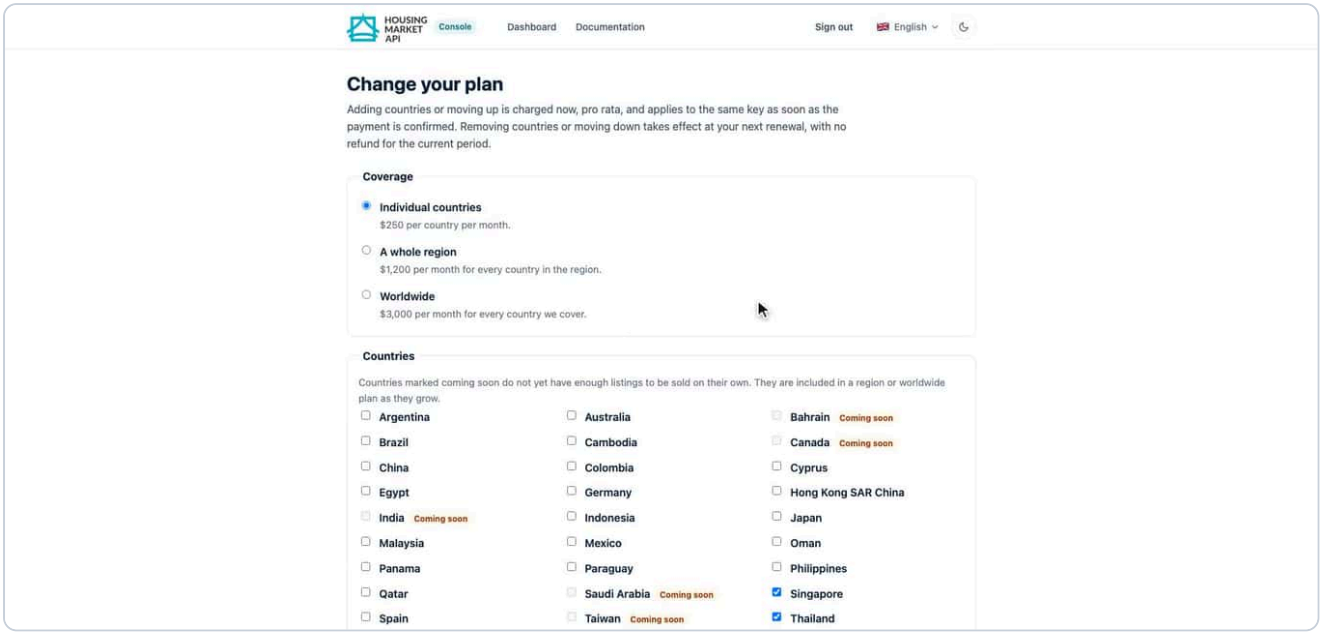


Figure 9.2 · Screen recorded 28 October 2026

3 Adding is charged **now, pro rata.**

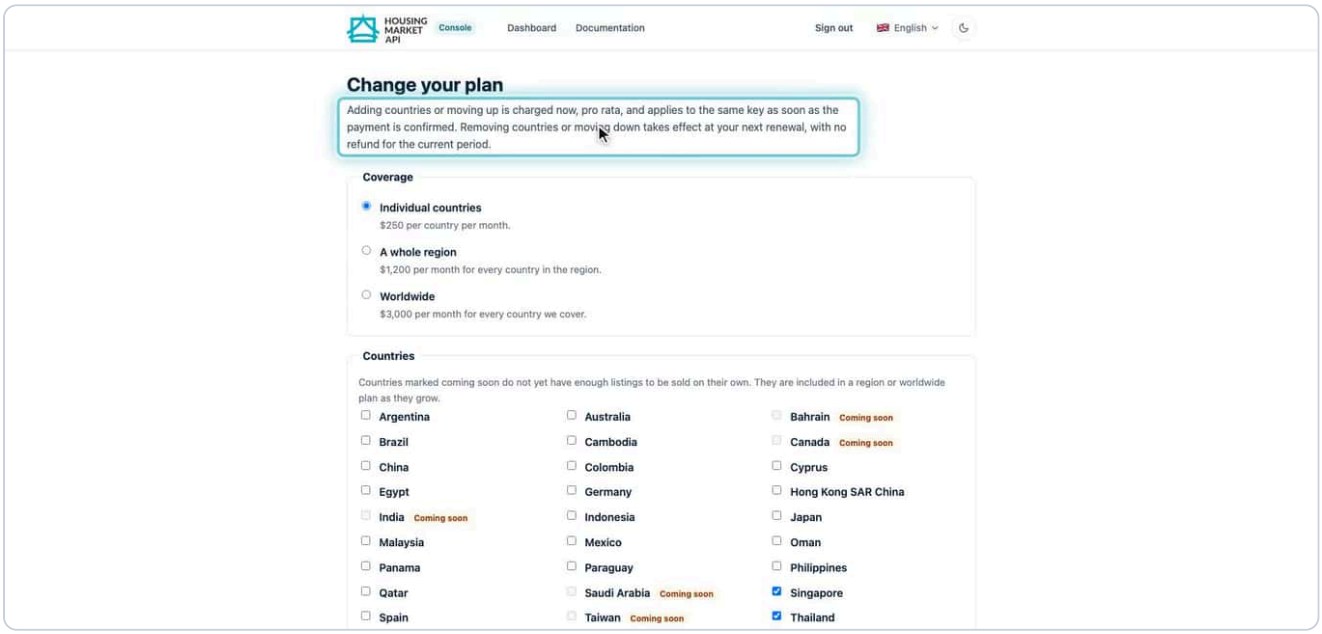


Figure 9.3 · Screen recorded 28 October 2026

4 Tick the **country** to add.

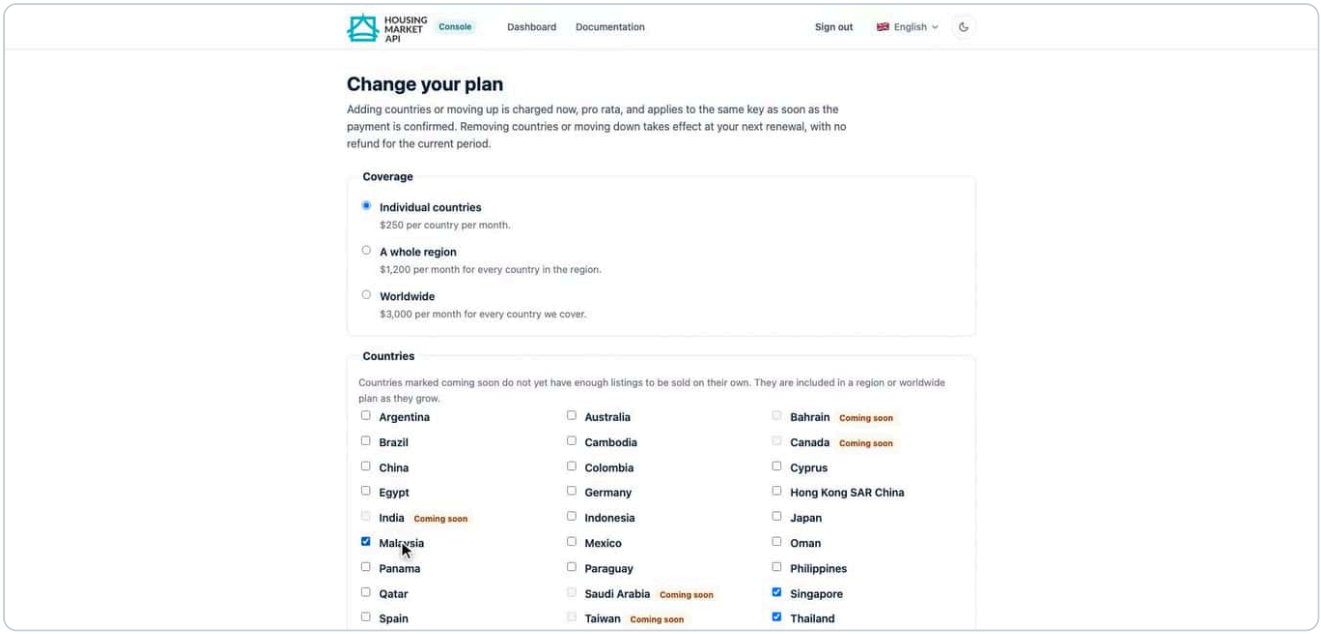


Figure 9.4 · Screen recorded 28 October 2026

5 Or move to **Advanced**: same price, Insights coming soon.

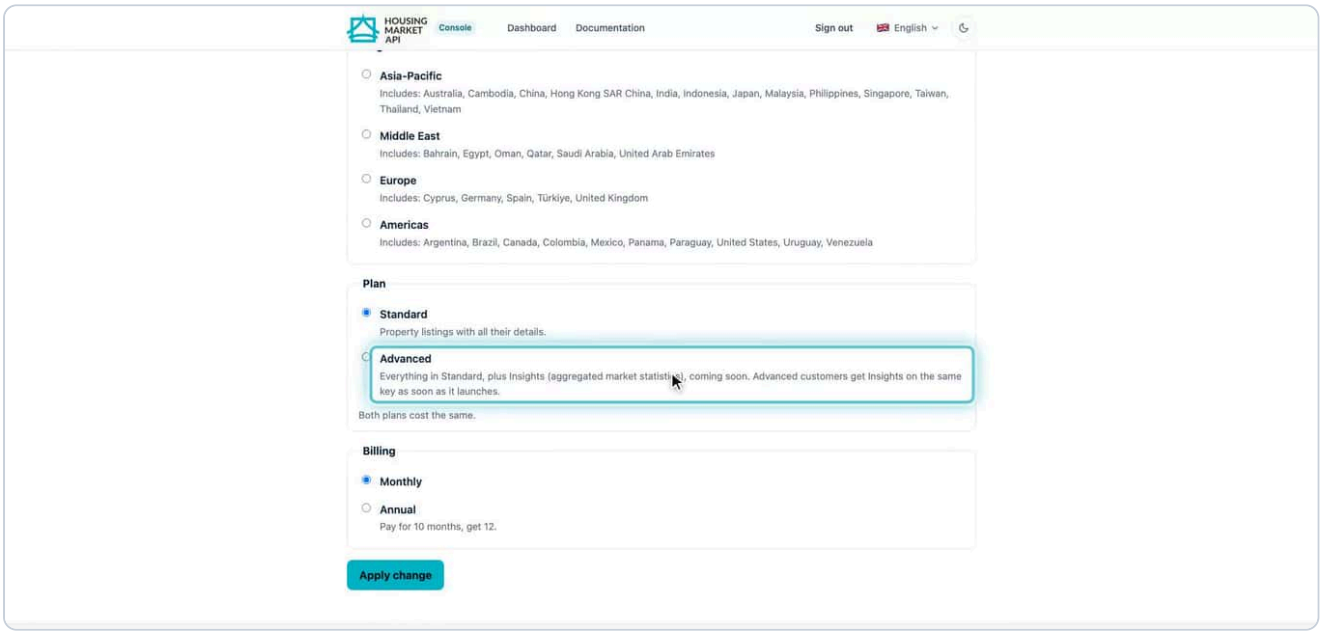


Figure 9.5 · Screen recorded 28 October 2026

6 Then click **Apply change**.

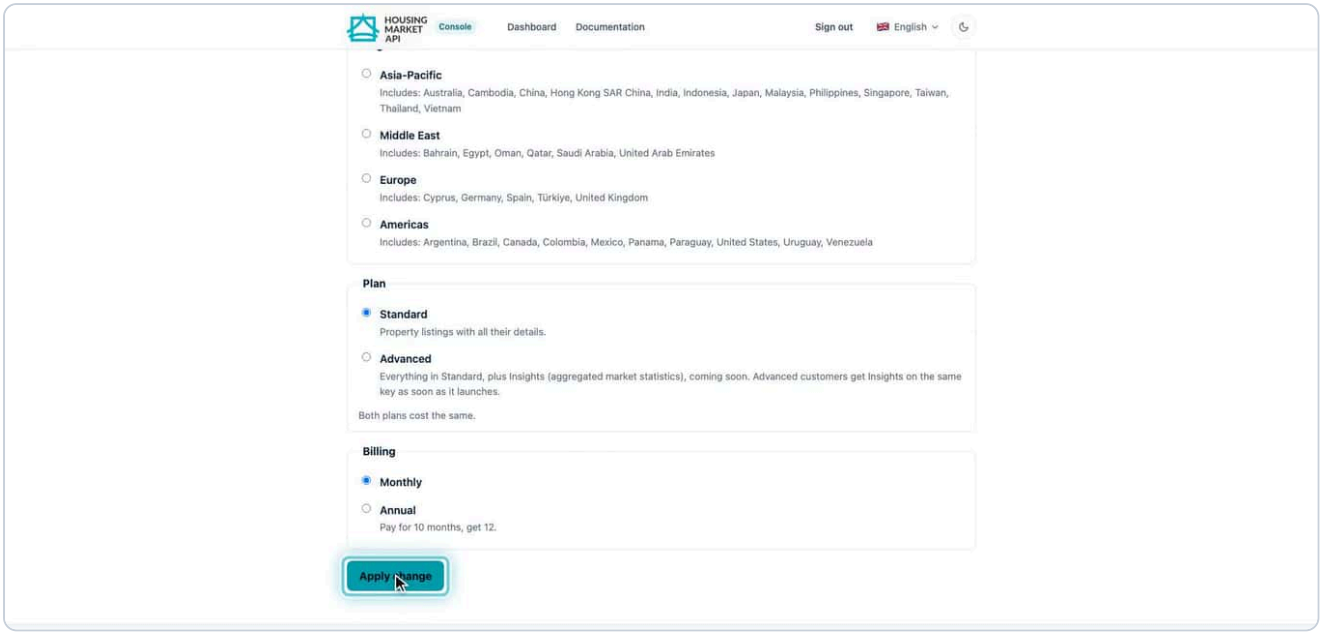


Figure 9.6 · Screen recorded 28 October 2026

7 The **same key** covers the new country once it is paid.

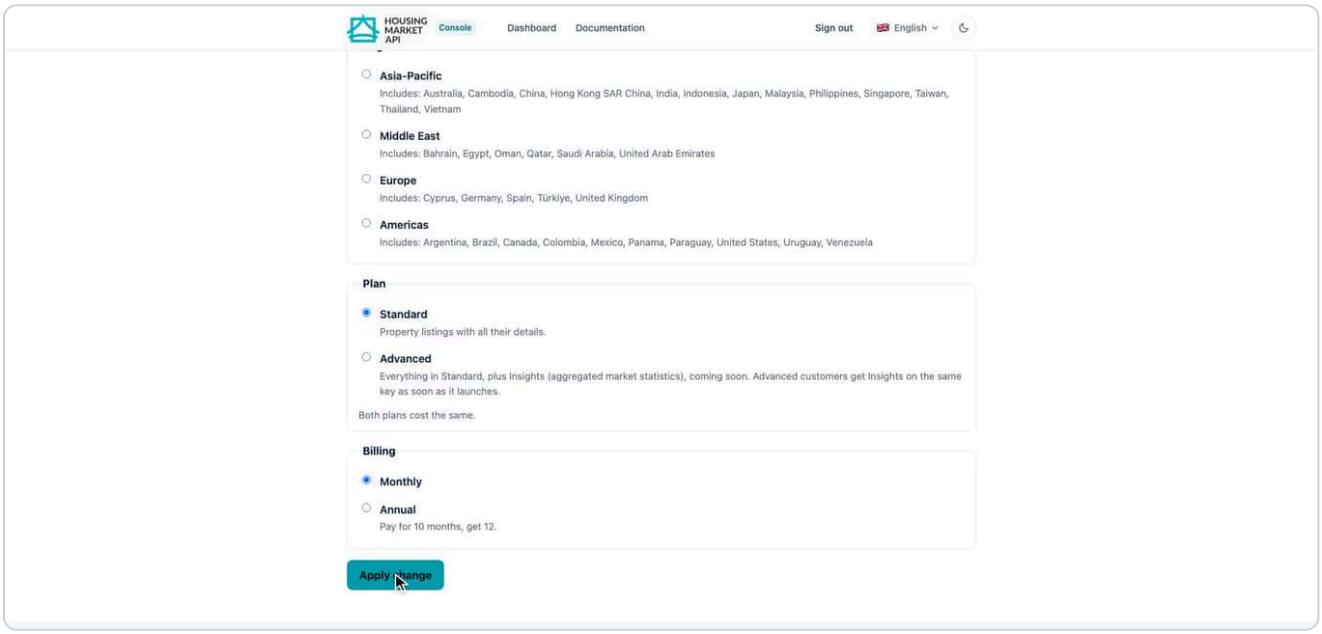


Figure 9.7 · Screen recorded 28 October 2026

8 Removing or moving down applies at **renewal**. No refund.

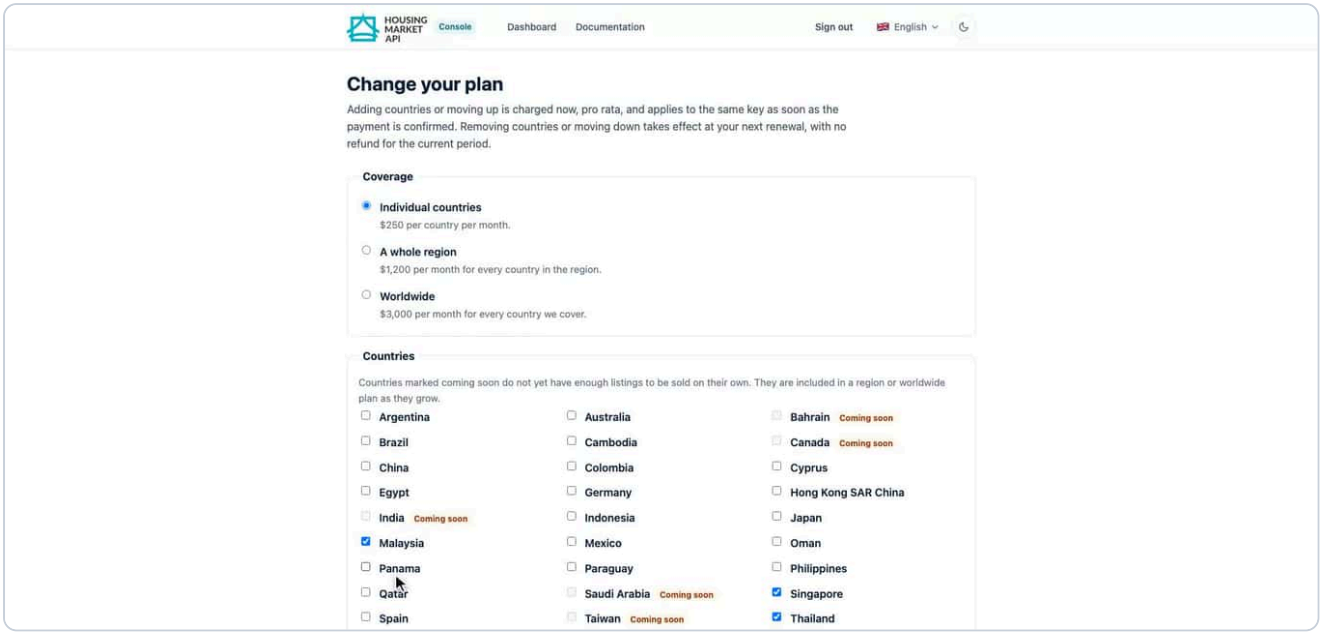


Figure 9.8 · Screen recorded 28 October 2026

9 Until it is added, a call for it answers **country_not_entitled**.

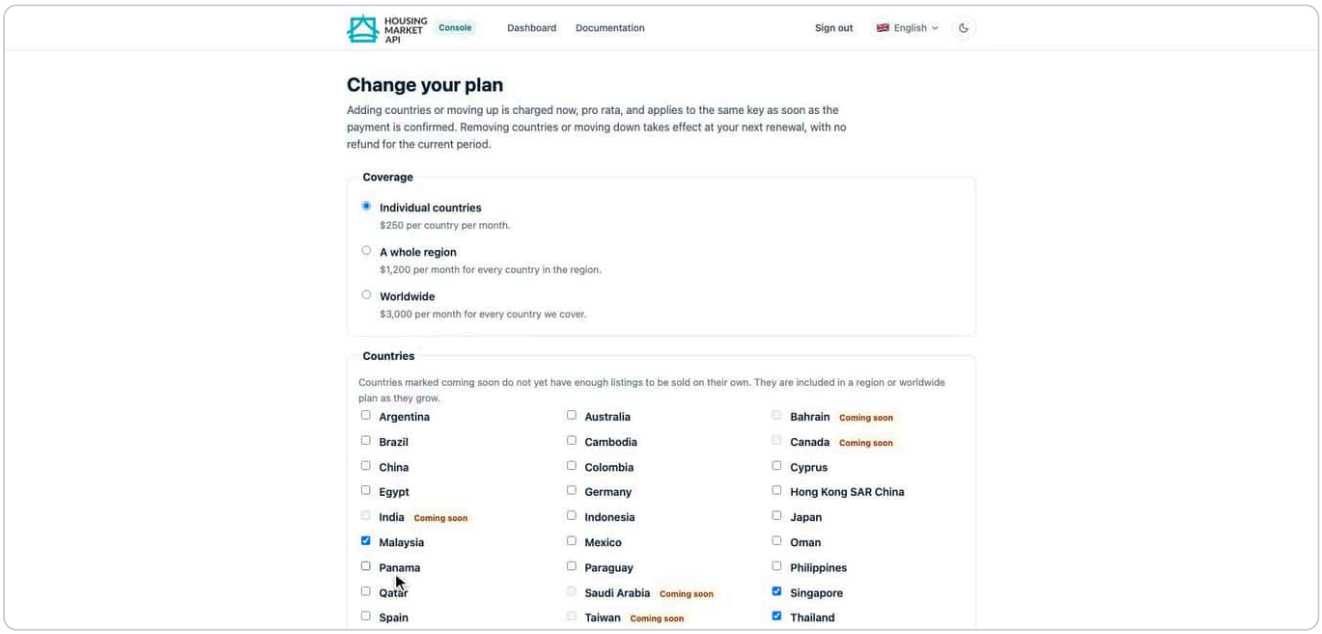


Figure 9.9 · Screen recorded 28 October 2026

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Need more help?

Every chapter of this handbook is also a short video, and every explanation in it comes from the Help Center.

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