

Flexmls *Tip!*

Understanding the MLS Sqft Table

Updated July 2026

Square footage totals are manually entered in the **Property Layout** of a listing. Use the following formulas to calculate the needed totals:

Total Fin SqFt All Levels

Upper Level + Main Level + Lower Level Finished + Basement Level Finished = Finished All Levels

Example. 668 + 1,569 + 972 = 3,209

SqFt Above Grade

Upper Level + Main Level = Sqft Above Grade

Example. 668 + 1,569 = 2,237

Below Grade Finished SqFt

Below Grade Finished SqFt = Finished Below Grade

Example. 972 = 972

Below Grade Unfinished SqFt

Lower Level Total—Lower Level Finished **OR** Basement Level Total—Basement Level Finished = Unfinished Below Grade

Example. 1,569 - 972 = 597

Building Total SqFt

Upper Level + Main Level + Lower Level Total + Basement Level Total = Building Total SqFt

Example. 668 + 1,569 + 1,569 = 3,806

	Upper	Main	Lower	Bsmt	Total
Bedrooms	3	1	0	1	5
Full Baths	1	1	0	0	2
Half Baths	0	1	0	0	1
Fin/Level	668	1,569	0	972	3,209 (Finished All Levels)
Total Sqft			0	1,569	2,237 (Sqft Above Grade)
Finished Below Grade:	972	Unfinished Below Grade:	597	Building Total SqFt:	3,806