

# Realist: Reimagined.

## May 2026 Release

### Overview



#### What's in the May 2026 release of Realist®?

This release delivers three important changes:

- A redesigned navigation menu on the left side of the screen
- A fully updated Property Detail Report (PDR)
- A new AI-generated Property Summary

#### Why did Cotality make these changes?

Users reported that Realist was powerful but difficult to navigate and time-consuming to use. We've improved Realist by:

- Making the UI more intuitive
- Making it easier to extract insights from the data
- Accelerating agent workflows

This update increases usability, speed, and productivity, helping you get answers faster and win more business.

### New Navigation



#### How has the navigation changed?

The navigation has moved from a horizontal position at the top of the screen to a vertical menu on the left, making it easier to see what's available, access key tools quickly, and move between workflows while maintaining context.

#### Does the new navigation affect Realist's functionality?

No, the new navigation is a usability upgrade and does not change Realist's core functionality.

#### Will the new navigation affect how I use Realist?

Realist's tools are the same, but where you access them has changed. Most users overwhelmingly prefer the new navigation and adapt within seconds.



**Your expertise,  
amplified.**

Go deeper to uncover smart property insights clients can get nowhere else. Realist is the leading **real estate decision engine**, now enhanced with Cotality's proprietary AI to help clients make smarter, more informed choices—and to help you spot untapped market opportunities and hot prospects others miss. With Realist as your secret weapon, you can impress clients and be confident about every recommendation you make.

## Is the new navigation available to all users?

Yes, the new navigation is part of the standard Realist experience for all users.

# Property Detail Report (PDR)



## What is the new PDR?

The Property Detail Report has been completely redesigned with a clean, modern layout that:

- Improves readability
- Organizes data more logically, with better grouping of sections and improved visual hierarchy
- Makes it easier to scan and present to clients
- Speeds up load times

## Does the new PDR include new data?

No, the new PDR does not include any new data. The focus is on improved design and better presentation and usability of the existing data.

## Can I print the PDR?

Printing is supported. Future updates will further enhance print formatting and customization.

## Are other reports being updated?

Yes, soon. This release focuses on improving the Property Detail Report (PDR) only. Additional reports will be updated in a future release.

Realist Dashboard Search Property Intelligence

6015 Yellow Rock Trl, Dallas, TX 75248-4939, Dallas County ☆  
APN: 00-00082-044-026-0000 | CLIP: 8500081743

Download Email Options

Reports Standard Upgrade package

Property Details

Property Details

Comparables

Market Trends

Neighbors

Neighborhood

Assessor Map

Standard Flood Map

Building Sketch

Premium Reports Buy now

Premium Flood Map 3 Credits

Building Permits 3 Credits

Hazards & Risks 3 Credits

Property Details

3 Beds

2 Full Baths

N/A Half Baths

2,233 sqft Building

7,436 sqft Lot

High Sell Score 701/1000

AI Summary

The property at 6015 Yellow Rock Trl, Dallas, TX 75248-4939, Dallas County, is a single-family residence built in 1988, featuring 3 beds, 2 baths, and a lot size of 7,436 square feet across one story. The property's assessed value is \$683,800, reflecting a 5.0% year-over-year change. The most recent transaction recorded was a Warranty Deed on 11/08/2024, with several prior sales also noted in the history. The property is located in FEMA flood zone X, indicating minimal flood risk.

This Beta AI-generated summary is intended for professional agent use only and is based exclusively on public record data current through 05/05/2026.

Owner Information

Owner	Smh 2017 Trust	Tax Billing Address	6015 Yellow Rock Trl
Owner Name 2	-	Ownership Right Vesting	Corporate Trust
Owner 3 First Name	-	Tax Billing City & State	Dallas, TX
Owner 3 Last Name	-	Tax Billing Zip	75248

*The new PDR with upgraded navigation and AI Summary.*

# AI Summary



## What is the AI Summary?

The AI Summary is a generated overview of the property designed to quickly highlight key facts and insights from the PDR.

## Where does the AI Summary appear?

It appears at the top of the Property Detail Report, giving you an immediate snapshot of the property.

## What information does the AI Summary use?

The summary is generated strictly from existing Realist data fields, including:

- Property details
- Valuation
- Sales and ownership data
- Tax data
- Neighborhood information
- Risks

It does not use external data or make assumptions beyond the information in the Realist dataset.

## Does the AI Summary provide predictions or advice?

No, the AI Summary is descriptive only. It cannot predict future values, recommend pricing, provide investment advice, etc.

## Can I edit the AI Summary?

No, the summary is generated automatically and cannot be edited at this time.

## Should I rely on the AI Summary alone?

No, the AI Summary is meant to accelerate understanding, not replace a full property analysis. You should always review the full PDR.

## Is the AI Summary available to all users?

Yes, the AI Summary is now available to all users as a Beta feature.



## Why is there a disclaimer on the AI Summary?

The AI Summary is a Beta feature that is still being refined, and its capabilities are limited to the data available to it. (The disclaimer reads, “This Beta AI-generated summary is intended for professional agent use only and is based exclusively on public record data current through [date].”)

## Support & Feedback



### What should I do if I experience issues?

Please contact your MLS as usual.

### Can I provide feedback?

Yes, please! Use the feedback form in Realist or send an email to [supportrealist@cotality.com](mailto:supportrealist@cotality.com).

### What's coming next?

Planned enhancements include additional report redesigns, agent branding on printed reports, additional AI capabilities, new subscription options, and performance improvements.