

1004MC Form

Effective Date – Allows you to retroactively run a 1004MC report. For example, you need to run a 1004MC report for the time period 09/01/2008 to 09/01/2009 and the date you are creating the report is after 09/01/2009. Setting the Effective Date to 09/01/2009 will allow you to include listings a year back from that date. Make sure any dates used on the Dates tab in your search criteria match the Effective Date.

Total Number of Comparable Sales (Settled) - Comparable Sales are calculated based on the number of actual closings from selected comparable listings with closing dates within each time period.

Absorption Rate (Total Sales/Months) - Calculated by dividing the Total # of Comparable Sales by the number of months in the given date range.

Total # of Active Listings – *Sept 1st 2010 fannie mae update:* Total # of Active Listings refers to listings that were active on the most recent date in the time period, not the cumulative number of listings as previously defined.; Current - 3 Months, Prior 4-6 Months, Prior 7-12 Months, regardless of their current status.

No longer calculated this way as of Sept 1st, 2010: Total # of Active Listings refers to listings that were active at any time within the requested time period; Current - 3 Months, Prior 4-6 Months, Prior 7-12 Months, regardless of their current status.

Months of Housing Supply (Total Listings/Absorption Rate) - Calculated by dividing the Total # of Active Listings for each time period by the Absorption Rate for the same time period.

Median Comparable Sales Price - The median is determined by arranging the sales prices in each time period in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the average of the two middle numbers.

Median Comparable Sales Days on Market - The median is determined by arranging the sold listings DOM values in each time period in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the average of the two middle numbers.

Median Comparable List Price – The median is determined by arranging the list prices in each time period in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the average of the two middle numbers.

Median Comparable Listing Days on Market - The median is determined by arranging the active listings DOM values in each time period in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the average of the two middle numbers.

Median Sales Price as % of List Price (Sale Price/List Price)- Calculated by dividing the median sales price per period by the median list price per period. In this case a higher percentage indicates an increasing market, and a lower percentage indicates a declining market.

History Sub-tab

% Change (% of price change) - Take the **Current Listing Price** and subtract it from the **Previous Listing's Price** (from Price Column). Then take that difference and divide it by the **Previous Listing's** price.

Example:

Current Listing Price = **\$386,520.00**

Previous Listing Price = **\$499,605.00**

Difference = **\$63,318.00**

Divide (Difference) **\$63,318.00** by (Previous Price) **\$499,605.00** = **22.6%** (% of Price Change)

Date – last status change date

Begin Date – contract date

CDOM – Cumulative Days on Market; calculated from the listing (contract) date. Accumulates on a property address and will count on listings relisted within a 90 period.

Compare Tab

Each column is calculated independently of each other except for the Price Change and % of Price Change columns; those correspond to each other. I suggest you determine each column's information separately. Example: first compare all Original List Prices, and then compare all List Prices, etc ...

Original Price (Average, Median, Low, and High) – is the sum total of the number of listings for each volume type added and then divided by the number of listings for that column.

List Price - (Average, Median, Low, and High) – is the sum total of the number of listings for each volume type added and then divided by the number of listings for that column.

Sale Price - (Average, Median, Low, and High) – is the sum total of the number of listings for each volume type added and then divided by the number of listings for that column.

CDOM - is the sum total of CDOM days of the listings for each volume type added and then divided by the number of listings for that column.

Price Change - is the sum total of all price changes of the listings for each volume type added and then divided by the number of listings for that column.

% Price Change – is the percent interpretation of the associated dollar value.

How is the Absorption Rate determined?

The absorption rate is determined by dividing the total number of sales for a given market by the time period being analyzed.

Example:

If there were 60 sales during the 6-month time period being analyzed, the absorption rate would be 10 sales per month (60 divided by 6). If there are 240 active listings there would be a 24 month supply of homes on the market (240 divided by 10).

This calculation may support an appraiser's conclusion that there is an oversupply of homes on the market. Anomalies in the data such as seasonal markets, new construction, or other factors must be addressed in the form.

Is the Median Sale Price as % of List Price determined by dividing the Median Comparable Sale Price by the Median Comparable List Price from the preceding data on the form, or is it based only on comparables for sold properties?

The Median Sale Price as % of List Price is to be determined by analyzing the comparables that have sold and settled during the specific time frame, not by using the data from the lines above this section on the form.

The median is determined by arranging the individual sales ratios in each time period in order and then selecting the one in the middle. If the total number of values in the sample is even, then the median is the average of the two middle numbers.