

Question: When did Fannie Mae update the 1004MC addendum to exclude historical data for active listings?

Answer: March 10th, 2009.

Question: Does this mean I never have to provide historical data for active listings?

Answer: If your MLS can provide the data, you should provide the information.

Question: Why do you need to search all statuses with just the sold date range to get historical active and sold data?

Answer: We select all statuses because those listings may have been active at some point in the required time frame, regardless of their current status.

Question: Is SP\LP Ratio on the 1004MC form being calculated from the Original List Price or Current List Price?

Answer: It is being calculated from the current list price.

Question: Is there a current way to find actives in range?

Answer: Yes; you will need to select all statuses, including ONLY your one year sold date range, along with your other comparable search criteria. For more information, please refer to the Quick Guide for Collecting Historical Active & Sold Data for the Fannie Mae 1004MC Form.

Question: Why shouldn't I use the listing date in my search for active listings?

Answer: Using listing date would restrict actives to those listed during the specified period. The listings may have been listed before the beginning listing date, but still active at some time within the required 12 month period.

Question: Why shouldn't I use the expiration date in my search?

Answer: Using expiration date would skew your property results. Listings being evaluated for historical data will not necessarily have an expiration date.

Question: How is the Median Sale Price as % of List Price calculated?

Answer: Calculated by dividing the sales price by the list price for each sold comparable listing. These ratios are then arranged in numerical order per period and the one in the middle is selected. If the total number of values in the sample is even, then the median is the average of the two middle numbers.

Question: Will withdrawn and expired properties be counted in absorption rate?

Answer: No. Only sold properties will be counted since others off the market have not and will not be "absorbed."

Question: Where will this info for the form be available on the site?

Answer: Info will be available through the statistical CMA from the Search Results screen.

Question: How can I get a map with my comparables properties on it that includes a color coded legend??

Answer: Select your desired listings using the check box located to the left of the listing thumbnail on the Search results screen. Click on the CMA link, and then click the Selected link in the pop-up box. On the Select CMA Type screen, choose the Quick CMA and then click the **Next** button. On the Finish tab, select the option Map of Subject and Comparable Properties. At this point, you can click the **View** or **Print** buttons.

Question: How can I add my subject property to the map if it is not previously listed in FlexMLS?

Answer: In the Full CMA, click on the Subject tab. In the Address field, enter the address of your subject property. Click the **Show Map Location** button to verify the location of the subject address. If it is correct, click the Use This Location link, and then click the **Next Step** buttons until you reach the Finish tab. Only select the option Map of Subject and Comparable Properties. At this point, you can click the **View** or **Print** buttons.

Question: On the map when I am using the parcel tool in the satellite view, what are the numbers on the map in certain areas?

Answer: Part or all of the address.

Question: Which counties do we have complete parcel info for?

Answer: Counties available via the Parcel Info tool are Dodge, Jefferson, Kenosha, La Crosse, Milwaukee, Ozaukee, Racine, Sheboygan, Walworth, Washington, and Waukesha.

Question: Why can I not get my Search criteria from using the selected tab?

Answer: When you select specific listings from your original search, you have, in essence, 'changed' the parameters of your search criteria. If you are performing a Full or Quick CMA and do need your search criteria, we suggest manually adding it to the comments field on the cover page of the CMA.