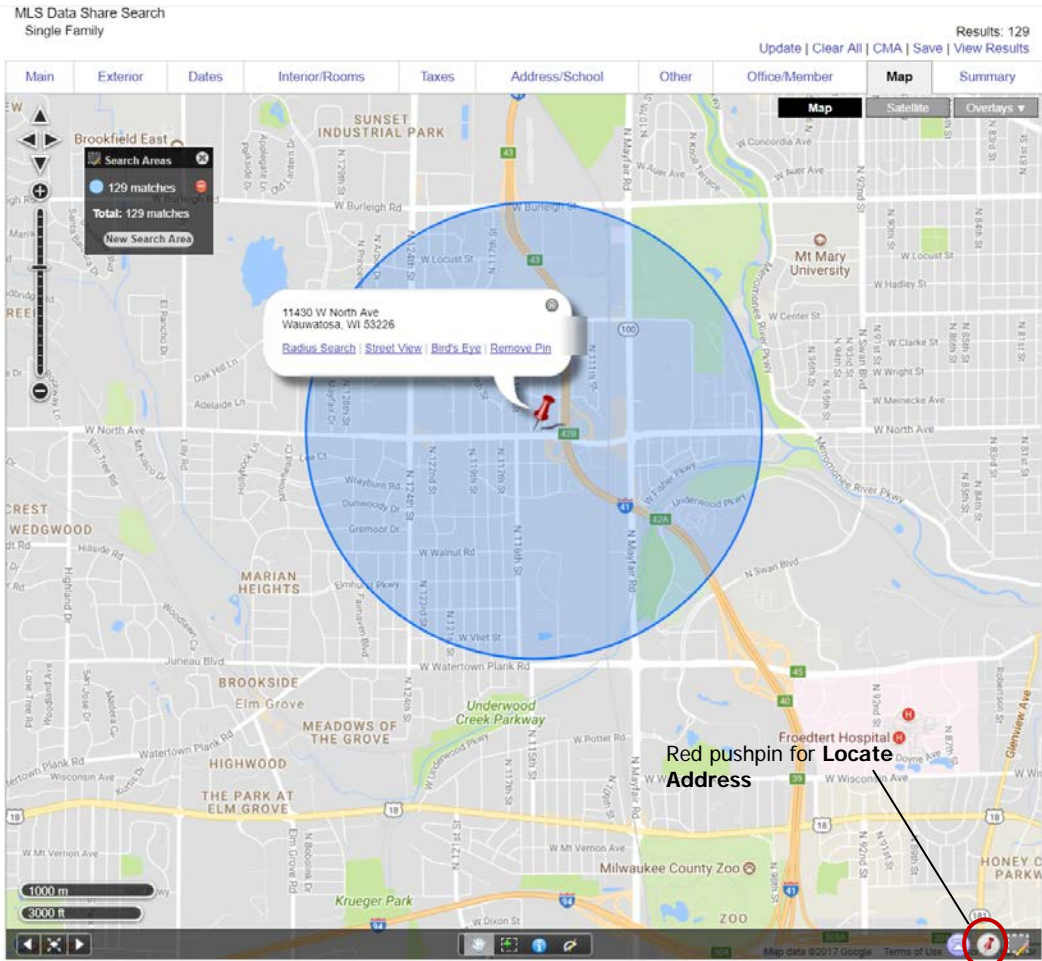
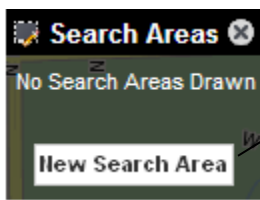


If you need to search a specific geographical area, the Map is a more accurate option than coordinates. On the Map tab, you can perform a radius search from a subject address by clicking the red pushpin located in the lower right corner of the map. This will bring up the Locate Address box. Enter your subject address and then click **Locate**.



You can also perform a search for specific geographical area on the map using a shape area tool.



1. Click the **New Search Area** button

2. Select a shape tool by left-clicking the desired shape tool



Next, start to define your area by single left-clicking a starting point (i.e. an intersecting border). Begin to move your mouse over the area you would like to search so it is shaded. Once you would like to complete your shape, double left click your mouse to complete the shape. If you are using the polygon shape (shown below), left click your mouse at the end of each drawn side to complete that side and begin a new one. Double left-click to complete drawing your shape. Click **View Results** to see your search results.

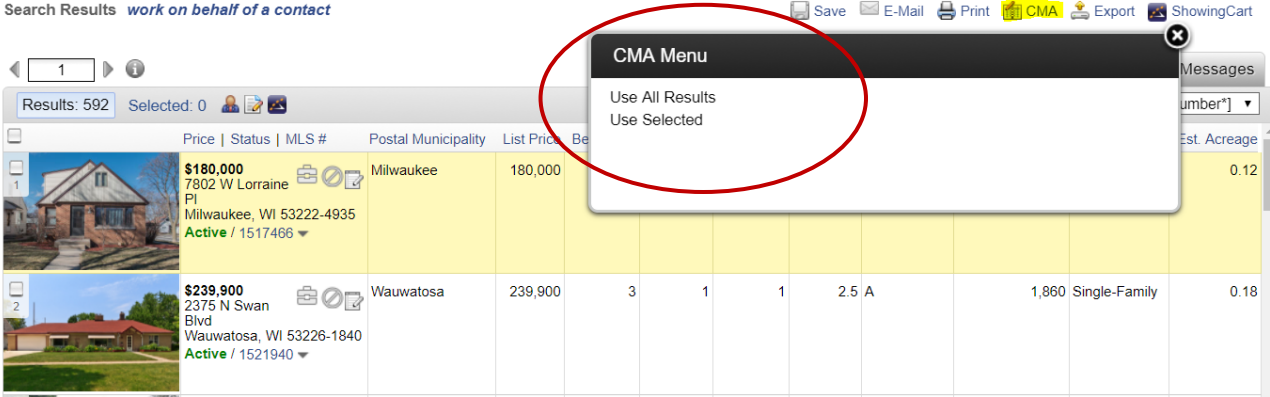
MLS Data Share Search
Single Family

Update | Clear All | CMA | Save | **Results: 592** | View Results

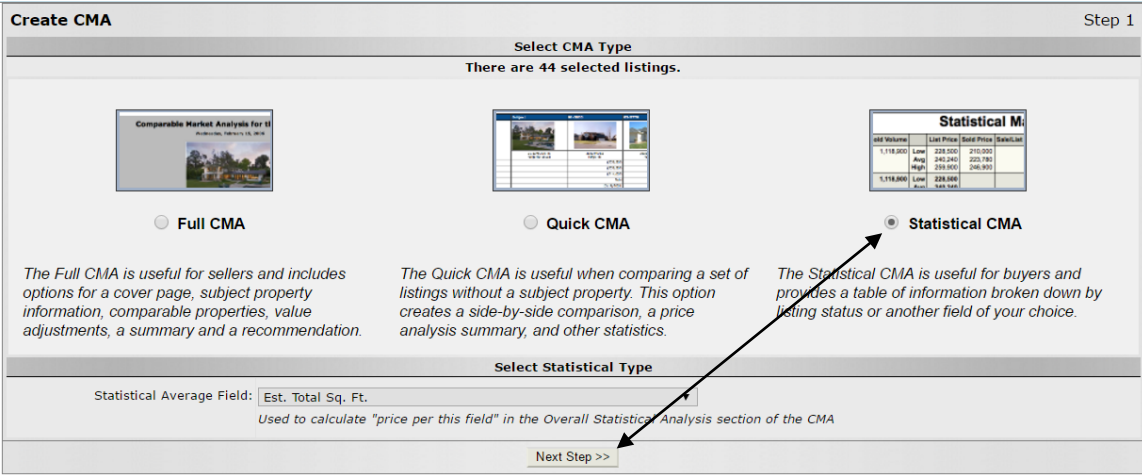
Main	Exterior	Dates	Interior/Rooms	Taxes	Address/School	Other	Office/Member	Map	Summary
------	----------	-------	----------------	-------	----------------	-------	---------------	-----	---------

The screenshot displays a real estate search interface. At the top, there are navigation tabs: Main, Exterior, Dates, Interior/Rooms, Taxes, Address/School, Other, Office/Member, Map, and Summary. The 'Map' tab is selected. A search results popup is visible, showing 'Search Areas', '592 matches', 'Total: 592 matches', and a 'New Search Area' button. The map shows a blue polygon search area covering a portion of Wauwatosa, WI. Key locations labeled on the map include Mt Mary University, Froedtert Hospital, and various streets such as Wauwatosa Ave, Wauwatosa Blvd, and Wauwatosa Park. The bottom of the screen shows a scale bar (1000 m / 3000 ft) and map controls.

Identify those properties/listings that are ‘competing’ with your subject property. Put a check in the box to the left of the thumbnail photo for those you have identified as competing. Once you have identified your competing properties, click on the **CMA** link in the upper right hand corner. If you have selected a subset of properties from your results, then click on ‘**Use Selected**’ link; otherwise you can select the ‘**Use All Results**’ link.



Once inside the CMA, select the Statistical CMA, and then click the **Next Step** button.



In the Create Statistical CMA screen, you will see an option called 'Fannie Mae 1004MC'. Check this box, deselect the Total Statistics box, and click the **View CMA** button at the bottom of the screen.

NOTE: If you would like to view the search parameters along with the 1004MC, leave the Total Statistics box selected

Create Statistical CMA

Statistical CMA

Total Statistics

Include total row at bottom of statistics analysis


Remove *Est. Total Sq. Ft.* Statistics

Individual Listing Information

Print listing information on separate page(s)

View: [Address & MLS Number*] ▾

Fannie Mae 1004MC ←

10/11/2017  Effective Date (end date of the 1 year period, must be less than or equal to today's date)
mm/dd/yyyy

Checking this option will include statistics to assist you in filling out the Fannie Mae 1004MC appraisal report.

Median Calculation

Checking this option can result in slower report generations.

Group this Statistical CMA by: Status ▾

Note: Please be patient when including listing information for large numbers of listings.

[<< Back](#) [E-mail](#) [View](#) [Download](#)

When you select the Fannie Mae box, the Effective Date option becomes available. Effective Date allows you to run 1004MC reports retroactively. Your Effective Date **MUST** match the date range entered on the Dates tab of your search.

The Fannie Mae 1004MC Statistics will be displayed and you can then transpose those results to the 1004MC Addendum.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 10/11/2016 - 04/10/2017	Prior 4-6 Months 04/11/2017 - 07/10/2017	Current - 3 Months 07/11/2017 - 10/11/2017
Total # of Comparable Sales (Settled)	165	170	128
Absorption Rate (Total Sales/Months)	27.50	56.67	42.67
Total # of Active Listings	50 (Active on 04/10/2017)	66 (Active on 07/10/2017)	120 (Active on 10/11/2017)
Months of Housing Supply (Total Listings / Ab. Rate)	1.82	1.16	2.81
Median Sale & list Price, Dom. Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	202,500	218,500	228,500
Median Comparable Sales DOM	38	11	22
Median Comparable List Price	177,900	182,450	199,950
Median Comparable Listings DOM	52.5	73.5	37
Median Sale Price as % of List Price	99 %	100 %	100 %

With Total Statistics box selected.

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days on Market	Cumulative Days on Market	
Active	121	25,978,872	0	Low	32,000	0	0.00	600	45.83	0.00	1	1
				Avg	214,701	0	0.00	1,629	130.04	0.00	54	66
				High	865,000	0	0.00	4,126	222.64	0.00	204	466
Pending	8	1,757,800	0	Low	119,900	0	0.00	1,009	71.31	0.00	2	2
				Avg	219,725	0	0.00	1,603	134.78	0.00	45	64
				High	449,900	0	0.00	2,189	205.53	0.00	95	246
Sold	463	106,644,732	106,547,687	Low	52,000	45,965	0.74	476	35.62	31.48	-1	-1
				Avg	230,334	230,125	0.99	1,642	138.94	138.45	34	43
				High	589,900	635,000	1.21	4,424	239.26	263.81	270	451
Overall	592	134,381,404	106,547,687	Low	32,000	45,965	0.74	476	35.62	31.48	-1	-1
				Avg	226,996	230,125	0.99	1,639	137.07	138.45	38	48
				High	865,000	635,000	1.21	4,424	239.26	263.81	270	466

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type Single Family; Inside the map search Location; Status of 'Active', 'Pending', 'Sold'; Sold Date between '10/11/2016' and '10/11/2027'.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months 10/11/2016 - 04/10/2017	Prior 4-6 Months 04/11/2017 - 07/10/2017	Current - 3 Months 07/11/2017 - 10/11/2017
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Median Comparable Listings DOM	52.5	73.5	37
Median Sale Price as % of List Price	99 %	100 %	100 %

Return to Search Results and edit your search for current active and pending listings and follow the same process. These two searches can be combined if you prefer.