

Collecting Data for the Fannie Mae 1004MC Form

The following information was created to assist you in searching and collecting data for the Fannie Mae 1004MC form. At this time, the data needed is for sold properties back one year and current actives (this includes listings in pending status).

Use Full Search to create a comparable sold search for your subject neighborhood. Begin by selecting your desired property type and status Sold. Begin to enter your parameters.

Full Search

Please choose one or more MLSs.

Metro MLS
WIREX - except Metro MLS

Please choose one or more property types.

Single-Family
Two-Family
Vacant Land
Multi-Family
Condominium
Comm/Industrial
Residential Rental

Please choose one or more statuses.

Active
Delayed
Pending
Sold
Expired
Withdrawn

Next >>

On the Dates tab, enter your twelve month Sold Date range.

Full Search

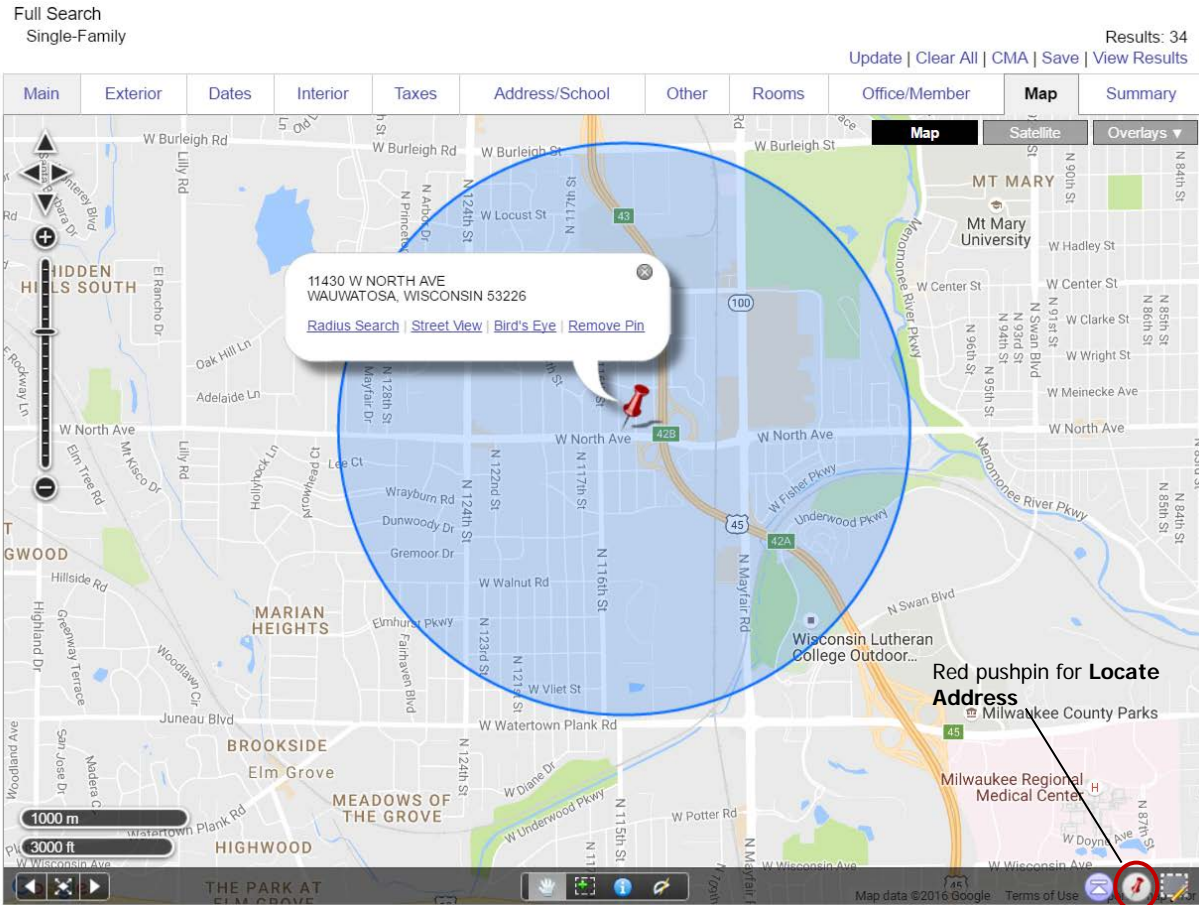
Single-Family

Results: 298
[Update](#) | [Clear All](#) | [CMA](#) | [Save](#) | [View Results](#)

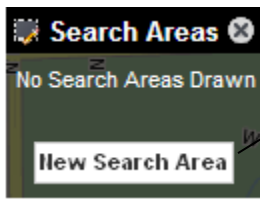
Main	Exterior	Dates	Interior	Taxes	Address/School	Other	Rooms	Office/Member	Map	Summary
<input type="checkbox"/> Listing Date		= 10/5/2015 to 10/5/2026		<input type="checkbox"/> Expiration Date = 366 days back				<input type="checkbox"/> Pending Date = 10/5/2015 to 10/5/2026		
<input checked="" type="checkbox"/> Sold Date		= 10/5/2015 to 10/5/2026		<input type="checkbox"/> Status Change Date = 10/5/2015 to 10/5/2026				<input type="checkbox"/> Start Showing Date = 10/5/2015 to 10/5/2026		

[View Results](#)

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.

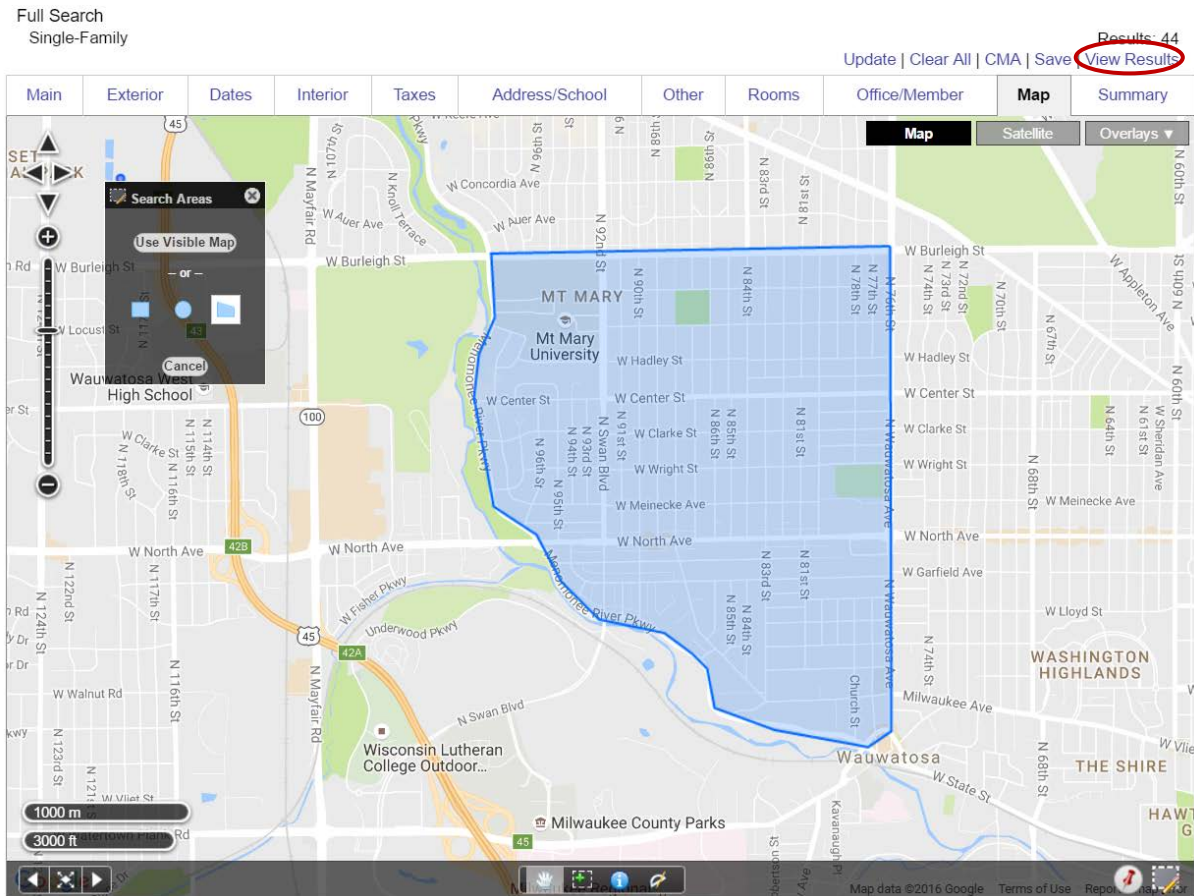


1. Click the **New Search Area** button



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.



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.

Create CMA
Step 1


Select CMA Type

There are 44 selected listings.



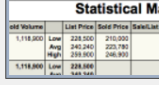
Full CMA

The Full CMA is useful for sellers and includes options for a cover page, subject property information, comparable properties, value adjustments, a summary and a recommendation.



Quick CMA

The Quick CMA is useful when comparing a set of listings without a subject property. This option creates a side-by-side comparison, a price analysis summary, and other statistics.



Statistical CMA

The Statistical CMA is useful for buyers and provides a table of information broken down by listing status or another field of your choice.

Select Statistical Type

Statistical Average Field: Used to calculate "price per this field" in the Overall Statistical Analysis section of the CMA

[Next Step >>](#)

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:

Fannie Mae 1004MC

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:

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

[<< Back](#)
[E-mail CMA](#)
[View CMA](#)
[PDF](#)

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.

Statistical Market Analysis

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months 10/05/2015 - 04/04/2016	Prior 4-6 Months 04/05/2016 - 07/04/2016	Current - 3 Months 07/05/2016 - 10/05/2016
Total # of Comparable Sales (Settled)	20	14	6
Absorption Rate (Total Sales/Months)	3.33	4.67	2.00
Total # of Active Listings	6 (Active on 04/04/2016)	2 (Active on 07/04/2016)	3 (Active on 10/05/2016)
Months of Housing Supply (Total Listings / Ab. Rate)	1.8	0.43	1.5
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	326,250	317,500	305,125
Median Comparable Sales DOM	48	40	29
Median Comparable List Price	265,000	352,400	255,000
Median Comparable Listings DOM	56.5	76.5	20
Median Sale Price as % of List Price	100 %	101 %	103 %

With Total Statistics box selected.

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume	Low Price	Avg Price	High 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	3	734,800	0	Low	214,900	0	0.00	1,308	151.52	0.00	3	3
				Avg	244,933	0	0.00	1,509	162.80	0.00	14	68
				High	264,900	0	0.00	1,683	172.57	0.00	20	181
Pending	1	289,900	0	Low	289,900	0	0.00	2,325	124.69	0.00	43	102
				Avg	289,900	0	0.00	2,325	124.69	0.00	43	102
				High	289,900	0	0.00	2,325	124.69	0.00	43	102
Sold	40	13,333,488	13,374,485	Low	189,900	189,900	0.92	1,237	98.34	95.56	2	2
				Avg	333,337	334,362	1.01	2,045	164.81	165.91	57	62
				High	629,000	613,000	1.11	3,244	229.75	233.64	331	331
Overall	44	14,358,188	13,374,485	Low	189,900	189,900	0.92	1,237	98.34	95.56	2	2
				Avg	326,322	334,362	1.01	2,015	163.76	165.91	54	63
				High	629,000	613,000	1.11	3,244	229.75	233.64	331	331

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Single-Family; Status of 'Active', 'Pending', 'Sold'; County of 'Milwaukee'; Municipality of 'Wauwatosa'; Bedrooms between 3 and 4; Total Bathrooms between 2 and 2.5; Sold Date between '10/5/2015' and '10/5/2026'; Inside a map search polygon.

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Median Comparable Sales DOM	48	40	29
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Median Comparable Listings DOM	56.5	76.5	20
Median Sale Price as % of List Price	100 %	101 %	103 %

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.