Collecting Historical Active & Sold Data for the Fannie Mae 1004MC Form

The following information was created to assist you in searching and collecting historical and sold data for the Fannie Mae 1004MC form.

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

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

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**.
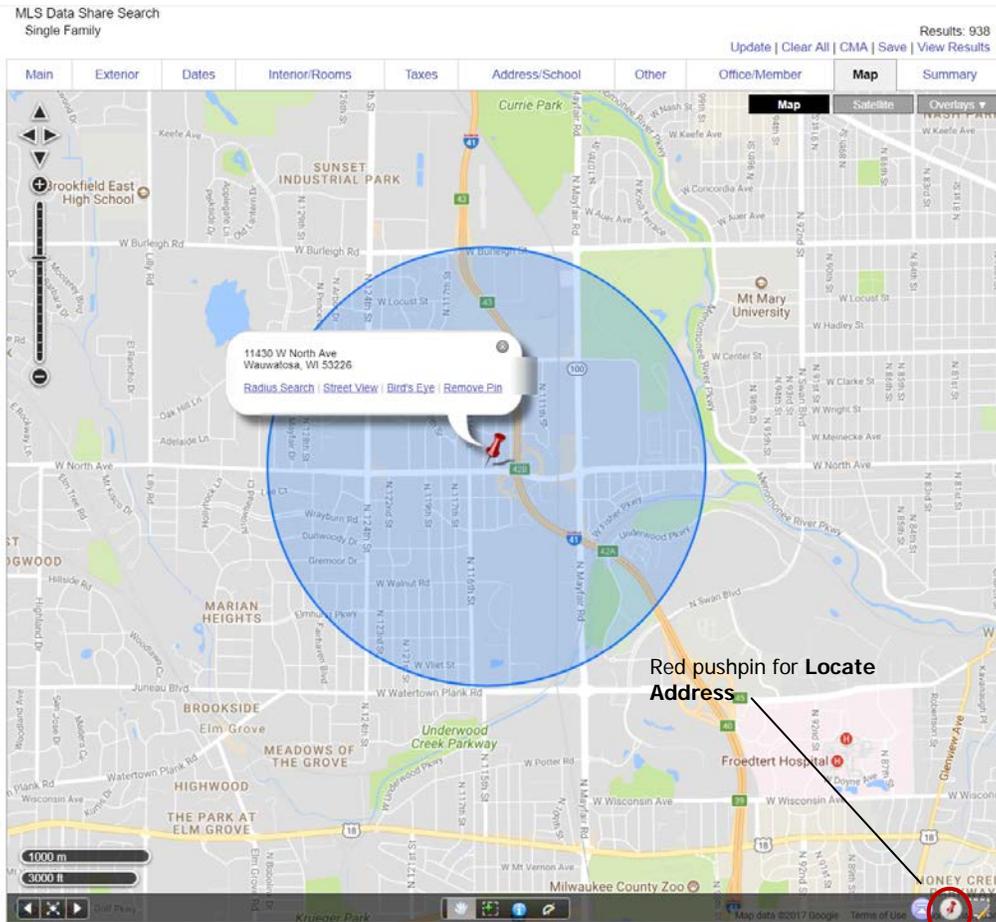
You can also perform a search for specific geographical area on the map using a shape area tool.
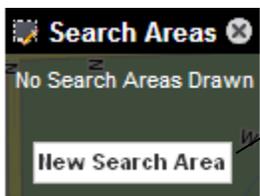
1. Click the **New Search Area** button

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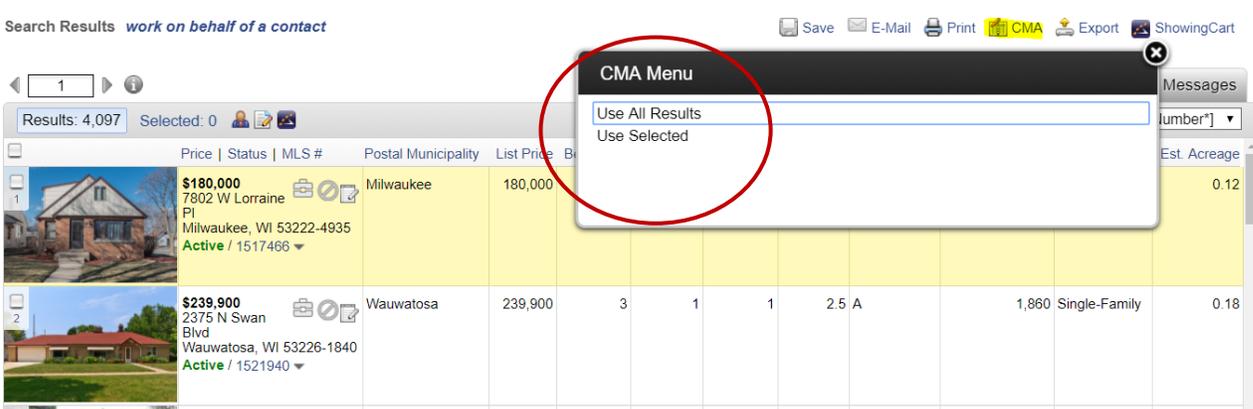
Once inside the CMA, select the Statistical CMA, and then click the **Next Step** button.
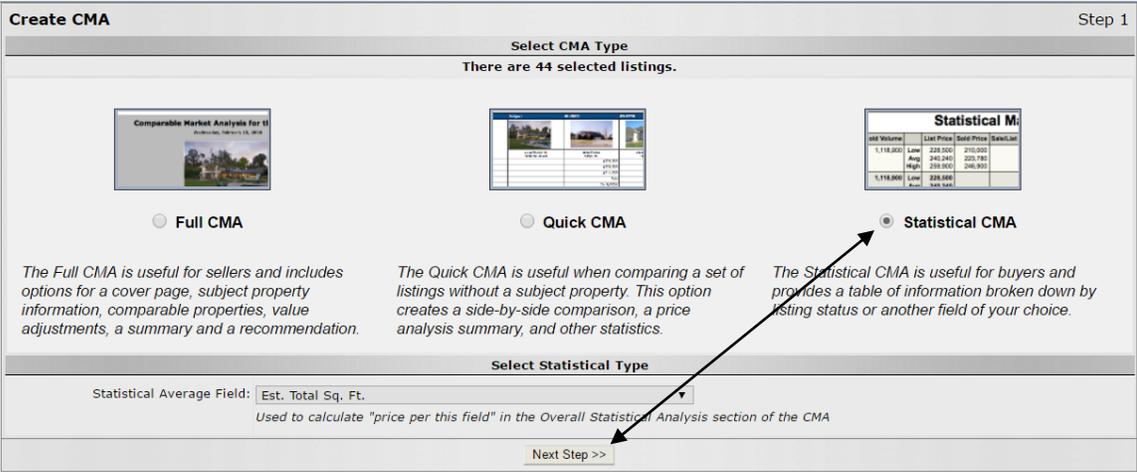
In the Create Statistical CMA screen, you will see an option called 'Fannie Mae 1004MC'. Check this box, deselect the Total Statistics box, and click the **View CMA** button at the bottom of the screen.

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

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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	169	129
Absorption Rate (Total Sales/Months)	27.50	56.33	43.00
Total # of Active Listings	75 (Active on 04/10/2017)	92 (Active on 07/10/2017)	121 (Active on 10/11/2017)
Months of Housing Supply (Total Listings / Ab. Rate)	2.73	1.63	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	220,000	227,000
Median Comparable Sales DOM	38	11	22
Median Comparable List Price	169,900	179,950	200,000
Median Comparable Listings DOM	65	70	37
Median Sale Price as % of List Price	99 %	100 %	100 %

With Total Statistics 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	106,699,732	106,599,687	Low	52,000	45,965	0.74	476	35.62	31.48	-1	-1
				Avg	230,453	230,237	0.99	1,644	138.89	138.39	34	43
				High	589,900	635,000	1.21	4,424	239.26	263.81	270	451
Expired	124	26,010,192	0	Low	84,900	0	0.00	576	62.15	0.00	-2	-2
				Avg	209,760	0	0.00	1,669	124.12	0.00	85	98
				High	675,000	0	0.00	4,630	254.77	0.00	249	402
Delayed	1	340,000	0	Low	340,000	0	0.00	2,513	135.30	0.00	0	0
				Avg	340,000	0	0.00	2,513	135.30	0.00	0	0
				High	340,000	0	0.00	2,513	135.30	0.00	0	0
Overall	717	160,786,596	106,599,687	Low	32,000	45,965	0.74	476	35.62	31.48	-2	-2
				Avg	224,249	230,237	0.99	1,647	134.79	138.39	46	57
				High	865,000	635,000	1.21	4,630	254.77	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', 'Delayed', 'Expired', 'Pending', 'Sold'; Sold Date between '10/11/2016' and '10/11/2027'; Expiration Date between '10/11/2016' and '10/11/2027'.

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