

# 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.

**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Withdrawn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**

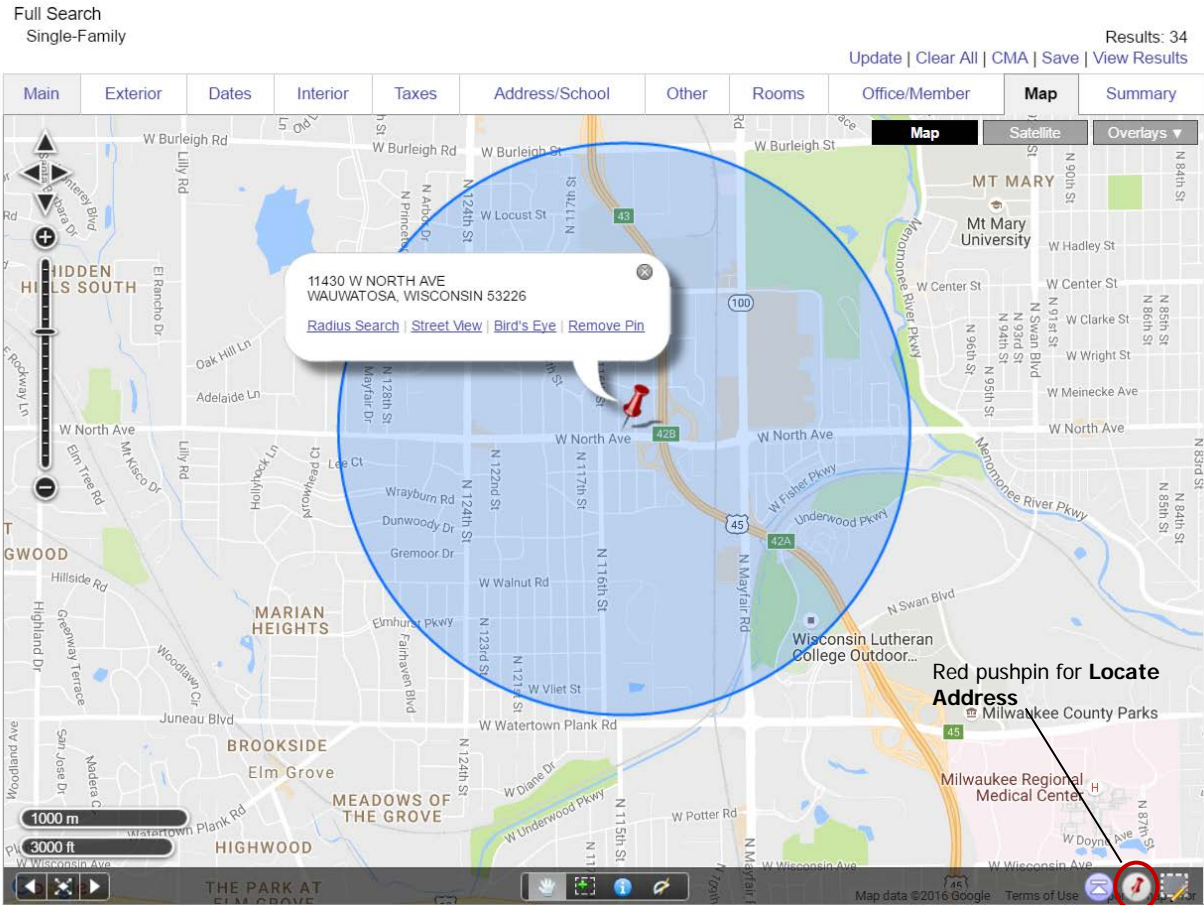
Single-Family

Results: 298  
Update | Clear All | CMA | Save | View Results

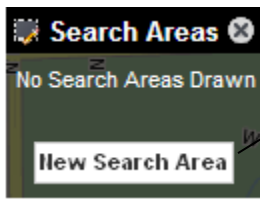
Main	Exterior	Dates	Interior	Taxes	Address/School	Other	Rooms	Office/Member	Map	Summary
<input type="checkbox"/> Listing Date	=	10/5/2015 to 10/5/2026	<input type="checkbox"/> Expiration Date	=	366 days back	<input type="checkbox"/> Pending Date	=	10/5/2015 to 10/5/2026		
<input checked="" type="checkbox"/>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

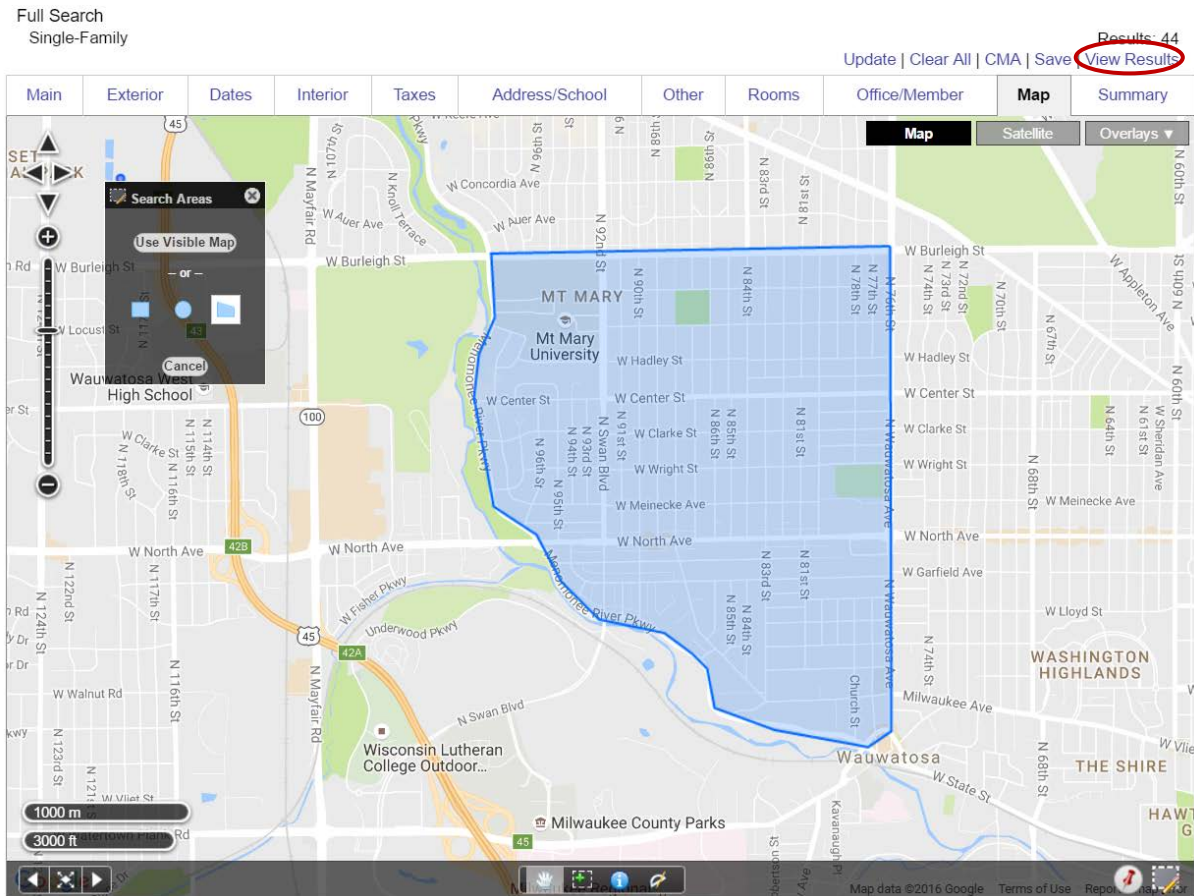


1. Click the **New Search Area** button



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.



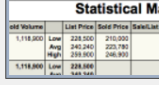
**Full CMA**

*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.

<b>Fannie Mae 1004MC Statistics</b>			
<b>Inventory Analysis</b>	<b>Prior 7-12 Months</b> 10/05/2015 - 04/04/2016	<b>Prior 4-6 Months</b> 04/05/2016 - 07/04/2016	<b>Current - 3 Months</b> 07/05/2016 - 10/05/2016
Total # of Comparable Sales (Settled)	90	90	69
Absorption Rate (Total Sales/Months)	15.00	30.00	23.00
Total # of Active Listings	47 (Active on 04/04/2016)	43 (Active on 07/04/2016)	40 (Active on 10/05/2016)
Months of Housing Supply (Total Listings / Ab. Rate)	3.13	1.43	1.74
<b>Median Sale &amp; list Price, Dom, Sale/List %</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	244,750	249,000	240,000
Median Comparable Sales DOM	45	37	37
Median Comparable List Price	246,900	249,900	225,950
Median Comparable Listings DOM	61	70	35.5
Median Sale Price as % of List Price	98 %	100 %	100 %

With Total Statistics selected.

<b>Statistical Market Analysis</b>													
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	40	9,429,100	0	134,900	235,728	550,000	0.00	1,026	71.79	0.00	2	2	
				Avg				1,739	137.34	0.00	43	57	
				High				3,167	200.99	0.00	182	182	
Pending	9	1,897,400	0	65,000	210,822	314,900	0.00	1,347	35.38	0.00	1	1	
				Avg				1,876	114.44	0.00	36	43	
				High				2,824	164.38	0.00	77	102	
Sold	249	64,433,426	63,935,329	83,200	258,769	629,000	0.80	912	48.83	49.49	1	1	
				Avg				1,894	138.76	137.76	56	76	
				High				3,665	251.83	258.82	331	575	
Expired	1,609	385,387,743	0	1	239,520	650,000	0.00	912	0.00	0.00	1	1	
				Avg				1,922	127.71	0.00	117	139	
				High				5,000	248.73	0.00	791	791	
Withdrawn	4	1,143,700	0	264,900	285,925	325,000	0.00	1,716	140.72	0.00	21	21	
				Avg				1,855	154.33	0.00	40	42	
				High				1,982	173.06	0.00	58	58	
Overall	1,911	462,291,369	63,935,329	1	241,911	650,000	0.80	912	0.00	0.00	1	1	
				Avg				1,911	129.91	124.74	107	129	
				High				5,000	251.83	258.82	791	791	

**Selection Criteria for Comparable Properties**

**Search Parameters:** Property type Single-Family; Status of 'Active', 'Expired', 'Pending', 'Sold', 'Withdrawn'; 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'.

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