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 Quick Search to create a comparable sold search for your subject neighborhood. Begin by selecting your desired property type and include the status of Sold. Under the Status field, click the link labeled '**See All and Select Date Ranges**' link; enter your twelve month Sold Date range. Continue to enter your search criteria.

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**.
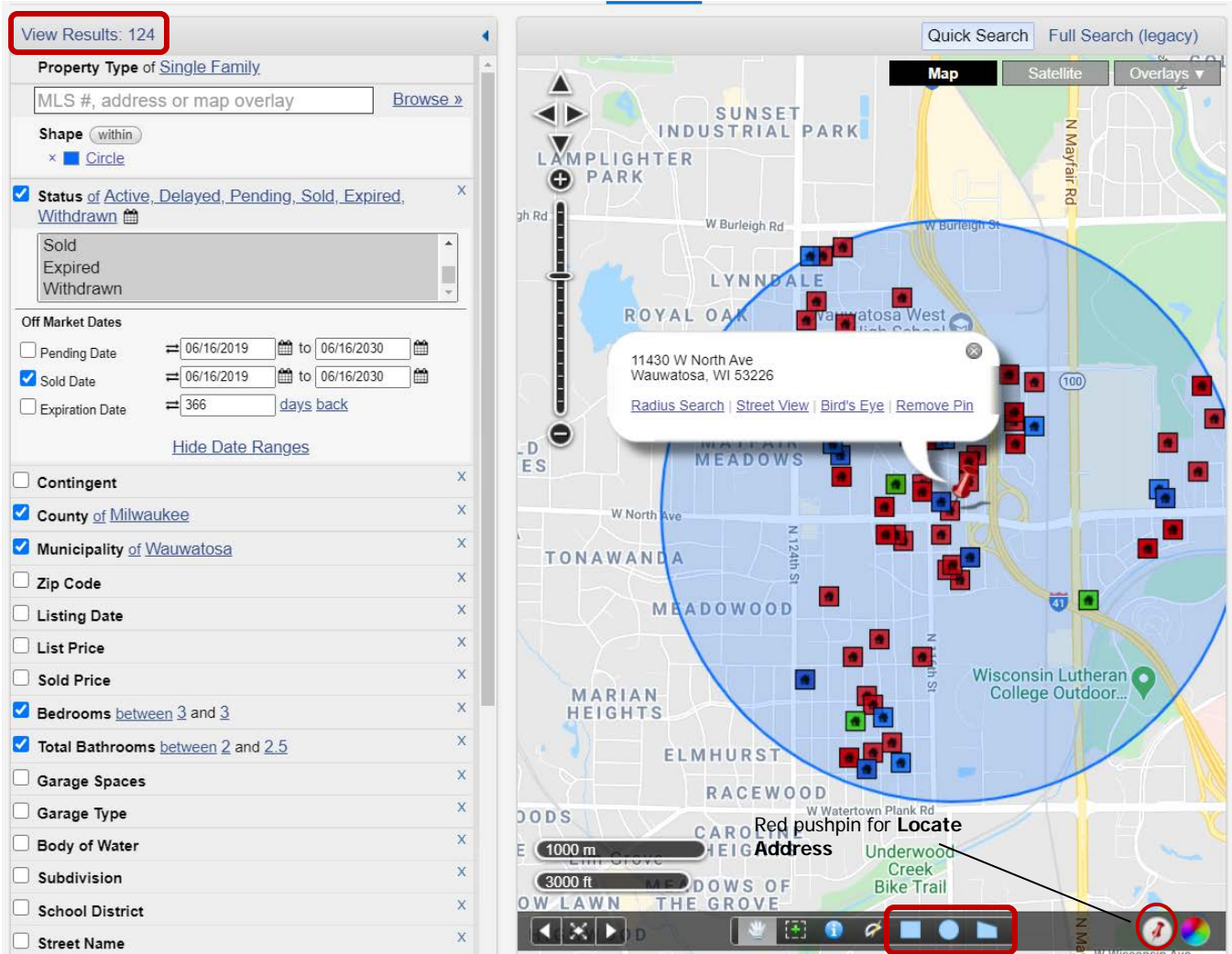

You can also perform a search for specific geographical area on the map using a shape area tool from the toolbar. Click **View Results** to see your search results.

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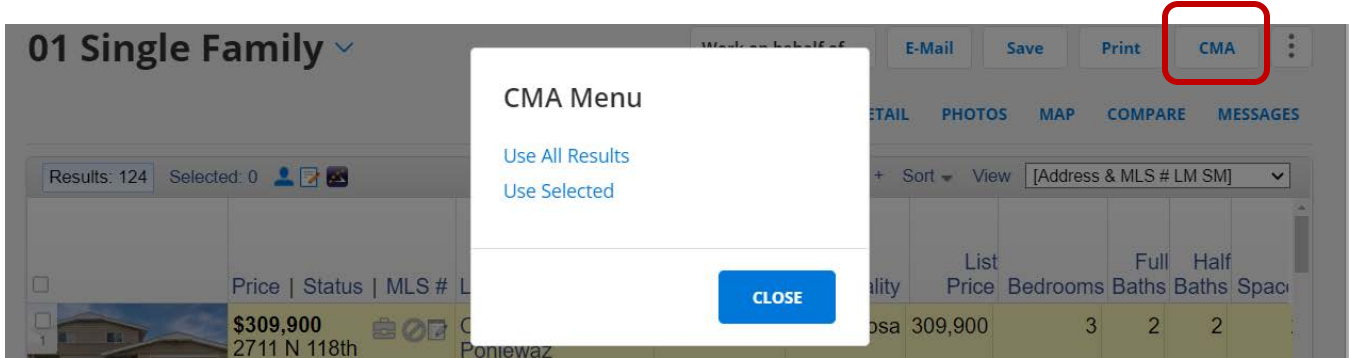
Once inside the CMA, select the Statistical CMA, and then click the **Next Step** button.
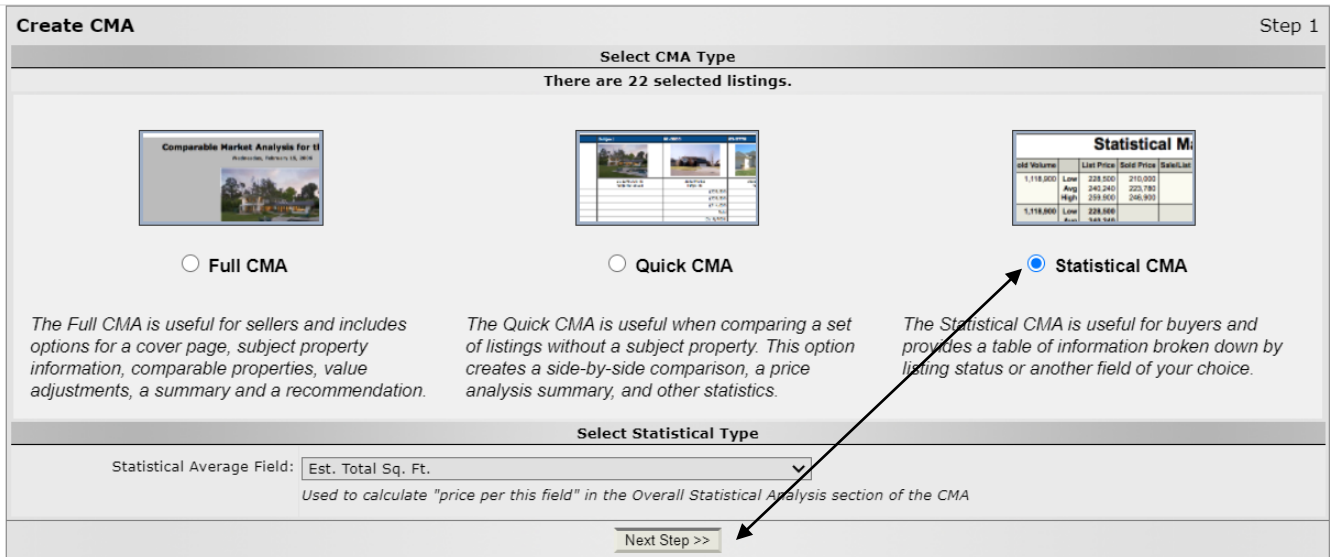
In the Create Statistical CMA screen, you will see an option called 'Fannie Mae 1004MC'. Check this box, deselect the Total Statistics box, and click the **View CMA** button at the bottom of the screen.

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

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 6/16/2019 - 12/15/2019	Prior 4-6 Months 12/16/2019 - 3/15/2020	Current - 3 Months 3/16/2020 - 6/16/2020
Total # of Comparable Sales (Settled)	12	2	4
Absorption Rate (Total Sales/Months)	2.00	0.67	1.33
Total # of Active Listings	1 (Active on 12/15/2019)	1 (Active on 3/15/2020)	4 (Active on 6/16/2020)
Months of Housing Supply (Total Listings / Ab. Rate)	0.5	1.49	3.01
Median Sale & list Price, Dom, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**
Median Comparable Sale Price	265,000	244,000	256,250
Median Comparable Sales DOM	8	72	37
Median Comparable List Price	259,000	269,000	342,400
Median Comparable Listings DOM	201	56	24.5
Median Sale Price as % of List Price	100.00 %	96.00 %	98.00 %

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	4	1,469,700	0	Low	309,900	0	0.00	1,323	137.55	0.00	6	6
				Avg	367,425	0	0.00	2,070	184.31	0.00	27	27
				High	475,000	0	0.00	2,623	245.58	0.00	53	53
Sold	18	4,937,500	4,920,800	Low	219,000	220,000	0.89	1,120	102.70	91.20	1	1
				Avg	274,306	273,378	1.00	1,969	143.76	144.17	25	44
				High	399,000	383,500	1.10	2,621	212.83	219.59	85	238
Expired	102	24,878,651	0	Low	1	0	0.00	1,082	0.00	0.00	7	7
				Avg	243,908	0	0.00	1,833	133.38	0.00	117	160
				High	489,900	0	0.00	5,000	184.82	0.00	367	703
Overall	124	31,285,851	4,920,800	Low	1	220,000	0.89	1,082	0.00	0.00	1	1
				Avg	252,305	273,378	1.00	1,869	137.58	136.58	101	138
				High	489,900	383,500	1.10	5,000	245.58	219.59	367	703

Selection Criteria for Comparable Properties

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS;Property type Single Family; Inside 1.00 mi. radius search; Status of 'Active', 'Delayed', 'Expired', 'Pending', 'Sold', 'Withdrawn'; County of 'Milwaukee'; Municipality of 'Wauwatosa'; Bedrooms between 3 and 3; Total Bathrooms between 2 and 2.5; Sold Date between '06/16/2019' and '06/16/2030'.