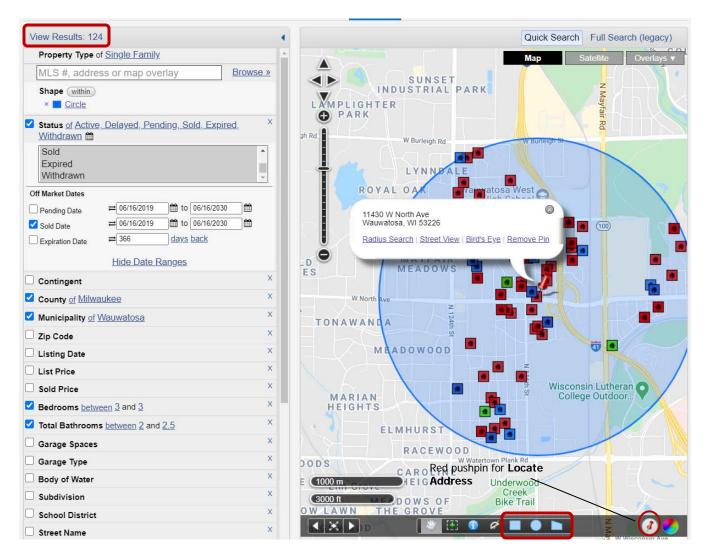
Collecting Historical Active & Sold Data for the Fannie Mae 1004MC Form

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.

01 Singl	e Family ~	
View Results: 12	4	
Property Type of	of <u>Single Family</u>	
MLS #, addre	ess or map overlay	Browse »
Shape (within) × Circle Status of Active Withdrawn	<u>e, Delayed, Pending, Sold, Exp</u>	ired, X
Expired Withdrawn		*
Off Market Dates		
Pending Date	≓ 06/16/2019 to 06/16/203	30
Sold Date	≓ 06/16/2019 to 06/16/203	30
Expiration Date	≓ 366 <u>days back</u>	

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.

01 Single Family ~	Mfrode and Is	half of	E-Mail	Save	Print	СМА	
	CMA Menu	ETA	L РНОТО	S MAP	СОМРА	RE M	ESSAGES
Results: 124 Selected: 0 💄 📝 🛃	Use All Results Use Selected	+	Sort - Vie	w [Address	& MLS #	LM SM]	~
Price Status MLS # L	cio	se ality	List Price	Bedrooms	Full Baths		
\$309,900 2711 N 118th	oniewaz		309,900	3	2	2	

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

Create CMA		Step 1					
	Select CMA Type						
	There are 22 selected listings.						
Comparable Harfut Analysis for til Reducing, Marriet R. Star		Statistical M. Million Terms State Price State.Lat U10.000 Late Price State Price State.Lat U10.000 Late Price State.Lat U10.000 U10.000 Late Price State.Lat U10.000 Late Price State.Lat					
○ Full CMA	○ Quick CMA	Statistical CMA					
The Full CMA is useful for sellers and include options for a cover page, subject property information, comparable properties, value adjustments, a summary and a recommendat	of listings without a subject property. This option creates a side-by-side comparison, a price	The Statistical CMA is useful for buyers and provides a table of information broken down by lighing status or another field of your choice.					
Select Statistical Type							
	Statistical Average Field: Est. Total Sq. Ft. Used to calculate "price per this field" in the Overall Statistical Aralysis 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: [Address & MLS # LM SM] V						
✓ Fannie Mae 1004MC						
06/16/2020 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.

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	#	List	Sold		List	Sold	Sale/List	Est. Total Sq.	List Price Per Est. Total Sq.	Sold Price Per Est. Total Sq.	Days on	Cumulative Days on
	Listings	Volume	Volume		Price	Price	Price	Ft.	Ft.	Ft.	Market	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'.

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 %		