



## flexmls® Web Fannie Mae 1004MC Statistical Report Explanation

### Sample report

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months 04/06/2009 - 10/05/2009	Prior 4-6 Months 10/06/2009 - 01/05/2010	Current - 3 Months 01/06/2010 - 04/06/2010
Total # of Comparable Sales (Settled)	30	17	6
Absorption Rate (Total Sales/Months)	5.00	5.67	2.00
Total # of Active Listings	54	33	45
Months of Housing Supply (Total Listings / Ab. Rate)	10.8	5.82	22.5
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	177,950	185,000	159,300
Median Comparable Sales DOM	59	68	68
Median Comparable List Price	175,000	168,000	163,000
Median Comparable Listings DOM	71	113	70
Median Sale Price as % of List Price	98 %	100 %	95 %

### Overview

For all statistics below, only the listings that are selected when the CMA is created are considered. For example, if 50 listings are selected from search results that contain 70 listings, these statistics consider only those 50 listings. All listings that should be considered on this report need to be selected initially; the report does not add any listings beyond those that are selected.

### Date ranges are defined below

Using the Effective Date field with a date other than the current date will update the dates in the Prior 7-12 Months, Prior 4-6 Months and Current-3 Months sections accordingly.

#### Prior 7-12 Months

Current Date minus 12 months -to- Current Date minus 6 months minus 1 day

For example, if Current Date is 04/06/2010, the date range is 04/06/2009 to 10/05/2009

#### Prior 4-6 Months

Current Date minus 6 months -to- Current Date minus 3 months minus 1 day

For example, if Current Date is 04/06/2010, the date range is 10/06/2009 to 01/05/2010

#### Current – 3 Months

Current Date minus 3 months -to- Current Date

For example, if Current Date is 04/06/2010, the date range is 01/06/2010 to 04/06/2010

## ***Each statistic is defined as follows:***

### **Total # of Comparable Sales (Closed)**

If the sold date on each listing falls into the date range noted above, the listing is counted in this number. Using the example date ranges above, if a listing has a sold date of 09/01/2009; it will fall into the Prior 7-12 Months category.

### **Absorption Rate (Total Sales/Months)**

The absorption rate is the number of Comparable Sales in the date range divided by the number of months in the date range. For example, if there are 24 listings in the "Total # of Comparable Sales (Prior 7-12 Months)" category, the Absorption Rate is calculated to be 4. This is computed by taking 24 divided by the 6 months in the date range. The "Prior 4-6 Months" and "Current – 3 Months" date ranges both span 3 months. So, if there are 18 comparable sales in the 'Prior 4-6 Months' date range, the Absorption Rate is 6 (18 divided by 3).

### **Total # of Active Listings**

As of the effective date in the appraisal, "Total # of Comparable Active Listings" is based on a specific point in time: the last (most recent) day in the time period. In the example above, 54 listings were active on 10/05/2009, 33 listings were active on 01/05/2010, and 45 listings were active on 04/06/2010, for this particular search.

### **Months of Housing Supply**

For each date range, this number is calculated as: Total # of Active Listings divided by Absorption Rate. For example, if the Total # of Comparable Sales for the "Prior 7-12 Months" date range is 50 and the Absorption Rate for the same date range is 5, Months of Housing Supply is 10.

### **Mean**

The sum of a list of numbers divided by the number of items in the list. *Mean* is often referred to as the *average*.

### **Median**

The median is the "middle number" in a sorted list of numbers.

### **Median Comparable Sale Price**

This is the median price for all sold listings in this date range.

### **Median Comparable Sales DOM**

This is the median DOM for all sold listings in this date range.

### **Median Comparable List Price**

This is the median price for all *Active* listings in this date range.

### **Median Comparable Listings DOM**

This is the median DOM for all *Active* listings in this date range.

**Median Sale Price as % of List Price**

This is the median Sale Price/List Price ratio for all sold listings in this date range. This number is calculated by finding the Sale Price as % of List Price for each individual comparable sale and then taking the median of all results.

*Important: No dates are to be used in your search criteria (i.e. close of escrow dates.) All statuses are to be used (i.e. Active, AWC-C, AWC-I, AWC-O, Pending, Closed, Expired, Temp Off Market, Cancelled.) If you wish to change the end date of the one-year period, check off the Fannie Mae 1004MC box in the Statistical CMA and update the date in the Effective Date field.*