

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	10/29/2012 - 04/28/2013	04/29/2013 - 07/28/2013	07/29/2013 - 10/29/2013
Total # of Comparable Sales (Settled)	2	0	2
Absorption Rate (Total Sales/Months)	0.33	0.00	0.67
Total # of Active Listings	8	9	11
Months of Housing Supply (Total Listings / Ab. Rate)	24.24		16.42
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	186,500		271,000
Median Comparable Sales DOM	108		95
Median Comparable List Price	188,200	95,000	95,000
Median Comparable Listings DOM	171	144	54
Median Sale Price as % of List Price	92 %		94 %

The Fannie Mae 1004 MC calculates statistics for the previous calendar year. You may use an entire set of search results or selected listings within that set of results to run the report. Because the report is automatically narrowing based on pre-defined date ranges and statuses, we recommend that you **do not** include a status or date range in your initial search. The form automatically calculates a year from the date entered as the "Effective Date."

Date ranges

- **Prior 7-12 Months** – Covers the time period one calendar year back from the Effective Date to 6 months and one day back from the Effective Date.
- **Prior 4-6 Months** - Covers the time period 6 calendar months back from the Effective Date to 3 months and one day back from the Effective Date.
- **Current -3 Months** - Covers the time period 3 calendar months back from the Effective Date to the Effective Date.

Inventory Analysis

- **Total # of Comparable Sales (Settled)** - If the sold date on a listing falls into the date range noted above, the listing is included in the "Total # of Comparable Sales" for that date range.
- **Absorption Rate (Total Sales/Months)** - The total number of Comparable Sales in the date range divided by the number of months in the date range. In the example above, there are 2 listings in the Total # of Comparable Sales "Prior 7-12 Months" category, the Absorption Rate is 0.33 (2 sales/6 months). The "Prior 4-6 Months" and "Current – 3 Months" date ranges both span 3 months, so where there are 2 sales in the "Current – 3 Months" date range, the Absorption Rate is 0.67 (2 sales/3 months).
- **Total # of Active Listings** - The Total #of Active Listings in a time-period reflects **only** those listings active on the most recent day in that date range. For example, there are 8 listings in the Total # of Active Listings "Prior 7-12 Months" category. This means that there were 8 active listings on the most recent day of that time period (4/28/2013). For the "Prior 4-6 Months" category, there were 9 Active listings on the most recent day in that time period (7/28/13), and for the "Current to 3 Months" category, there were 11 active listings on the most recent date (10/29/2013), which is the Effective Date of the report.
- **Months of Housing Supply** - For each date range, this number is calculated as: Total # of Active Listings (active on the most recent day in the range) divided by Absorption Rate. For example, if the Total # of Active Listings for the "Prior 7-12 Months" date range is 8 and the Absorption Rate for the same date range is .33, the Months of Housing Supply is 24.24.

Median Sale & List Price, DOM, Sale/List%

- Median Comparable Sale Price** - The Median Price for all sold listings in the specified date range.

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- Median Comparable Sales DOM** - The Median DOM for all sold listings in the specified date range.
- Median Comparable List Price** - The Median List Price for the listings Active on the final date of the date range.
- Median Comparable Listings DOM** - The Median DOM for the listings Active on the final date of the date range.
- Median Sale Price as % of List Price** - The Median Sale Price to List Price Ratio for all sold listings in each date range. This figure is found by calculating the Sale/List price ratio for each individual listing and then finding the median of those values.