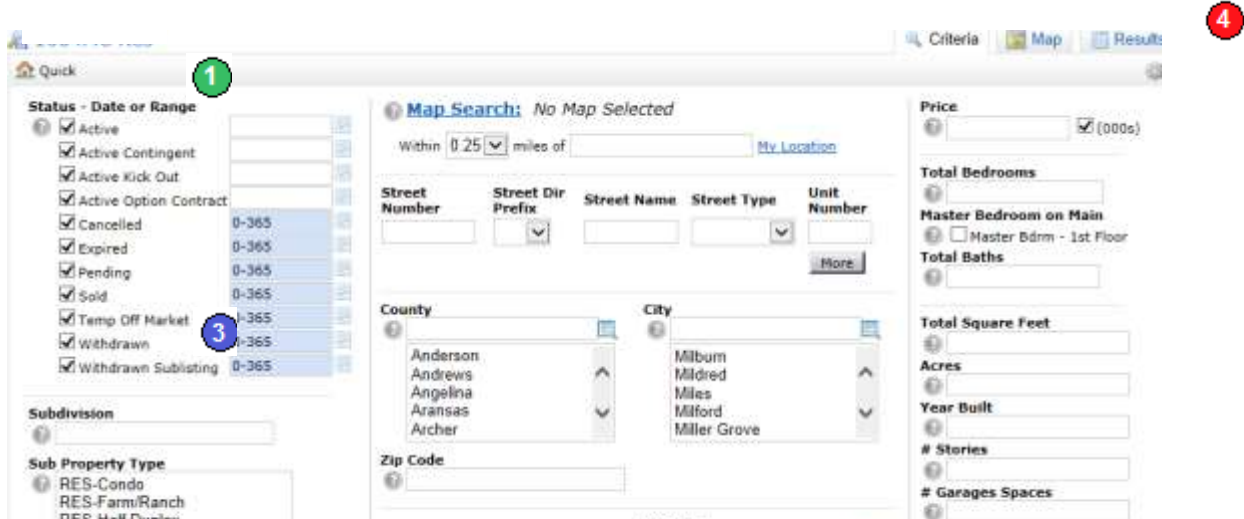




1004MC Instructions

The Market Conditions Addendum (Form 1004MC) is designed to enhance the transparency of the market trends and conditions conclusions made by the appraiser. The Market Conditions Addendum is required with all one- to four-unit property appraisals performed on or after April 1, 2009. This requirement applies to loans delivered to Fannie Mae and Freddie Mac.



1 Open the Residential Search screen.

2 Select all associated statuses with RES.

3 Enter date ranges for the status fields 0-365.

4 Click on Results

5 On the Results page, click on Save and then click on New Saved Search.

6 Label your search 1004MC RES.

7 Select to have this search displayed as a Favorite Search on the Home Page.

8 Click Save.

Original Results

Previous · Next · 1-10 of 5000+ Checked 0 All · None · Page

MLS #	S	Area	Address	Bds	Fb	Hb	Liv St	Gar
2140407	S	NW	9412 Epic CT	5	3	3	2	2
4683722	W	TCT	1013 W 2nd ST	3	2	2	1	
3468714	S	SV	102 4th AVE	5	5	1	3	3
9843115	X	HH	150 Christopher CV	4	2	1	1	2
6949360	S	4	3705 BULL CREEK RD	3	2	1	1	2
7323888	A	MA	11412 Runnel Ridge RD	4	3	1	3	2
7020473	S	CM	1034 Eagle Point DR	4	3	1	2	2
9105685	S	PF	18921 Falcon Pointe BLVD	4	3	1	3	3
9787597	S	LS	109 Bella Cima DR	5	6	1	4	2
3499993	X	MC	326 Rice ST	3	2	1	3	2

Actions Re **5** Save Carts

[New Saved Search](#) [New Auto Email](#) [New Speed Bar Shortcut](#)

Save a New Saved Search

Search Name: **1004MC RES Search** **6**

Contact: [Create a New Contact](#)

Enable as Favorite Search on Home tab (10 maximum)

7

Criteria:

Status is one of 'Active', 'Active Contingent'
 Status is one of 'Expired', 'Pending', 'Pending - Over 4 Months', 'Pending - Taking Backups', 'Sold', 'Temporarily Off Market', 'Withdrawn'
 Status Contractual Search Date is 02/08/2013 to 02/09/2012
 Property Sub Type is 'House'
 Area is '1A'
 Current Price is 500000 to 600000
 # Beds Total is 3 to 4
 # Baths Total is 2 to 3

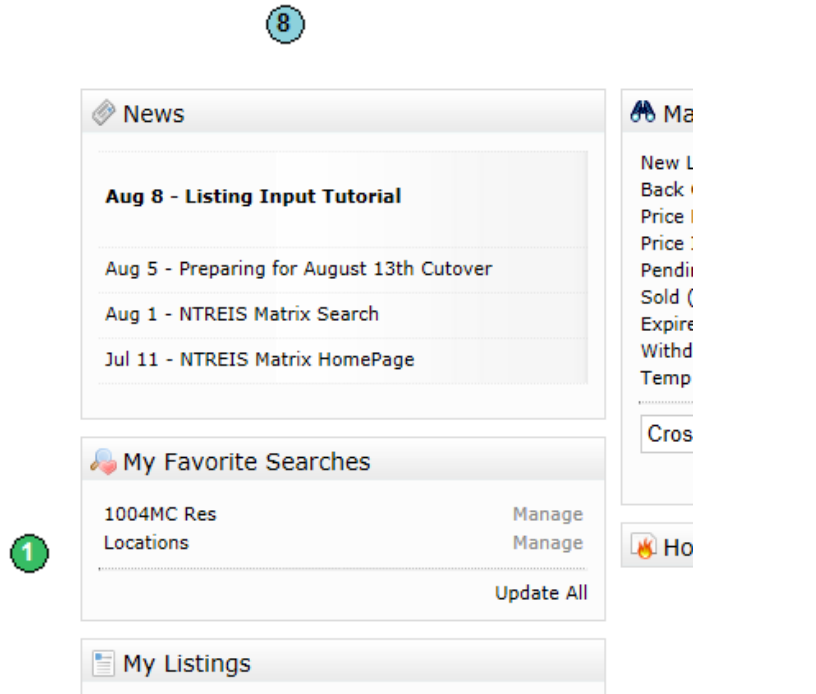


1004MC Instructions

NOTE: This is a one-time setup procedure.

Once the 1004MC Search has been saved, you can access it at any time from the Home Page. Create a Saved Search for each property type, Residential, Multi-Family, and Farm.

- 1 From the Home Page, click on the 1004MC RES Search you created and saved as a Favorite on the Home.



- 2 Enter the criteria to run the search. A few fields have been entered here for examples. Any criteria can be used to conduct your search.



- 3 Click on Results.

- 4 Select all the properties to include in the 1004MC report.
(note – be sure to make selections on every page to include all results)

MLS #	S	Area	Address	Bdr	Bth	Hb	Liv St	Gar	Yr	BR	Soft
2018892	A	1A	4301 Prickly Pear DR	4	2	2	1	2	1966	2,232	
4248571	A	1A	3504 Denwood DR	4	2	1	1	4	1964	2,832	
2524921	A	1A	7707 Long Point DR	4	3	3	1	2	1972	3,197	
4138088	AC	1A	6013 LONESOME VALLEY TRL	3	2	1	2	2	1986	2,849	
6633925	X	1A	3912 Dry Creek DR	4	2	1	2	2	1992	2,723	
7005023	X	1A	4005 Firstview DR	4	3	2	2	2	1990	2,882	
8782668	X	1A	3812 Greystone DR	4	3	2	2	2	1972	3,292	
8592353	P	1A	8420 Etienne CV	3	3	2	2	2	2012	2,445	
4968499	P	1A	8421 Etienne CV	4	3	2	2	2	2012	2,907	
9102384	PB	1A	3705 Hidden HOLW	3	2	1	2	1	1977	2,599	



1004MC Instructions

5 Click the Print icon.

6 Select the 1004MC Report.

7 Select to either Email or Print a PDF to produce the report.

An example of the 1004MC Statistics report that is created in Matrix.



Fannie Mae 1004MC Statistics

Prepared By: Cindy Miller

Listings as of 07/29/14 at 4:52 pm

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is one of 'Cancelled', 'Expired', 'Pending', 'Sold', 'Temp Off Market', 'Withdrawn', 'Withdrawn Sublisting' Status Contractual Search Date is 07/29/2014 to 07/29/2013 Property Sub Type is 'RES-Condo' City is 'Dallas' MLS Area is '17 - DALLAS OAK LAWN' Beds Total is 3+ Baths Total is 2+

Inventory Analysis	Prior 7-12 Months (07/29/2013-01/25/2014)	Prior 4-6 Months (01/26/2014-04/27/2014)	Current - 3 Months (04/28/2014-07/29/2014)
Total # of Comparable Sales (Settled)	43	10	24
Absorption Rate (Total Sales/Months)	7.17	3.33	8.00
Total # of Comparable Active Listings	25	26	23
Months of Housing Supply (Lst/Ab. Rate)	3.49	7.80	2.88
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$449,000	\$455,000	\$460,000
Median Comparable Sales DOM	58	77	24
Median Comparable List Price (Listings Only)	\$798,000	\$461,000	\$472,000
Median Comparable Listings DOM (Listings Only)	201	140	84
Median Sale Price / Median List Price %	92.60%	98.39%	95.04%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.