



Federal Housing Finance Agency

Introduction to the Uniform Appraisal Dataset (UAD) Public Use File (PUF)

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The analysis and conclusions are those of the authors alone and should not be represented or interpreted as conveying an official Federal Housing Finance Agency position, policy, analysis, opinion, or endorsement.



What is UAD?

- Uniform Appraisal Dataset (UAD) is part of the Uniform Mortgage Data Program (UMDP®).
- UAD is a standardized industry dataset of appraisal records collected by appraisers using the Uniform Residential Appraisal Report (URAR).

Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.			
Property Address		City	State Zip Code
Borrower		Owner of Public Record	County
Legal Description			
S U B J E C T	Assessor's Parcel #		Tax Year R.E. Taxes \$
	Neighborhood Name		Map Reference Census Tract
	Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ <input type="checkbox"/> PUD HOA \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
	Property Rights Appraised <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client		Address	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s).			
C O N T R A C T	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.		
	Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, report the total dollar amount and describe the items to be paid.			



- First-ever public release of appraisal-level data.
- UAD appraisal-level PUF is a nationally representative 5% random sample of single-family 1-unit appraisal records of mortgages acquired by Fannie Mae and Freddie Mac (the Enterprises) that required traditional appraisals.
- Current coverage:
 - Appraisals from 2013 to 2021.
 - 1.37 million records.
 - Set of 37 selected data fields (see next slide).
 - Race and ethnicity of borrowers obtained from the Enterprises' mortgage documents associated with the UAD records have been added.
- Data in CSV, R, SAS and Stata formats.
- Data dictionary and data documentation is available at www.fhfa.gov/UADdata.
- Questions and feedback can be sent to UADdata@fhfa.gov.



General Information

- Location:
 - State
 - County
 - 2010 Census Tract
- Mortgage Loan Purpose (Purchase/Refinance)
- Owner Occupancy Status
- Borrower Race and Ethnicity
- Neighborhood Housing Characteristics and Trends

Property Valuation

- Appraised Value
- Contract Price
- Appraisal Value to Contract Price Ratio

Property Information

- Lot Size
- Gross Living Area
- Number of Bedrooms
- Number of Bathrooms
- Quality of Construction Rating
- Condition Rating
- Updated Within Last 15 Years

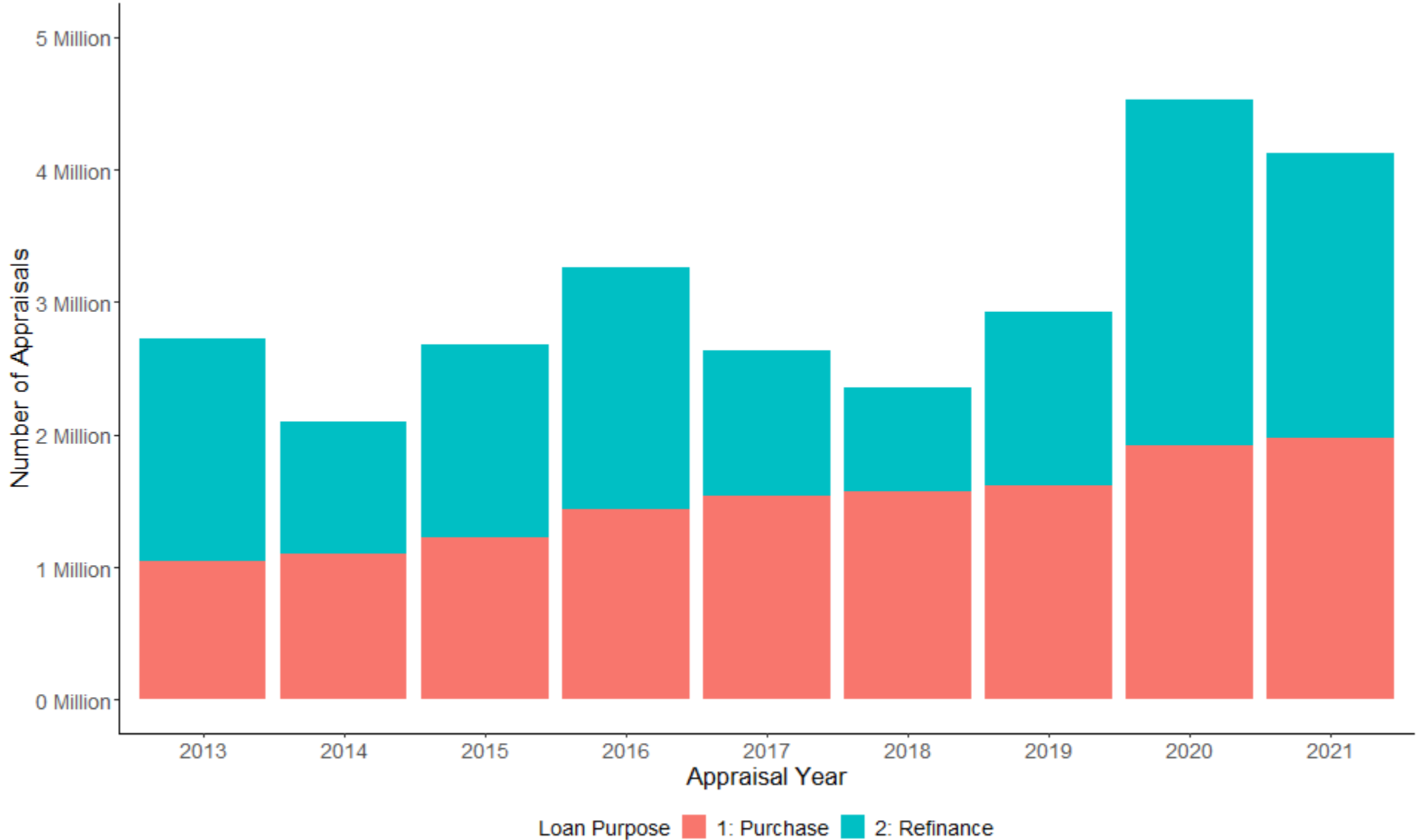
Comparable Properties

- Num of Comps Used
- Average Proximity of Comps
- Average Adjusted Sale Price of Comps
- Average and Median Adjustments

Disclosure avoidance implemented



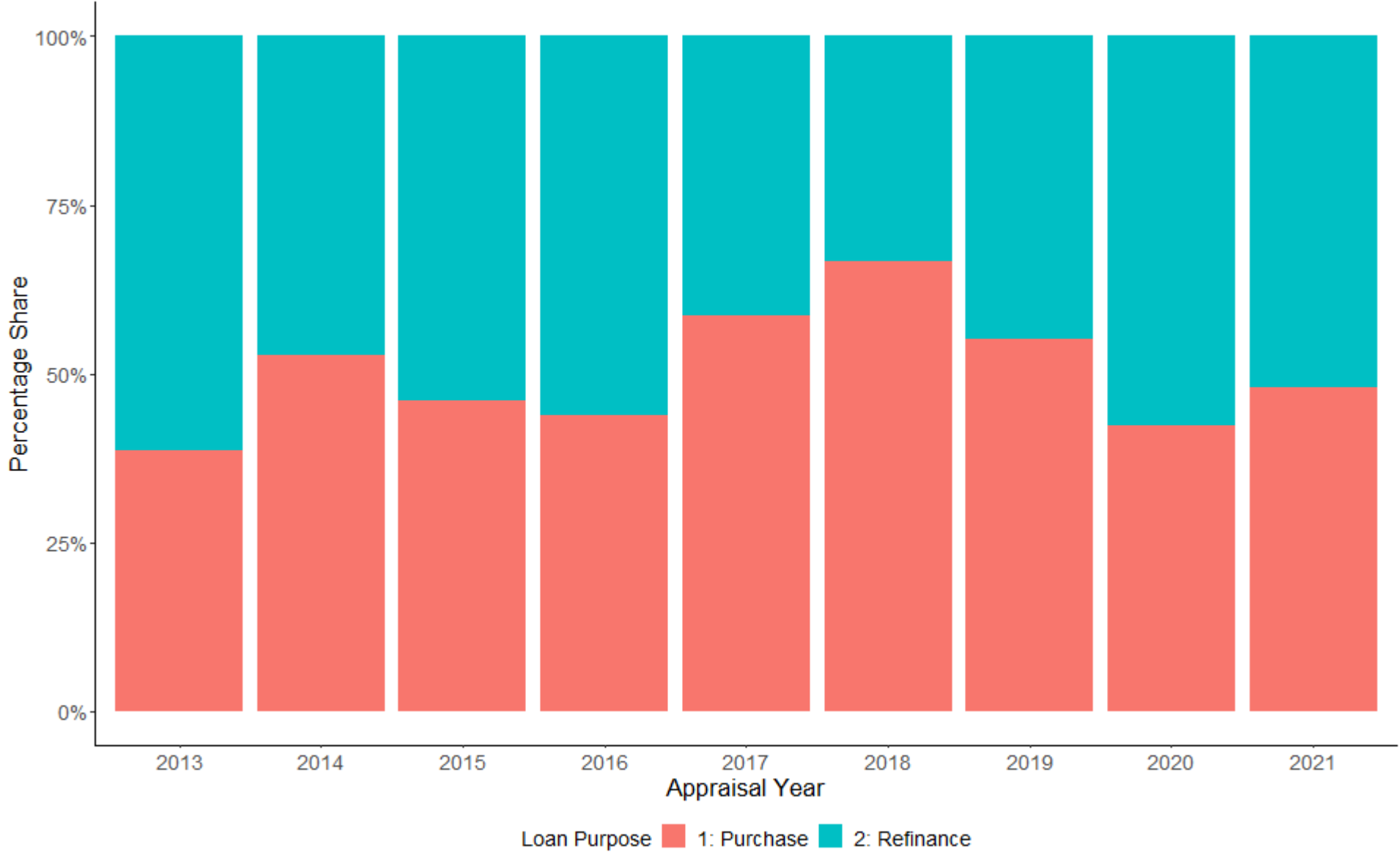
Number of Enterprise Appraisals by Loan Purpose and Appraisal Year



Source: FHFA, Uniform Appraisal Dataset Public Use File

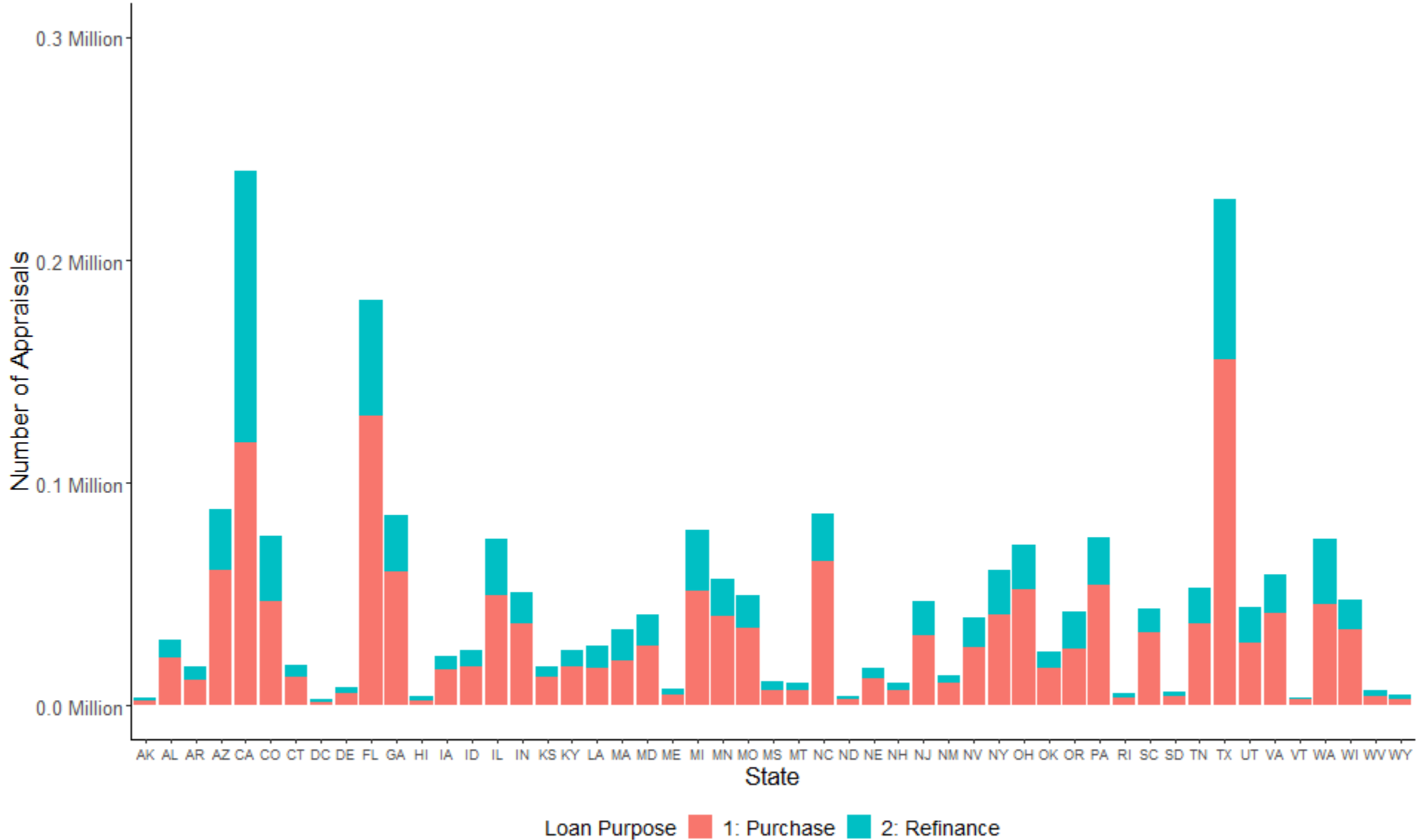
Note: The number of appraisals in the UAD PUF multiplied by weight of 20 reflect the population total of Enterprise appraisals.

Distribution of Loan Purpose by Appraisal Year for Enterprise Appraisals



Source: FHFA, Uniform Appraisal Dataset Public Use File

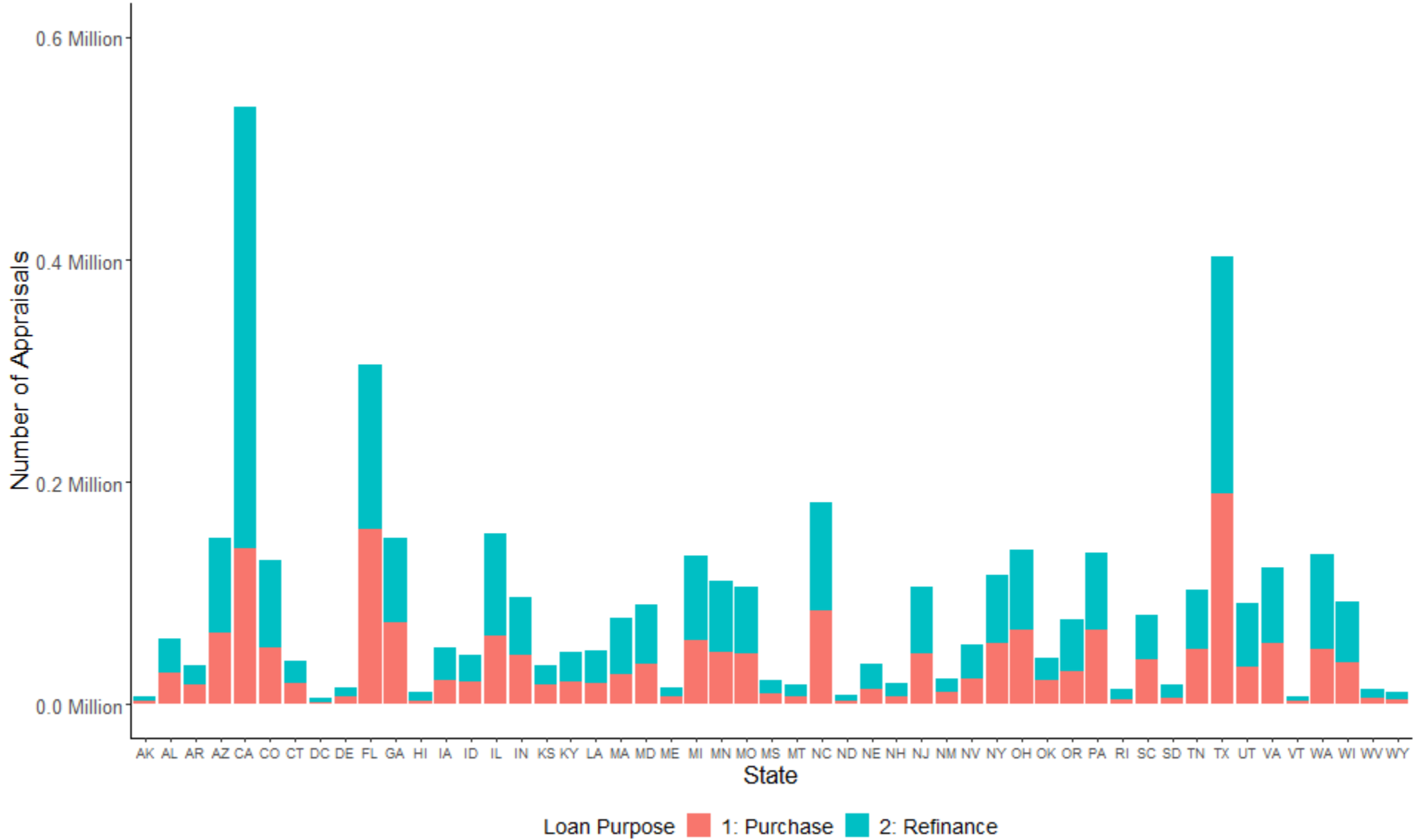
Number of Enterprise Appraisals in 2018 by State



Source: FHFA, Uniform Appraisal Dataset Public Use File

Note: The number of appraisals in the UAD PUF multiplied by weight of 20 reflect the population total of Enterprise appraisals.

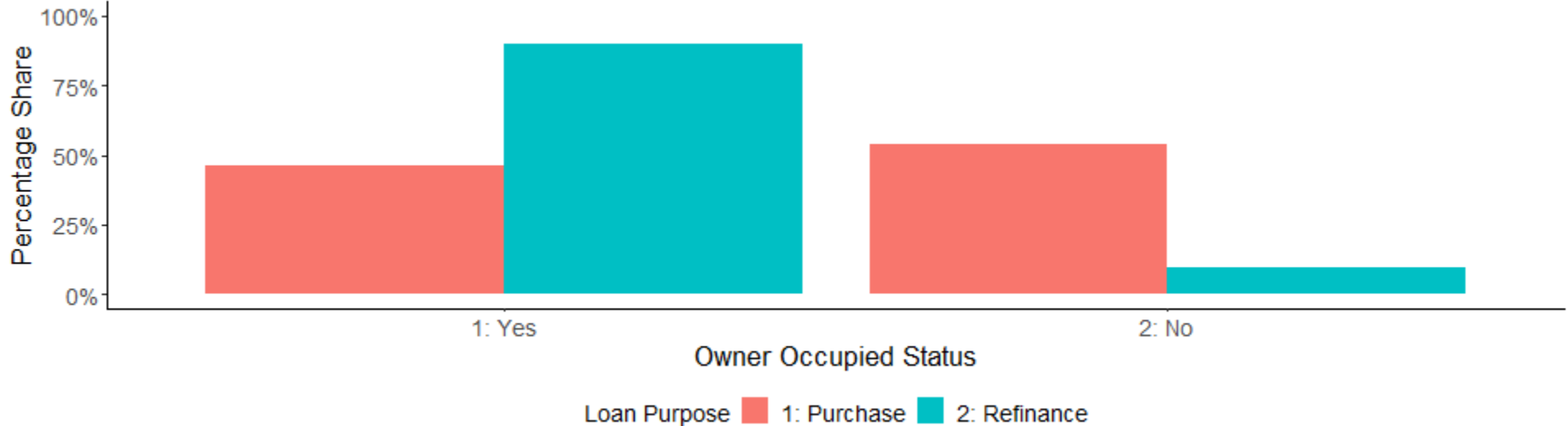
Number of Enterprise Appraisals in 2020 by State



Source: FHFA, Uniform Appraisal Dataset Public Use File

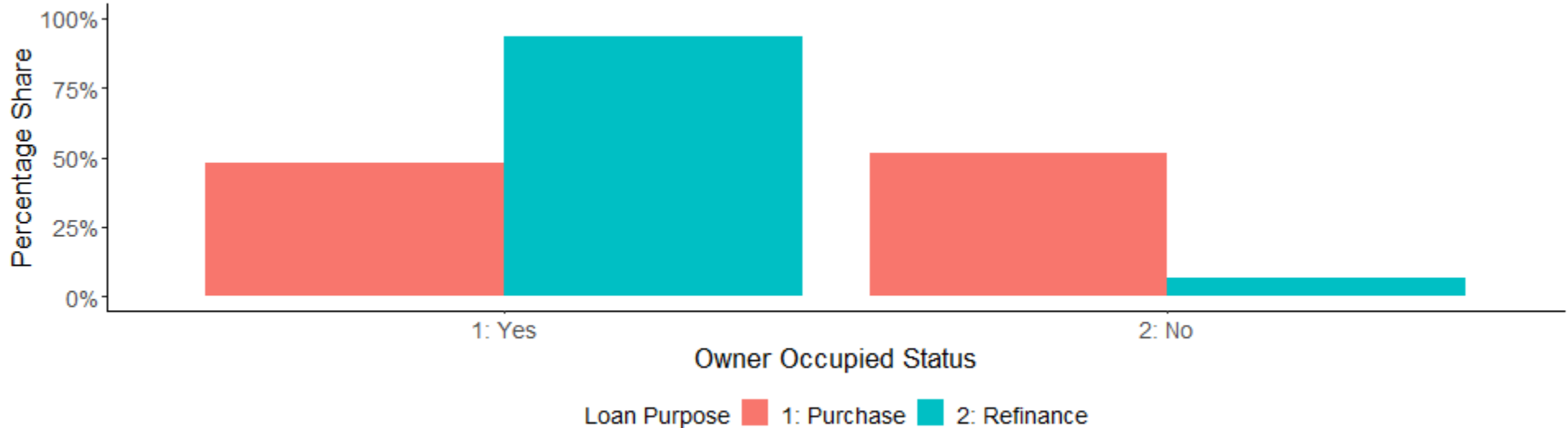
Note: The number of appraisals in the UAD PUF multiplied by weight of 20 reflect the population total of Enterprise appraisals.

Distribution of Owner Occupied Status by Loan Purpose for Enterprise Appraisals in 2018



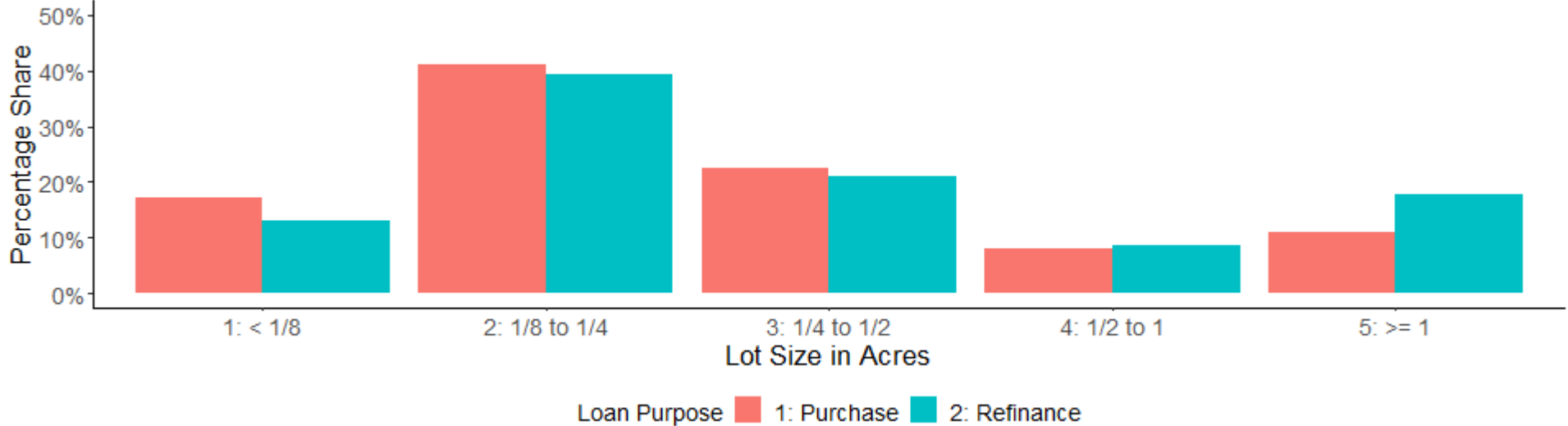
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Owner Occupied Status by Loan Purpose for Enterprise Appraisals in 2020



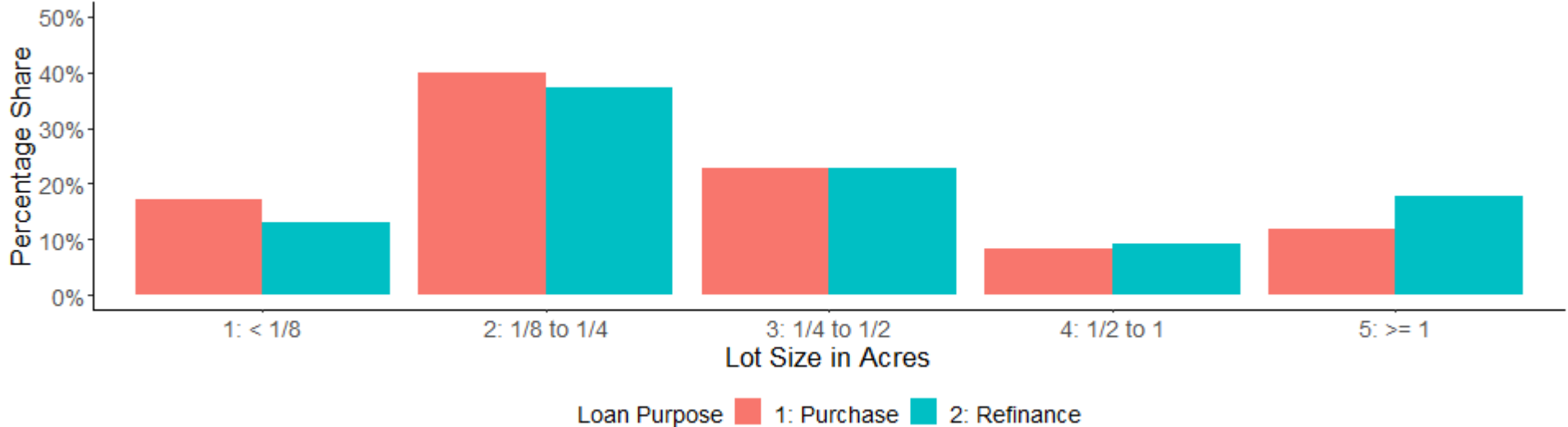
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Lot Size by Loan Purpose for Enterprise Appraisals in 2018



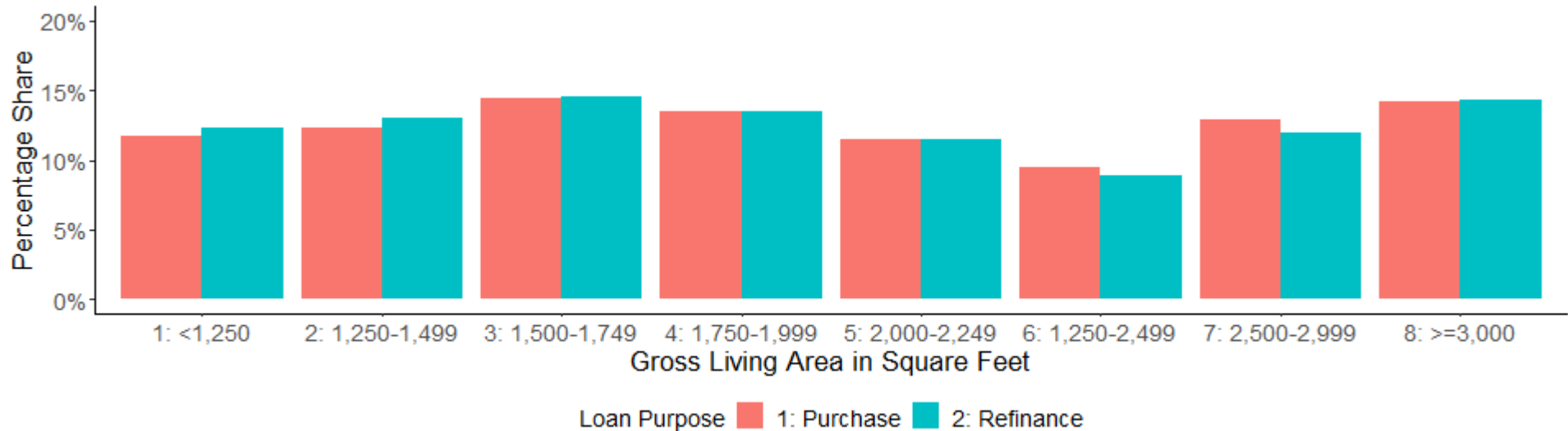
Source: FHFA, Uniform Appraisal Dataset Public Use File

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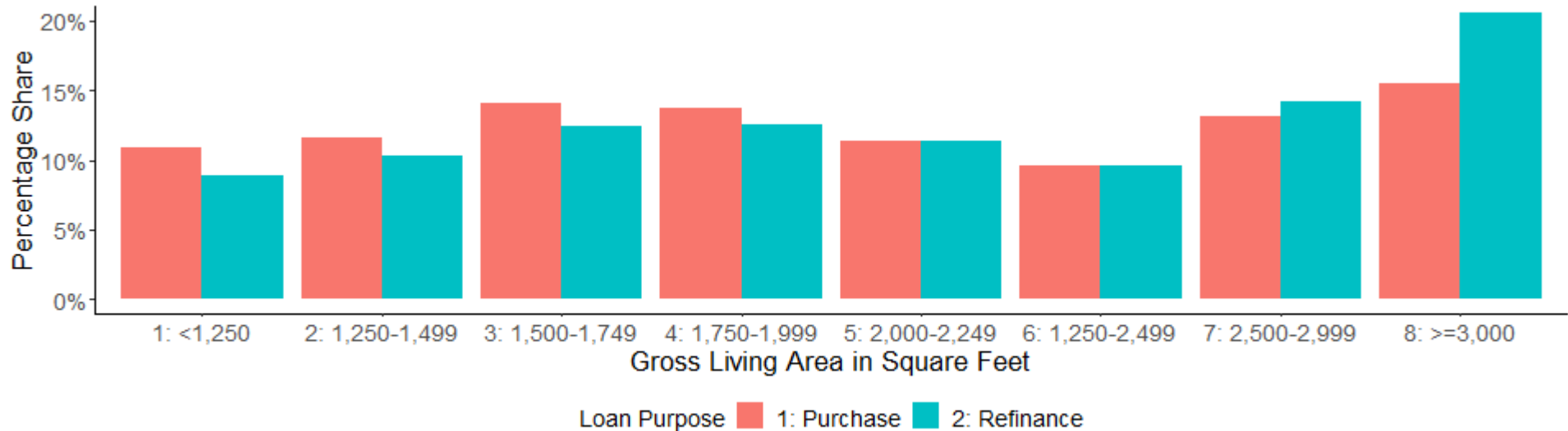
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Gross Living Area by Loan Purpose for Enterprise Appraisals in 2018



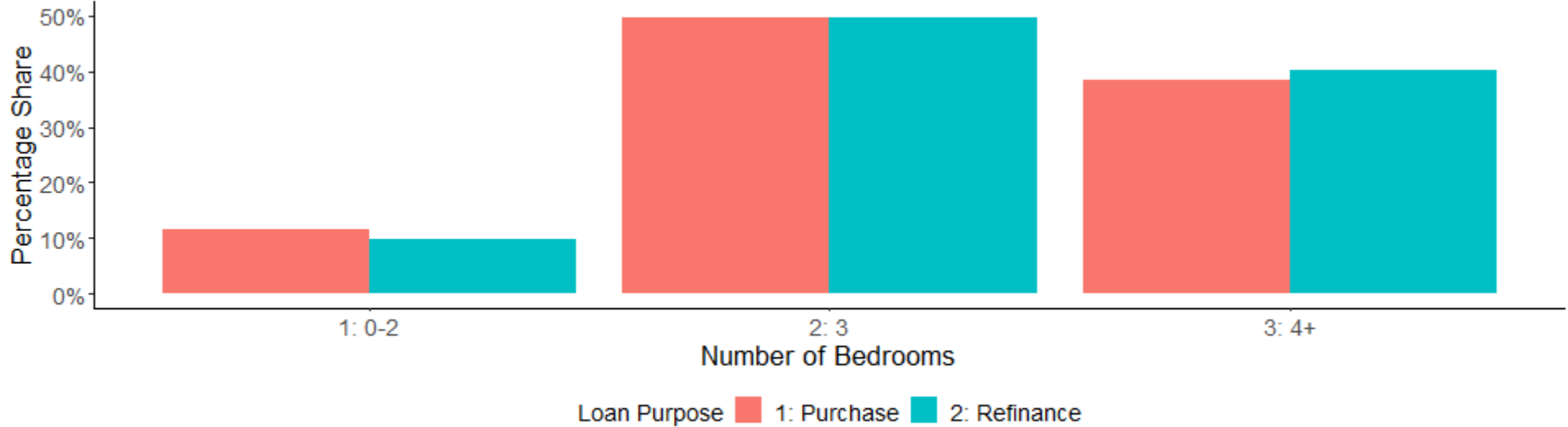
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Gross Living Area by Loan Purpose for Enterprise Appraisals in 2020



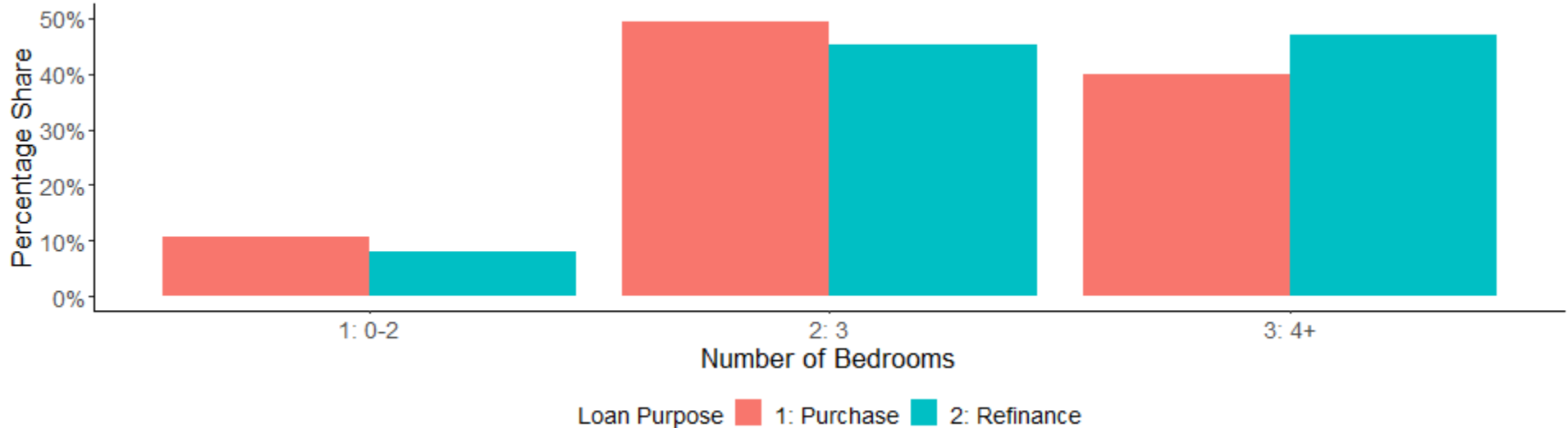
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Number of Bedrooms by Loan Purpose for Enterprise Appraisals in 2018



Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Number of Bedrooms by Loan Purpose for Enterprise Appraisals in 2020



Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Number of Bathrooms by Loan Purpose for Enterprise Appraisals in 2018



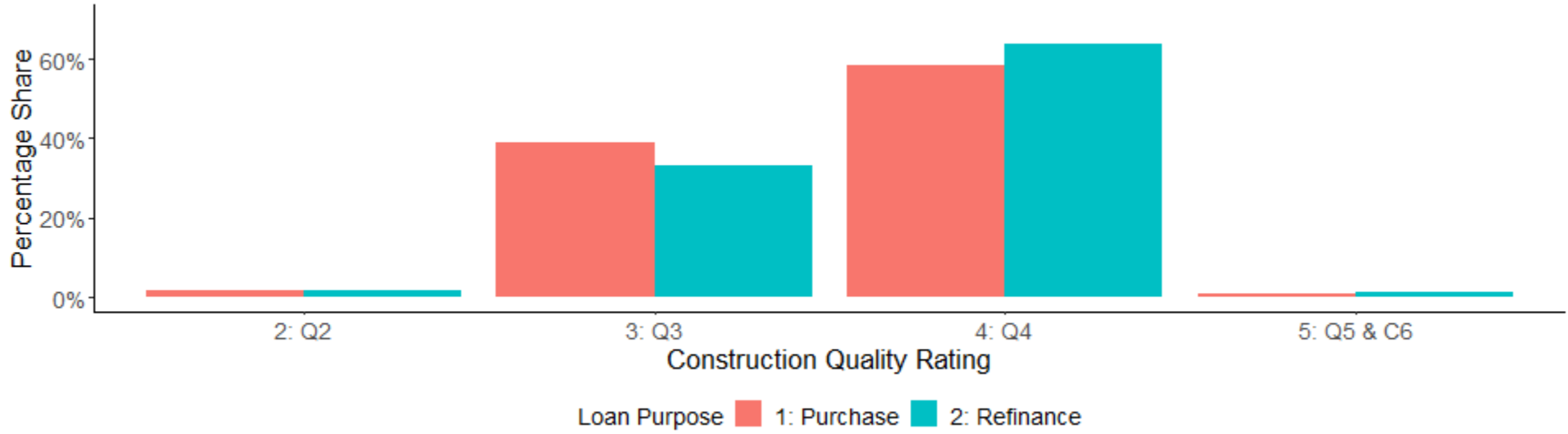
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Number of Bathrooms by Loan Purpose for Enterprise Appraisals in 2020



Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Construction Quality Rating by Loan Purpose for Enterprise Appraisals in 2018



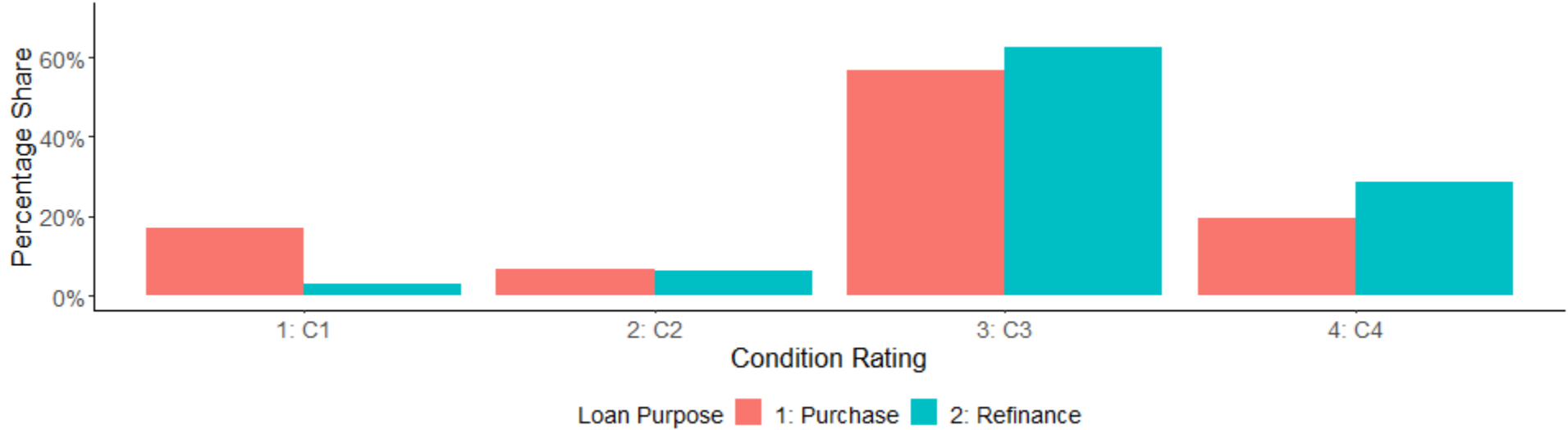
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Construction Quality Rating by Loan Purpose for Enterprise Appraisals in 2020



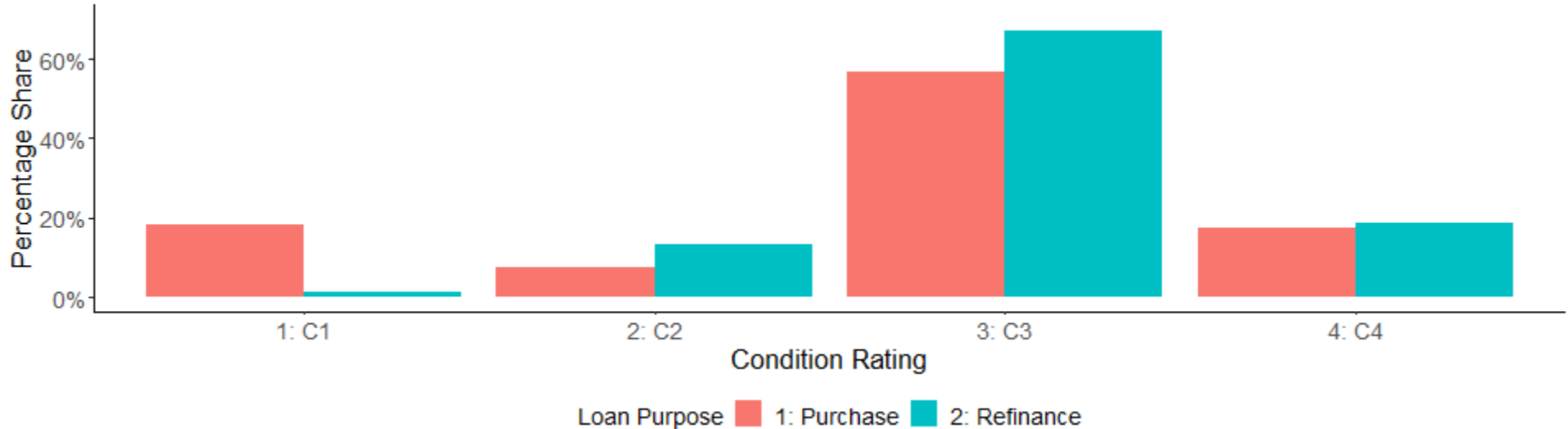
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Condition Rating by Loan Purpose for Enterprise Appraisals in 2018



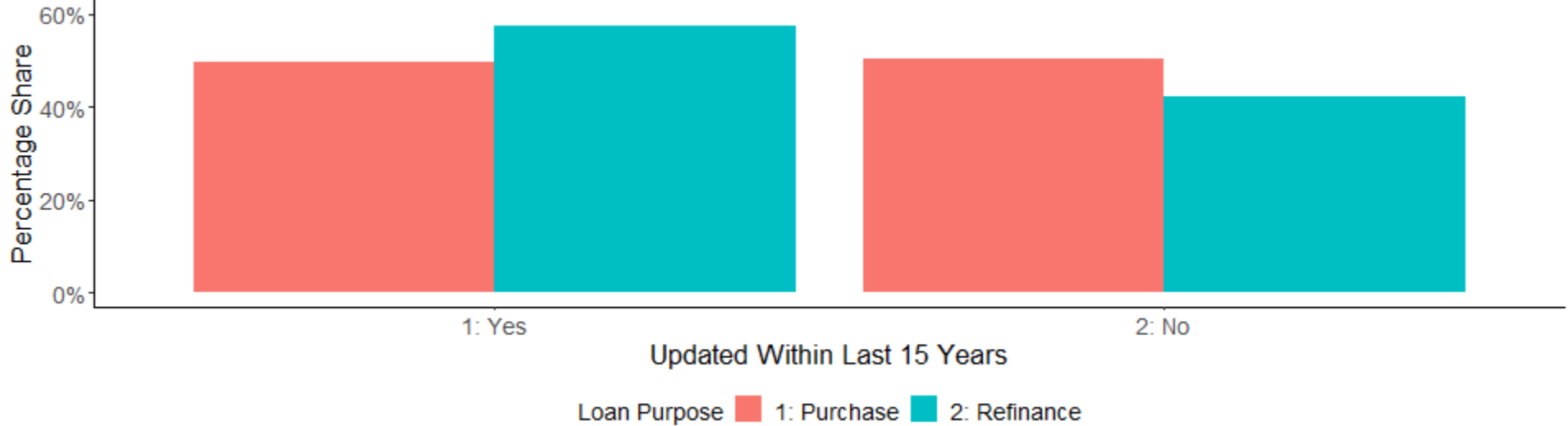
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Condition Rating by Loan Purpose for Enterprise Appraisals in 2020



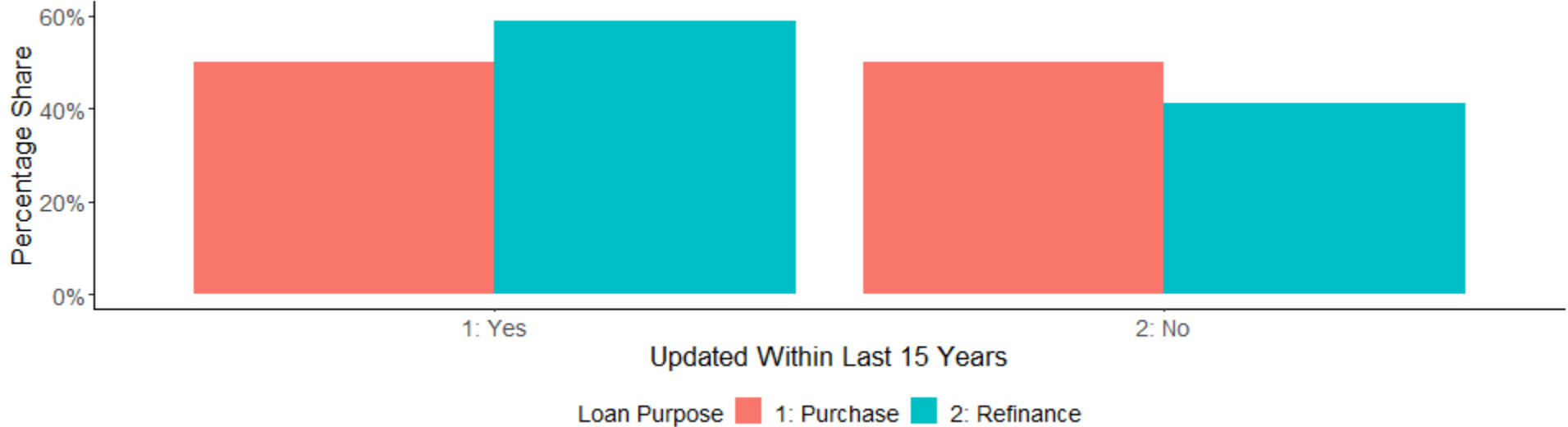
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Updated Status by Loan Purpose for Enterprise Appraisals in 2018



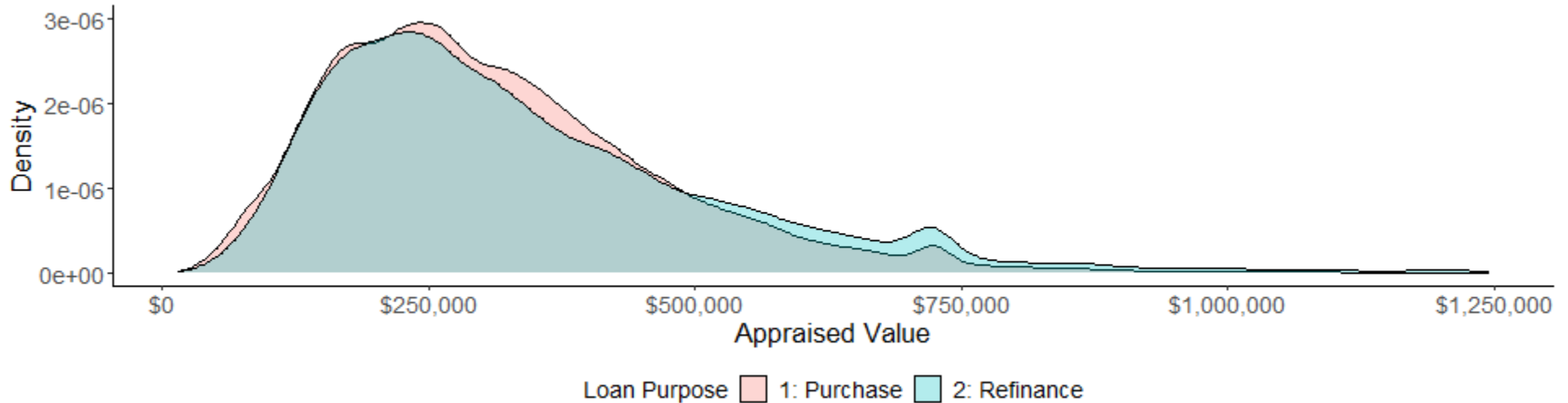
Source: FHFA, Uniform Appraisal Dataset Public Use File

Distribution of Updated Status by Loan Purpose for Enterprise Appraisals in 2020



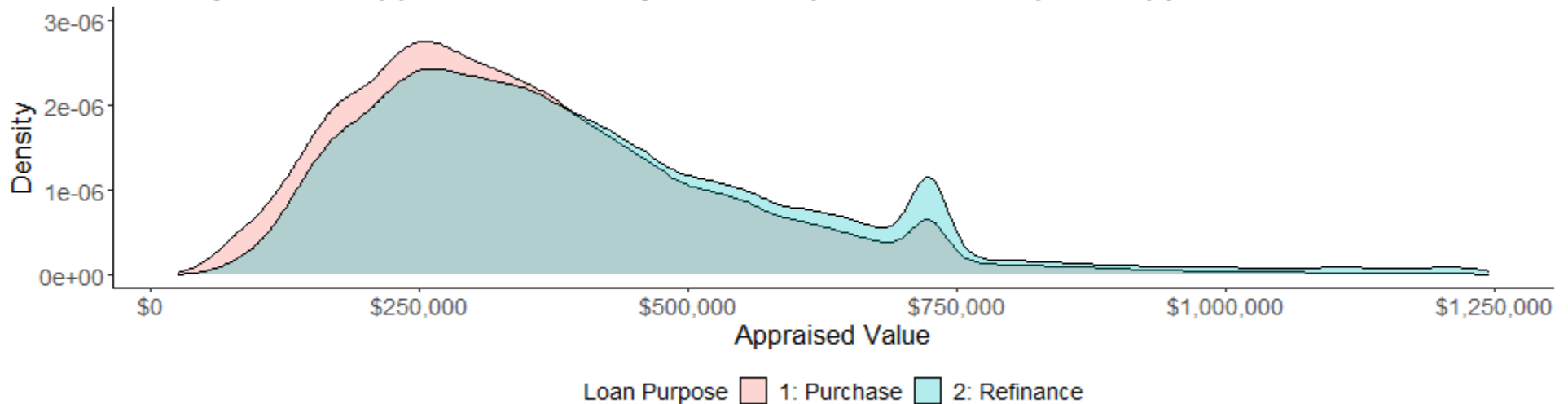
Source: FHFA, Uniform Appraisal Dataset Public Use File

Density Plot of Appraised Value by Loan Purpose for Enterprise Appraisals in 2018



Source: FHFA, Uniform Appraisal Dataset Public Use File
 Note: Appraised values in the UAD PUF are midpoints of \$10,000 intervals.

Density Plot of Appraised Value by Loan Purpose for Enterprise Appraisals in 2020



Source: FHFA, Uniform Appraisal Dataset Public Use File
 Note: Appraised values in the UAD PUF are midpoints of \$10,000 intervals.