



FHFA UNIFORM APPRAISAL DATASET AGGREGATE STATISTICS DATA FILE DICTIONARY

Updated: June 27, 2024

Table 1. Uniform Appraisal Dataset (UAD) Aggregate Statistics Data File Fields

| Field | Definition |
|-----------------|--|
| SOURCE | Where the data comes from (e.g., UAD) |
| FREQUENCY | How often series is tabulated (e.g., annually or quarterly) |
| SERIES | Full name of the statistical series. See Table 2 for the list of statistical series. |
| SERIESID | Short name of the statistical series. See Table 2 for the list of statistical series. |
| GEOLEVEL | Level of geography for the estimate <ul style="list-style-type: none"> • National • State • Metro Area • County • Tract |
| GEONAME | Formal name of geographic unit (e.g., Florida, Carson County) |
| STATEPOSTAL | State postal code (e.g., AK, FL) |
| STATEFIPS | State Federal Information Processing System (FIPS) Code (e.g., 02, 15) |
| FIPS | County FIPS Code (e.g., 01001, 13005) |
| TRACT | Eleven-digit Census Tract code, which includes FIPS + six-digit Tract number (2020 Census vintage) (e.g., 01001100234) |
| METRO | Metropolitan Statistical Area (MSA) or MSA Division (MSAD) Code for the Top 100 MSAs and MSADs (March 2020 vintage) (e.g., 10420). |
| PURPOSE | The reason for the loan for which the appraisal was conducted <ul style="list-style-type: none"> • Purchase • Refinance • Both (combines purchase and refinance) |
| YEAR | Year of the Series (e.g., 2016, 2021) |
| QUARTER | Quarter of the Series <ul style="list-style-type: none"> • 1 = January – March • 2 = April – June • 3 = July – September • 4 = October – December • 5 = All four quarters |
| CHARACTERISTIC1 | Attributes of the structure being appraised, the neighborhood, the market, or the appraisal process (e.g., bedrooms, bathrooms, percent minority). See Table 3 for the full list of characteristics. |

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| CATEGORY1 | Represents a value of the characteristic (e.g., 1 bedroom, 3 bathrooms). See Table 3 for the full list of categories for each characteristic. |
| SUPPRESSED | Indicator for value suppression <ul style="list-style-type: none">• 0 = Not Suppressed• 1 = Suppressed |
| VALUE | Worth of the statistical series. See Table 2 for notes about rounding. |

Table 2. List of Statistical Series

| SERIES | SERIESID | Notes |
|--|-----------------|--|
| Count of Appraisals | COUNT | |
| Median Appraised Value | MEDIAN | Rounded to nearest \$100 |
| 25% Quartile of Appraised Value | P25 | Rounded to nearest \$100 |
| 75% Quartile of Appraised Value | P75 | Rounded to nearest \$100 |
| Mean Appraised Value | MEAN | Rounded to nearest \$100 |
| Mean Ratio Contract Price/Appraised Value | RATIO | Rounded to nearest .001 |
| Mean Ratio Appraised Value/Contract Price | RATIO1 | Rounded to nearest .001 |
| % of Appraisals Below Contract Price | PERBEL | Rounded to nearest .001 |
| % of Appraisals Equal to Contract Price | PEREQ | Rounded to nearest .001 |
| % of Appraisals Above Contract Price | PERABV | Rounded to nearest .001 |
| Mean Distance to Comps | COMDIS | Rounded to nearest .01 |
| Mean % of Comps in Same Census Tract | COMTRC | Rounded to nearest .001 |
| Mean Comps Range Percentage | CMORNG | Where the appraised value falls in the range of adjusted comparable prices. Calculated as follows: Appraised Value minus minimum of the Adjusted Sale Price of Comparable (ASPC), divided by the maximum of ASPC minus the minimum of ASPC. Rounded to nearest .001 |
| Mean Comps Range Percentage (Settled Sales Only) | CMORNP | Where the appraised value falls in the range of adjusted comparable prices, restricted to settled sales only. Calculated as follows: Appraised Value minus minimum of the Adjusted Sale Price of Comparable (ASPC), divided by the maximum of ASPC minus the minimum of ASPC. Rounded to nearest .001 |
| Mean Comps Adjustment Percentage | NETADJ | Comps Adjustment refers to a change in value of a comparable |

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| | | <p>property to make it equivalent to the subject property. Mean Comps Adjustment Percentage is calculated as follows:</p> <p>Net Adjustment divided by the Comparable Sales Price (averaged for all comparables related to each subject property).</p> <p>Rounded to nearest .001</p> |
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Table 3. List of Characteristic Fields and their Associated Categories

| Characteristic | Category Label |
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| Tract Percent Minority Population | <ul style="list-style-type: none"> • 0% to 50% • 50.1% to 80% • 80.1% to 100% • Missing |
| Ratio of Tract Median Income to MSA Median Income (as defined by Federal Housing Finance Agency) | <ul style="list-style-type: none"> • 0% to 60% • 60.1% to 80% • 80.1% to 100% • 100.1% to 120% • 120.1% to 150% • 150.1% and above • Missing |
| Year Built | <ul style="list-style-type: none"> • 1949 and earlier • 1950 to 1959 • 1960 to 1969 • 1970 to 1979 • 1980 to 1989 • 1990 to 1999 • 2000 to 2009 • 2010 to Current • Missing |
| New Construction Status | <ul style="list-style-type: none"> • Yes • No • Missing |
| Effective Age | <ul style="list-style-type: none"> • 0 to 5 Years • 6 to 10 years • 11 to 15 Years • 16 to 20 Years • More than 20 Years • Missing |
| Type of Structure | <ul style="list-style-type: none"> • Attached or Semi-Detached • Detached • Missing |
| Quality of Construction | <ul style="list-style-type: none"> • Q1 and Q2 • Q3 • Q4 • Q5 and Q6 • Missing |

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| <p>Number of Bedrooms Above Grade</p> | <ul style="list-style-type: none"> • 0 to 2 Bedrooms • 3 Bedrooms • 4 Bedrooms • 5 or more Bedrooms • Missing |
| <p>Number of Bedrooms Above and Below Grade</p> | <ul style="list-style-type: none"> • 0 to 2 Bedrooms • 3 Bedrooms • 4 Bedrooms • 5 or more Bedrooms • Missing |
| <p>Number of Bathrooms Above Grade</p> | <ul style="list-style-type: none"> • 1 Full Bathroom • 1 Full and 1+ Half Bathrooms • 2 Full Bathrooms • 2 Full and 1+ Half Bathrooms • 3 Full Bathrooms • More than 3 Full Bathrooms • Missing |
| <p>Number of Bathrooms Above and Below Grade</p> | <ul style="list-style-type: none"> • 1 Full Bathroom • 1 Full and 1+ Half Bathrooms • 2 Full Bathrooms • 2 Full and 1+ Half Bathrooms • 3 Full Bathrooms • More than 3 Full Bathrooms • Missing |
| <p>Number of Rooms Above Grade</p> | <ul style="list-style-type: none"> • 0 to 5 Rooms • 6 Rooms • 7 Rooms • 8 Rooms • 9 Rooms • 10+ Rooms • Missing |

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| Finished Area Above Grade | <ul style="list-style-type: none"> • Less than 1,200 sq. ft. • 1,200 to 1,499 sq. ft. • 1,500 to 1,699 sq. ft. • 1,700 to 1,999 sq. ft. • 2,000 to 2,499 sq. ft. • 2,500 to 2,999 sq. ft. • 3,000 or More sq. ft. • Missing |
| Finished Area Above and Below Grade | <ul style="list-style-type: none"> • Less than 1,200 sq. ft. • 1,200 to 1,499 sq. ft. • 1,500 to 1,699 sq. ft. • 1,700 to 1,999 sq. ft. • 2,000 to 2,499 sq. ft. • 2,500 to 2,999 sq. ft. • 3,000 or More sq. ft. • Missing |
| Number of Stories | <ul style="list-style-type: none"> • 1 Story • More than 1 Story • Missing |
| Type of Foundation | <ul style="list-style-type: none"> • Full or Partial Basement • Crawl Space or Concrete Slab • Missing |
| Car Storage | <ul style="list-style-type: none"> • Garage • Carport or No Car Storage • Missing |
| Central Air | <ul style="list-style-type: none"> • Central Air • No Central Air • Missing |
| Type of Heating | <ul style="list-style-type: none"> • Forced Warm Air • Other • Missing |
| Public Sewer | <ul style="list-style-type: none"> • Public • Other • Missing |
| Public Water | <ul style="list-style-type: none"> • Public • Other • Missing |
| Planned Unit Development | <ul style="list-style-type: none"> • Yes • No • Missing |

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| Adverse Site Conditions Present | <ul style="list-style-type: none"> • Yes • No • Missing |
| Accessory Dwelling Unit Present | <ul style="list-style-type: none"> • Yes • No • Missing |
| Urbanization Level | <ul style="list-style-type: none"> • Rural • Suburban • Urban • Missing |
| Neighborhood Percent Built Up | <ul style="list-style-type: none"> • 0% to 75% • 75.1% to 100% • Missing |
| Neighborhood Percent Single-Family Homes | <ul style="list-style-type: none"> • 0% to 50% • 50.1% to 75% • 75.1% and above • Missing |
| Marketing Time | <ul style="list-style-type: none"> • Less than 3 Months • 3 or more Months • Missing |
| Neighborhood Growth Rate | <ul style="list-style-type: none"> • Rapid • Stable • Slow • Missing |
| Neighborhood Property Value Trends | <ul style="list-style-type: none"> • Increasing • Stable • Declining • Missing |
| Neighborhood Demand and Supply Trends | <ul style="list-style-type: none"> • Shortage • In Balance • Over Supply • Missing |
| Appraisal Approaches | <ul style="list-style-type: none"> • Sales Approach Only • Sales and Other Approaches • Missing |
| Number of Comparable Properties Used in Appraisal | <ul style="list-style-type: none"> • 1 to 3 Comps • 4 Comps • 5 Comps • 6 Comps • 7+ Comps • Missing |

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| Use of Supervisory Appraiser | <ul style="list-style-type: none"> • Inspected • Did not Inspect • Missing |
| Property Condition (Four categories) | <ul style="list-style-type: none"> • C1 and C2 • C3 • C4 • C5 and C6 • Missing |
| Property Condition (Three categories) | <ul style="list-style-type: none"> • C1 and C2 • C3 • C4, C5, and C6 • Missing |
| Updated in the last 15 years | <ul style="list-style-type: none"> • Yes • No • Missing |
| Owner Occupancy Status | <ul style="list-style-type: none"> • Yes • No • Missing |
| Lot Size | <ul style="list-style-type: none"> • Less than 1/8-acre • 1/8-acre to less than 1/4-acre • 1/4-acre to less than 1/2-acre • 1/2-acre to less than 1 acre • 1 acre or more • Missing |
| Tract Largest Race/Ethnicity Group | <ul style="list-style-type: none"> • Non-Hispanic White (50% or more) • Black (50% or more) • Hispanic/Latino (50% or more) • Asian (50% or more) • Other (50% or more) • Missing |
| Duty to Serve Rural Area | <ul style="list-style-type: none"> • Yes • No • Missing |