

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
	 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 • Purchase • Refinance • Both (combines purchase and refinance)
YEAR	Year of the Series (e.g., 2016, 2021)
QUARTER	Quarter of the Series 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.

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	
	0 = Not Suppressed1 = 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.
Mean Comps Range Percentage (Settled Sales Only)	CMORNP	Rounded to nearest .001 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

property to make it equivalent to the subject property. Mean Comps Adjustment Percentage is calculated as follows:
Net Adjustment divided by the Comparable Sales Price (averaged for all comparables related to each subject property). Rounded to nearest .001

Table 3. List of Characteristic Fields and their Associated Categories

Characteristic	Category Label
Tract Percent Minority Population	 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)	 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	 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	YesNoMissing
Effective Age	 0 to 5 Years 6 to 10 years 11 to 15 Years 16 to 20 Years More than 20 Years Missing
Type of Structure	 Attached or Semi- Detached Detached Missing
Quality of Construction	 Q1 and Q2 Q3 Q4 Q5 and Q6 Missing

Number of Bedrooms Above Grade	
Number of Beardon's Above Grade	0 to 2 Bedrooms
	3 Bedrooms
	 4 Bedrooms
	 5 or more Bedrooms
	Missing
Number of Bedrooms Above and Below Grade	0 to 2 Bedrooms
	3 Bedrooms
	4 Bedrooms
	5 or more Bedrooms
	Missing
Number of Bathrooms Above Grade	1 Full Bathroom
Trainber of bathlooms Above Glade	1 Full Bathroom 1 Full and 1+ Half
	Bathrooms
	• 2 Full Bathrooms
	2 Full and 1+ Half Pathway and
	Bathrooms
	3 Full Bathrooms
	More than 3 Full
	Bathrooms
	Missing
Number of Bathrooms Above and Below Grade	 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
Number of Rooms Above Grade	
	0 to 5 Rooms
	• 6 Rooms
	• 7 Rooms
	8 Rooms
	9 Rooms
	• 10+ Rooms
	 Missing

Less than 1,200 sq. ft.	Finished Area Above Grade	a Loss than 1 200 se
1,200 to 1,499 sq. ft. 1,500 to 1,699 sq. ft. 1,700 to 1,699 sq. ft. 1,700 to 1,999 sq. ft. 2,000 to 2,499 sq. ft. 2,000 to 2,499 sq. ft. 3,000 or More sq. ft. Missing Less than 1,200 sq. ft. 1,200 to 1,499 sq. ft. 1,200 to 1,499 sq. ft. 1,500 to 1,699 sq. ft. 1,700 to 1,999 sq. ft. 1,500 to 1,699 sq. ft. 2,000 to 2,499 sq. ft. 2,500 to 2,999 sq. ft. 2,500 to 2,999 sq. ft. 2,500 to 2,999 sq. ft. 3,000 or More sq. ft. Missing 1 Story More than 1 Story More than 1 Story Missing Type of Foundation Full or Partial Basement Crawl Space or Concrete Slab Missing Car Storage Garage Carport or No Car Storage Carport or No Car Storage Missing Type of Heating Full or Partial Air No Central Air Missing Type of Heating Public Sewer Public Missing Public Sewer Public Other Missing Public Water Public Other Missing	Tillistica Alea Above Glade	
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Public Water		Other
Other Missing Planned Unit Development Yes No		 Missing
Planned Unit Development Planned Unit Development • Missing • Yes • No	Public Water	Public
Planned Unit Development • Yes • No		Other
• No		 Missing
• No	Planned Unit Development	• Yes

Adverse Site Conditions Present	. Vaa
Adverse site conditions rresent	• Yes
	• No
	Missing
Accessory Dwelling Unit Present	• Yes
	• No
	Missing
Urbanization Level	 Rural
	 Suburban
	Urban
	 Missing
Neighborhood Percent Built Up	• 0% to 75%
	• 75.1% to 100%
	 Missing
Neighborhood Percent Single-Family Homes	• 0% to 50%
,	• 50.1% to 75%
NAcyleting Times	Missing
Marketing Time	 Less than 3 Months
	3 or more Months
	Missing
Neighborhood Growth Rate	Rapid
	 Stable
	• Slow
	Missing
Neighborhood Property Value Trends	 Increasing
	• Stable
	 Declining
	Missing
Neighborhood Demand and Supply Trends	Shortage
	 In Balance
	 Over Supply
	 Missing
Appraisal Approaches	Sales Approach Only
	Sales and Other
	Approaches
	Missing
Number of Comparable Properties Used in Appraisal	1 to 3 Comps
	• 4 Comps
	• 5 Comps
	• 6 Comps
	• 7+ Comps
	 Missing

Use of Supervisory Appraiser	
ose of Supervisory Appraiser	• Inspected
	Did not Inspect
	Missing
Property Condition (Four categories)	C1 and C2
	• C3
	• C4
	• C5 and C6
	 Missing
Property Condition (Three categories)	• C1 and C2
.,	• C3
	• C4, C5, and C6
	Missing
Updated in the last 15 years	• Yes
•	• No
	 Missing
Owner Occupancy Status	• Yes
	• No
	 Missing
Lot Size	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	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	• Yes
	• No
	Missing