# FHFA UNIFORM APPRAISAL DATASET AGGREGATE STATISTICS DATA FILE DICTIONARY

Updated: September 26, 2024

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

| Field | Definition |
|---|---|
| SOURCE | Where the data comes from (e.g., UAD) |
| APPRAISALSOURCE | The source and type of appraisal<br><br>• Enterprise Single-Family<br>• Enterprise Condo |
| 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<br><br>• National<br>• State<br>• Metro Area<br>• County<br>• 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<br><br>• Purchase<br>• Refinance<br>• Both (combines purchase and refinance) |
| YEAR | Year of the Series (e.g., 2016, 2021) |
| QUARTER | Quarter of the Series<br><br>• 1 = January – March<br>• 2 = April – June<br>• 3 = July – September<br>• 4 = October – December |

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| | • 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<br><br>• 0 = Not Suppressed<br>• 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.<br><br>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.<br><br>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:<br><br>Net Adjustment divided by the Comparable Sales Price (averaged for all comparables related to each subject property).<br><br>Rounded to nearest .001 |
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**Table 3. List of Characteristic Fields and their Associated Categories**

| Characteristic | Category Label in Enterprise Single-Family Data | Category Label in Enterprise Condo Data |
|---|---|---|
| Tract Percent Minority Population | <ul><li>0% to 50%</li><li>50.1% to 80%</li><li>80.1% to 100%</li><li>Missing</li></ul> | <ul><li>0% to 50%</li><li>50.1% to 80%</li><li>80.1% to 100%</li><li>Missing</li></ul> |
| Ratio of Tract Median Income to MSA Median Income (as defined by Federal Housing Finance Agency) | <ul><li>0% to 60%</li><li>60.1% to 80%</li><li>80.1% to 100%</li><li>100.1% to 120%</li><li>120.1% to 150%</li><li>150.1% and above</li><li>Missing</li></ul> | <ul><li>0% to 60%</li><li>60.1% to 80%</li><li>80.1% to 100%</li><li>100.1% to 120%</li><li>120.1% to 150%</li><li>150.1% and above</li><li>Missing</li></ul> |
| Year Built | <ul><li>1949 and earlier</li><li>1950 to 1959</li><li>1960 to 1969</li><li>1970 to 1979</li><li>1980 to 1989</li><li>1990 to 1999</li><li>2000 to 2009</li><li>2010 to Current</li><li>Missing</li></ul> | <ul><li>1949 and earlier</li><li>1950 to 1959</li><li>1960 to 1969</li><li>1970 to 1979</li><li>1980 to 1989</li><li>1990 to 1999</li><li>2000 to 2009</li><li>2010 to Current</li><li>Missing</li></ul> |
| New Construction Status | <ul><li>Yes</li><li>No</li><li>Missing</li></ul> | <ul><li>Yes</li><li>No</li><li>Missing</li></ul> |
| Effective Age | <ul><li>0 to 5 Years</li><li>6 to 10 years</li><li>11 to 15 Years</li><li>16 to 20 Years</li><li>More than 20 Years</li><li>Missing</li></ul> | <ul><li>0 to 5 Years</li><li>6 to 10 years</li><li>11 to 15 Years</li><li>16 to 20 Years</li><li>More than 20 Years</li><li>Missing</li></ul> |
| Type of Structure | <ul><li>Attached or Semi-Detached</li><li>Detached</li><li>Missing</li></ul> | <ul><li>Detached Condo</li><li>Townhouse</li><li>Garden</li><li>Midrise</li><li>Highrise</li><li>Other Condo</li><li>Missing</li></ul> |

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|---|---|---|
| Quality of Construction | • Q1 and Q2<br>• Q3<br>• Q4<br>• Q5 and Q6<br>• Missing | • Q1 and Q2<br>• Q3<br>• Q4<br>• Q5 and Q6<br>• Missing |
| Number of Bedrooms Above Grade | • 0 to 2 Bedrooms<br>• 3 Bedrooms<br>• 4 Bedrooms<br>• 5 or more Bedrooms<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Number of Bedrooms Above and Below Grade | • 0 to 2 Bedrooms<br>• 3 Bedrooms<br>• 4 Bedrooms<br>• 5 or more Bedrooms<br>• Missing | • 0 to 1 Bedrooms<br>• 2 Bedrooms<br>• 3 or more Bedrooms<br>• Missing |
| Number of Bathrooms Above Grade | • 1 Full Bathroom<br>• 1 Full and 1+ Half Bathrooms<br>• 2 Full Bathrooms<br>• 2 Full and 1+ Half Bathrooms<br>• 3 Full Bathrooms<br>• More than 3 Full Bathrooms<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Number of Bathrooms Above and Below Grade | • 1 Full Bathroom<br>• 1 Full and 1+ Half Bathrooms<br>• 2 Full Bathrooms<br>• 2 Full and 1+ Half Bathrooms<br>• 3 Full Bathrooms<br>• More than 3 Full Bathrooms<br>• Missing | • 1 Full Bathroom<br>• 1 Full and 1+ Half Bathrooms<br>• 2 Full Bathrooms<br>• More than 2 Full Bathrooms<br>• Missing |
| Number of Rooms Above Grade | • 0 to 5 Rooms<br>• 6 Rooms<br>• 7 Rooms<br>• 8 Rooms<br>• 9 Rooms<br>• 10+ Rooms<br>• Missing | • 0 to 4 Rooms<br>• 5 Rooms<br>• 6 Rooms<br>• 7 or more Rooms<br>• Missing |

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|---|---|---|
| Finished Area Above Grade | • Less than 1,200 sq. ft.<br>• 1,200 to 1,499 sq. ft.<br>• 1,500 to 1,699 sq. ft.<br>• 1,700 to 1,999 sq. ft.<br>• 2,000 to 2,499 sq. ft.<br>• 2,500 to 2,999 sq. ft.<br>• 3,000 or More sq. ft.<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Finished Area Above and Below Grade | • Less than 1,200 sq. ft.<br>• 1,200 to 1,499 sq. ft.<br>• 1,500 to 1,699 sq. ft.<br>• 1,700 to 1,999 sq. ft.<br>• 2,000 to 2,499 sq. ft.<br>• 2,500 to 2,999 sq. ft.<br>• 3,000 or More sq. ft.<br>• Missing | • Less than 1,000 sq. ft.<br>• 1,000 to 1,199 sq. ft.<br>• 1,200 to 1,499 sq. ft.<br>• 1,500 to 1,699 sq. ft.<br>• 1,700 or More sq. ft.<br>• Missing |
| Number of Stories | • 1 Story<br>• More than 1 Story<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Type of Foundation | • Full or Partial Basement<br>• Crawl Space or Concrete Slab<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Car Storage | • Garage<br>• Carport or No Car Storage<br>• Missing | • Garage<br>• Carport or No Car Storage<br>• Missing |
| Central Air | • Central Air<br>• No Central Air<br>• Missing | • Central Air<br>• No Central Air<br>• Missing |
| Type of Heating | • Forced Warm Air<br>• Other<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Public Sewer | • Public<br>• Other<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Public Water | • Public<br>• Other<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Planned Unit Development | • Yes<br>• No<br>• Missing | This characteristic is not present in the Enterprise Condo data. |

| Adverse Site Conditions Present | • Yes<br>• No<br>• Missing | • Yes<br>• No<br>• Missing |
|---|---|---|
| Accessory Dwelling Unit Present | • Yes<br>• No<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Urbanization Level | • Rural<br>• Suburban<br>• Urban<br>• Missing | • Rural<br>• Suburban<br>• Urban<br>• Missing |
| Neighborhood Percent Built Up | • 0% to 75%<br>• 75.1% to 100%<br>• Missing | • 0% to 75%<br>• 75.1% to 100%<br>• Missing |
| Neighborhood Percent Single-Family Homes | • 0% to 50%<br>• 50.1% to 75%<br>• 75.1% and above<br>• Missing | • 0% to 50%<br>• 50.1% to 75%<br>• 75.1% and above<br>• Missing |
| Marketing Time | • Less than 3 Months<br>• 3 or more Months<br>• Missing | • Less than 3 Months<br>• 3 or more Months<br>• Missing |
| Neighborhood Growth Rate | • Rapid<br>• Stable<br>• Slow<br>• Missing | • Rapid<br>• Stable<br>• Slow<br>• Missing |
| Neighborhood Property Value Trends | • Increasing<br>• Stable<br>• Declining<br>• Missing | • Increasing<br>• Stable<br>• Declining<br>• Missing |
| Neighborhood Demand and Supply Trends | • Shortage<br>• In Balance<br>• Over Supply<br>• Missing | • Shortage<br>• In Balance<br>• Over Supply<br>• Missing |
| Appraisal Approaches | • Sales Approach Only<br>• Sales and Other Approaches<br>• Missing | • Sales Approach Only<br>• Sales and Other Approaches<br>• Missing |
| Number of Comparable Properties Used in Appraisal | • 1 to 3 Comps<br>• 4 Comps<br>• 5 Comps<br>• 6 Comps<br>• 7+ Comps<br>• Missing | • 1 to 3 Comps<br>• 4 Comps<br>• 5 Comps<br>• 6 Comps<br>• 7+ Comps<br>• Missing |

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| Use of Supervisory Appraiser | • Inspected<br>• Did not Inspect<br>• Missing | • Inspected<br>• Did not Inspect<br>• Missing |
| Property Condition (Four categories) | • C1 and C2<br>• C3<br>• C4<br>• C5 and C6<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Property Condition (Three categories) | • C1 and C2<br>• C3<br>• C4, C5, and C6<br>• Missing | • C1 and C2<br>• C3<br>• C4, C5, and C6<br>• Missing |
| Updated in the last 15 years | • Yes<br>• No<br>• Missing | • Yes<br>• No<br>• Missing |
| Owner Occupancy Status | • Yes<br>• No<br>• Missing | • Yes<br>• No<br>• Missing |
| Lot Size | • Less than 1/8-acre<br>• 1/8-acre to less than 1/4-acre<br>• 1/4-acre to less than 1/2-acre<br>• 1/2-acre to less than 1 acre<br>• 1 acre or more<br>• Missing | This characteristic is not present in the Enterprise Condo data. |
| Tract Largest Race/Ethnicity Group | • Non-Hispanic White (50% or more)<br>• Black (50% or more)<br>• Hispanic/Latino (50% or more)<br>• Asian (50% or more)<br>• Other (50% or more)<br>• Missing | • Non-Hispanic White (50% or more)<br>• Black (50% or more)<br>• Hispanic/Latino (50% or more)<br>• Asian (50% or more)<br>• Other (50% or more)<br>• Missing |
| Duty to Serve Rural Area | • Yes<br>• No<br>• Missing | • Yes<br>• No<br>• Missing |