UNIFORM APPRAISAL DATASET AGGREGATE STATISTICS DASHBOARDS

VARIABLE SUMMARY AND DEFINITIONS

Updated: October 28, 2024

This document lays out the menu options contained in the Uniform Appraisal Dataset (UAD) Aggregate Statistics Dashboards, namely the Advanced Analytics Dashboard, the State Map and County Dashboards, the Fair Lending Dashboard, the Top 100 Metro Area Rankings Dashboard, Census Tracts Map Dashboard, and the Appraisal Gap Dashboard. Some of the options are not present in all the dashboards. Thus, this document specifies when an option applies only to a particular dashboard. The UAD Aggregate Statistics Dashboards serve as the visual front end of the UAD Aggregate Statistics Data Files. The UAD Aggregate Statistics include single-family properties appraised using Fannie Mae Form 1004/Freddie Mac Form 70 and condominium units appraised using Fannie Mae Form 1073/Freddie Mac Form 465. The statistics exclude manufactured homes, small multifamily rental properties, and other appraisals.

Table 1. UAD Aggregate Statistics Dashboard Fields

Field	Definition
Appraisal Source	Enterprise Single Family Enterprise Condo FHA Single Family
Appraisal Period/Time Series	Annual

	Quarterly (Advanced Analytics Dashboard, Top 100 Metro Area Rankings Dashboard)
Appraisal Statistic	Full name of the appraisal statistic. See Table 2 for the list of statistical series.
Geography	Level of geography for the estimate • National (Advanced Analytics Dashboard) • State (Advanced Analytics, State and County Dashboards, and Fair Lending Dashboard) • Metro Area (Advanced Analytics, Fair Lending Dashboard, Top 100 Metro Area Rankings Dashboard, and Appraisal Gap Dashboard) • County (County Dashboard and Tract Map Dashboard) • Tract (Census Tracts Dashboard)
Metro Area	Top 100 Metropolitan Statistical Areas (MSAs) and Metropolitan Divisions (MSADs)(March 2020 vintage) (Advanced Analytics, Appraisal Gap, and Fair Lending Dashboards)
Loan Purpose	The purpose for the loan for which the appraisal was conducted (the Fair Lending Dashboard presents only Purchase data) • Purchase • Refinance • Both (combines purchase and refinance)
Property Characteristic	Characteristic 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 (Advanced Analytics Dashboard)

Table 2. List of Appraisal Statistics

Appraisal Statistic	Notes
Appraisal Count	
Median Appraised Value	Rounded to nearest $100
25% Quartile of Appraised Value	Rounded to nearest $100
75% Quartile of Appraised Value	Rounded to nearest $100
Mean Appraised Value	Rounded to nearest $100
Mean Ratio of Contract Price/Appraised Value	Rounded to nearest .001
Mean Ratio Appraised Value/Contract Price	Rounded to nearest .001
% of Appraisals Below Contract Price	Rounded to nearest .001
% of Appraisals Equal to Contract Price	Rounded to nearest .001
% of Appraisals Above Contract Price	Rounded to nearest .001
Mean Distance to Comps	Rounded to nearest .01
Mean % of Comps in Same Census Tract	Rounded to nearest .001
Mean Comps Range Percentage	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)	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	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 Property Characteristic Fields and their Associated Categories

Characteristic	Category Label in Enterprise Single-Family Data	Category Label in Enterprise Condo Data	Category Label in FHA Single-Family Data
Tract Percent Minority Population	• 0% to 50% • 50.1% to 80% • 80.1% to 100% • Missing	• 0% to 50% • 50.1% to 80% • 80.1% to 100% • Missing	• 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	• 0% to 60% • 60.1% to 80% • 80.1% to 100% • 100.1% to 120% • 120.1% to 150% • 150.1% and above • Missing	• 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	• 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	• 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	• Yes • No • Missing	• Yes • No • Missing	• Yes • No • Missing
Effective Age	• 0 to 5 Years • 6 to 10 years • 11 to 15 Years • 16 to 20 Years • More than 20 Years • Missing	• 0 to 5 Years • 6 to 10 years • 11 to 15 Years • 16 to 20 Years • More than 20 Years • Missing	• 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	• Detached Condo • Townhouse • Garden • Midrise • Highrise • Other Condo • Missing	• Attached or Semi-Detached • Detached • Missing
Quality of Construction	• Q1 and Q2	• Q1 and Q2	• Q1 and Q2

	• Q3 • Q4 • Q5 and Q6 • Missing	• Q3 • Q4 • Q5 and Q6 • Missing	• Q3 • Q4 • Q5 and Q6 • Missing
Number of Bedrooms Above Grade	• 0 to 2 Bedrooms • 3 Bedrooms • 4 Bedrooms • 5 or more Bedrooms • Missing	This characteristic is not present in the Enterprise Condo data.	• 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	• 0 to 1 Bedrooms • 2 Bedrooms • 3 or more Bedrooms • Missing	• 0 to 2 Bedrooms • 3 Bedrooms • 4 Bedrooms • 5 or more Bedrooms • Missing
Number of Bathrooms Above 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	This characteristic is not present in the Enterprise Condo data.	• 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 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	• 1 Full Bathroom • 1 Full and 1+ Half Bathrooms • 2 Full Bathrooms • More than 2 Full Bathrooms • Missing	• 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		• More than 3 Full Bathrooms • Missing
Number of Rooms Above Grade	• 1 to 5 Rooms • 6 Rooms • 7 Rooms • 8 Rooms • 9 Rooms • 10+ Rooms • Missing	• 0 to 4 Rooms • 5 Rooms • 6 Rooms • 7 or more Rooms • Missing	• 1 to 5 Rooms • 6 Rooms • 7 Rooms • 8 Rooms • 9 Rooms • 10+ Rooms • Missing
Finished Area Above Grade	• 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	This characteristic is not present in the Enterprise Condo data.	• 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	• 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	• Less than 1,000 sq. ft. • 1,000 to 1,199 sq. ft. • 1,200 to 1,499 sq. ft. • 1,500 to 1,699 sq. ft. • 1,700 or More sq. ft. • Missing	• 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	• 1 Story • More than 1 Story • Missing	This characteristic is not present in the Enterprise Condo data.	• 1 Story • More than 1 Story • Missing
Type of Foundation	• Full or Partial Basement • Crawl Space or Concrete Slab • Missing	This characteristic is not present in the Enterprise Condo data.	• Full or Partial Basement • Crawl Space or Concrete Slab • Missing

Car Storage	• Garage • Carport or No Car Storage • Missing	• Garage • Carport or No Car Storage • Missing	• Garage • Carport or No Car Storage • Missing
Central Air	• Central Air • No Central Air • Missing	• Central Air • No Central Air • Missing	• Central Air • No Central Air • Missing
Type of Heating	• Forced Warm Air • Other • Missing	This characteristic is not present in the Enterprise Condo data.	• Forced Warm Air • Other • Missing
Public Sewer	• Public • Other • Missing	This characteristic is not present in the Enterprise Condo data.	• Public • Other • Missing
Public Water	• Public • Other • Missing	This characteristic is not present in the Enterprise Condo data.	• Public • Other • Missing
Planned Unit Development	• Yes • No • Missing	This characteristic is not present in the Enterprise Condo data.	• Yes • No • Missing
Adverse Site Conditions Present	• Yes • No • Missing	• Yes • No • Missing	• Yes • No • Missing
Accessory Dwelling Unit Present	• Yes • No • Missing	This characteristic is not present in the Enterprise Condo data.	• Yes • No • Missing
Urbanization Level	• Rural • Suburban • Urban • Missing	• Rural • Suburban • Urban • Missing	• Rural • Suburban • Urban • Missing
Neighborhood Percent Built Up	• 0% to 75% • 75.1% to 100% • Missing	• 0% to 75% • 75.1% to 100% • Missing	• 0% to 75% • 75.1% to 100% • Missing

Neighborhood Percent Single-Family Homes	• 0% to 50% • 50.1% to 75% • 75.1% and above • Missing	• 0% to 50% • 50.1% to 75% • 75.1% and above • Missing	• 0% to 50% • 50.1% to 75% • 75.1% and above • Missing
Marketing Time	• Less than 3 Months • 3 or more Months • Missing	• Less than 3 Months • 3 or more Months • Missing	• Less than 3 Months • 3 or more Months • Missing
Neighborhood Growth Rate	• Rapid • Stable • Slow • Missing	• Rapid • Stable • Slow • Missing	• Rapid • Stable • Slow • Missing
Neighborhood Property Value Trends	• Increasing • Stable • Declining • Missing	• Increasing • Stable • Declining • Missing	• Increasing • Stable • Declining • Missing
Neighborhood Demand and Supply Trends	• Shortage • In Balance • Over Supply • Missing	• Shortage • In Balance • Over Supply • Missing	• Shortage • In Balance • Over Supply • Missing
Appraisal Approaches	• Sales Approach Only • Sales and Other Approaches • Missing	• Sales Approach Only • Sales and Other Approaches • Missing	• 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	• 1 to 3 Comps • 4 Comps • 5 Comps • 6 Comps • 7+ Comps • Missing	• 1 to 3 Comps • 4 Comps • 5 Comps • 6 Comps • 7+ Comps • Missing
Use of Supervisory Appraiser	• Inspected • Did not Inspect • Missing	• Inspected • Did not Inspect • Missing	This characteristic is not present in the FHA Single-Family data.

Property Condition (4 categories)	• C1 and C2 • C3 • C4 • C5 and C6 • Missing	This characteristic is not present in the Enterprise Condo data.	This characteristic is not present in the FHA Single-Family data.
Property Condition (3 categories)	• C1 and C2 • C3 • C4, C5, and C6 • Missing	• C1 and C2 • C3 • C4, C5, and C6 • Missing	• C1 and C2 • C3 • C4, C5, and C6 • Missing
Updated in the last 15 years	• Yes • No • Missing	• Yes • No • Missing	• Yes • No • Missing
Occupancy Status at Time of Appraisal	• Unit occupied by owner at time of appraisal • Unit occupied by tenant or vacant at time of appraisal • Missing	• Unit occupied by owner at time of appraisal • Unit occupied by tenant or vacant at time of appraisal • Missing	• Unit occupied by owner at time of appraisal • Unit occupied by tenant or vacant at time of appraisal • 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	This characteristic is not present in the Enterprise Condo data.	• 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)	• Non-Hispanic White (50% or more) • Black (50% or more) • Hispanic/Latino (50% or more) • Asian (50% or more)	• Non-Hispanic White (50% or more) • Black (50% or more) • Hispanic/Latino (50% or more) • Asian (50% or more)

	- Other (50% or more) - Missing	- Other (50% or more) - Missing	- Other (50% or more) - Missing
Duty to Serve Rural Area	- Yes - No - Missing	- Yes - No - Missing	This characteristic is not present in the FHA Single-Family data.

Table 4. Definitions

This section provides definitions for the characteristics or other concepts contained in the UAD Aggregate Statistics Dashboards. For additional information about definitions below, see the Uniform Mortgage Data Program UAD Specification Appendix D.[1]

Characteristic or Concept	Data	Definition
Tract Percent Minority Population	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Based on the 2020 Decennial Census estimates using 2020 census tracts.[2] Minority, in the UAD Aggregate Statistics Data, refers to non-white. 0-50% means white, 50.1-80% means minority, and 80.1-100% means high minority.
Tract Largest Race/Ethnicity Group	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Based on the 2020 Decennial Census estimates using 2020 census tracts. Indicates the racial or ethnic category when representing 50% or more of tract population.[3] The "Other" category includes tracts where (a) 50% or more of the tract population is American Indian or Alaska Native, or (b) 50% or more of the tract population is Native Hawaiian or Pacific Islander, or (c) no racial/ethnic group comprises more than 50% of the tract population.
Ratio of Tract Median Income to MSA Median Income	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Based on the FHFA Low-Income Area definition. Tract Median Income is based on 5-year American Community Survey (ACS) data for 2016-2020 and uses 2020 census tracts. MSA median income is based on the 2018 MSA boundaries published by the Office of Management and Budget in September 2018. MSA area median income values are based

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[1] Uniform Mortgage Data Program UAD Specification Appendix D: Field-Specific Standardization Requirements. Document 1.7, Version Date: February 2, 2022. https://singlefamily.fanniemae.com/media/21731/display

[2] Census guide to accessing population data https://www.census.gov/data/academy/data-gems/2021/how-to-access-data-for-my-neighborhood-from-the-2020-census-redistricting-files.html

[3] Tract definitions for Black, Hispanic/Latino, Asian, and Other include Census populations with more than one race or ethnicity. For example, the Black population includes "Black alone" plus all other combinations of race where Black was identified. Using non-mutually exclusive race and ethnicity population data implies that proportions may exceed 100%. If a tract meets criteria for multiple categories, the category is assigned sequentially: Black, Hispanic/Latino, and Asian. Non-Hispanic White is not impacted because it excludes all other racial and ethnic populations. This metric is designed to align with Fair Lending race and ethnicity category delineations.

		on the 5-year ACS data for 2016-2020. For non-metropolitan counties, the MSA area median income is the maximum of the county median income or the state nonmetropolitan area median income (also both based on 5-year ACS data for 2016-2020).
Year Built	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Year in which property was built.
New Construction Status	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Indicates if the property was built in the same year the appraisal was conducted.
Effective Age	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Effective age of the property in years.
Type of Structure	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Type of physical attachment, if any, between the dwelling unit and adjacent dwelling units.
Quality of Construction	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Overall rating of the property's quality of construction. Quality rating describes overall quality of the subject property as of the effective date of the appraisal and each comparable property. Q1 = best and Q6 = worst. Detailed descriptions of each quality rating level can be found Uniform Mortgage Data Program UAD Specification Appendix D.
Number of Bedrooms Above Grade	Enterprise Single-Family and FHA Single-Family	Total number of above-grade only bedrooms in the property.
Number of Bedrooms Above and Below Grade	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser-reported total number of above-grade and below-grade bedrooms in the subject property.
Number of Bathrooms Above Grade	Enterprise Single-Family and FHA Single-Family	Total number of above-grade only bathrooms in the property.

Number of Bathrooms Above and Below Grade	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser-reported total number of above-grade and below-grade full and half bathrooms in the subject property.
Number of Rooms Above Grade	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Total number of above-grade only livable rooms in the property.
Finished Area Above Grade	Enterprise Single-Family and FHA Single-Family	Total area of all above-grade only inhabitable rooms, in square feet.
Finished Area Above and Below Grade	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser-reported total area of all above-grade and below-grade inhabitable rooms in the subject property, reported in square feet.
Number of Stories	Enterprise Single-Family and FHA Single-Family	Number of whole or partial stories of the structure.
Type of Foundation	Enterprise Single-Family and FHA Single-Family	Type of foundation underlying the structure, specifying whether the property includes a full or partial basement (with or without a crawl space or concrete slab) or has a crawl space and/or concrete slab.
Car Storage	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Indicates whether the property includes garage car storage or if the property has no car storage, potentially including a carport or driveway in the absence of a garage.
Central Air	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Indicates if the property has central air.
Type of Heating	Enterprise Single-Family and FHA Single-Family	Indicates if the property has forced warm air or some other type of heating, including no heating.
Updated in the Last 15 Years	Enterprise Single-Family, Enterprise	Indicates whether any material work was completed on the kitchen or bathrooms of the residence within the last 15 years.

	Condo, and FHA Single-Family	
Occupancy Status at Time of Appraisal	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Indicates the occupancy status of the subject property as recorded by the appraiser at the time of the appraisal. This does **not** correspond to the owner-occupancy status associated with a mortgage application for the property.
Public Sewer	Enterprise Single-Family and FHA Single-Family	Indicates whether sanitary sewer to the property is through a public or non-public utility.
Public Water	Enterprise Single-Family and FHA Single-Family	Indicates whether water to the property is through a public or non-public utility.
Planned Unit Development	Enterprise Single-Family and FHA Single-Family	Indicates whether the property is part of a Planned Unit Development.
Adverse Site Conditions Present	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Indicates whether property has adverse site conditions, such as easements, encroachments, environmental conditions, or land uses.
Accessory Dwelling Unit Present	Enterprise Single-Family and FHA Single-Family	Indicates whether property has an accessory dwelling unit (ADU). An ADU is typically an additional living area independent of the primary dwelling that may have been added to, created within, or detached from a primary one-unit dwelling. The ADU must provide for living, sleeping, cooking, and bathroom facilities and be on the same parcel as the primary one-unit dwelling.
Urbanization Level	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser's assessment of whether the neighborhood is rural, suburban, or urban.
Neighborhood Percent Built Up	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser's estimate of the percentage range of available land in the neighborhood that has been improved.
Neighborhood Percent Single-Family Homes	Enterprise Single-Family, Enterprise	Appraiser's estimate of percentage of present land use in the neighborhood devoted to single-family homes.

	Condo, and FHA Single-Family	
Marketing Time	Enterprise Single-Family and FHA Single-Family	Appraiser's estimate of average marketing time for one-unit housing in the neighborhood.
Marketing Time	Enterprise Condo	Appraiser's estimate of average marketing time for condominium unit housing in the neighborhood.
Neighborhood Growth Rate	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser-specified rate at which the neighborhood is being developed.
Neighborhood Property Value Trends	Enterprise Single-Family and FHA Single-Family	Appraiser-specified trend of one-unit property values in the subject property's neighborhood.
Neighborhood Property Value Trends	Enterprise Condo	Appraiser-specified trend of condominium unit property values in the subject property's neighborhood.
Neighborhood Demand and Supply Trends	Enterprise Single-Family and FHA Single-Family	Appraiser-specified state of market demand for one-unit housing versus the supply of one-unit housing in the neighborhood.
Neighborhood Demand and Supply Trends	Enterprise Condo	Appraiser-specified state of market demand for condominium unit housing versus the supply of condominium unit housing in the neighborhood.
Appraisal Approaches	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Type of appraisal approach used.
Number of Comparable Properties Used in Appraisal	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Number of comparable sales or listings used in the appraisal, as recorded in the comparable properties' matrix. This number reflects the number of closed sales (typically three-four) plus the number of other listings (i.e., pending sales or for sales) that were used in the appraisal. This does not reflect the total number of comparable properties offered for sale or the total number of sales in the neighborhood.
Use of Supervisory Appraiser	Enterprise Single-Family and Enterprise Condo	Indicates that a supervisory appraiser also conducted an appraisal.

Loan Purpose	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Reason for mortgage loan, limited to either a home purchase or refinance. A home purchase mortgage is a transaction when a loan is originated for the purpose of buying a home from a different entity. A refinance is a transaction in which a borrower with an existing mortgage takes out a new mortgage and uses the proceeds from the new mortgage to repay the original mortgage.
Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Appraiser's certified final market value of the property.
Count of Appraisals	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The number of appraisals.
Median Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The midpoint value in the range of appraised values.
25% Quartile of Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The appraisal value at which 25% of appraisal values lie below it.
75% Quartile of Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The appraisal value at which 75% of appraisal values lie below it.
Mean Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The sum of all appraisal values divided by the total number of appraisals.
Mean Ratio Contract Price/Appraised Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The average ratio of the contract price of the property and the appraised value.

Mean Ratio Appraised Value/Contract Price	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The average ratio of the subject property's appraised value and the contract price.
% of Appraisals Below Contract Price	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The percent of appraisals that were appraised at values lower than the prices on the properties' contracts.
% of Appraisals Equal to Contract Price	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The percent of appraisals that were appraised at values equal to the prices on the properties' contracts.
% of Appraisals Above Contract Price	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The percent of appraisals that were appraised at values higher than the prices on the properties' contracts.
Contract Value	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The contract price of the property if being purchased.
Mean Distance to Comps	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The average distance a property is to the comparable properties used in the appraisal.
Mean % of Comps in Same Census Tract	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The average percent of comparable properties located in the same census tract as the appraised property.
Lot Size	Enterprise Single-Family and FHA Single-Family	The area measured in acres where the subject property and comparable sales are located.

Mean Comps Range Percentage	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Captures where the appraised value falls in the range of adjusted comparable prices.[4]
Mean Comps Range Percentage (Settled Sales Only)	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Captures where the appraised value falls in the range of adjusted comparable prices, for settled sales only.
Mean Comps Adjustment Percentage	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	Comps Adjustment[5] refers to changes made to comparable properties' sale prices by the Sales Comparison Approach. Mean Comps Adjustment Percentage is equal to Comp Adjustment divided by Comp Sales Price, averaged for all Comps for each subject property.
Property Condition[6]	Enterprise Single-Family, Enterprise Condo, and FHA Single-Family	The condition rating describes the overall condition of the subject property as of the effective date of the appraisal and each comparable property.
Duty to Serve Rural Area[7]	Enterprise Single-Family and Enterprise Condo	Indicates whether the property is in a rural area according to FHFA's Duty to Serve regulation. Section 1282.1 of the regulation, as amended, defines "rural area" as:

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[4] Calculated as follows: Appraised Value minus minimum of the Adjusted Sale Price of Comparable (ASPC), divided by the minimum of ASPC minus the maximum of ASPC.

[5] Comp Adjustment is synonymous with "Net Adjustment" in form 1004.

[6] Properties with a condition rating of C6 are not eligible for sale to Fannie Mae. Any deficiencies impacting the safety, soundness, or structural integrity of the property must be repaired with a resulting minimum condition rating of C5 prior to delivery of the loan. Property condition rating definitions and ratings eligible for sale to Fannie Mae: Property Condition and Quality of Construction of the Improvements | Fannie Mae

Properties with overall condition rating of C5 or C6 are not acceptable collateral to secure a mortgage sold to Freddie Mac unless all issues that caused the property to be rated with a C5 or C6 condition rating are cured prior to delivery of the mortgage. Property condition rating definitions and rating eligible for sale to Freddie Mac:

https://guide.freddiemac.com/app/guide/section/5605.5?_gl=1*qkbyiv*_ga*MTE0MjQ2NTM1LjE2ODUzOTgxMzk.*_ga_W1VD6NP75S*MTY4NTM5ODEzOC4xLjEuMTY4NTM5ODE2OS4wLjAuMA.

[7] The Duty to Serve rural area definition, and other Duty to Serve details can be found here: https://www.fhfa.gov/data/duty-to-serve/eligibility-data.

		(i) A census tract outside of an MSA as designated by the Office of Management and Budget (OMB); or
		(ii) A census tract in an MSA as designated by OMB that is:
		(A) Outside of the MSA's Urbanized Areas as designated by the U.S. Department of Agriculture's (USDA) Rural-Urban Commuting Area (RUCA) Code #1, and outside of tracts with a housing density of over 64 housing units per square mile for USDA's RUCA Code #2; or
		(B) A colonia census tract that does not satisfy paragraphs (i) or (ii)(A) of this definition.