



# UAD Aggregate Statistics Data File Version History and Suppression Rates

Updated: October 28, 2024

# 1. Overview

The purpose of this document is to provide users of the UAD Aggregate Statistics Data File with information on data file version history and aggregate statistics suppression rates. Table 1 provides the release version name, release date, and notes highlighting any updates to the data and/or methodology for the UAD Aggregate Statistics Data File. Tables 2, 3, and 4 provide the disclosure avoidance suppression rates applied to the most recent data file release, showing specific suppression rates for each annual table disaggregated by geography, loan purpose, appraisal characteristics, and time series (i.e., annual or quarterly) for the Enterprise single-family, Enterprise condo, and Federal Housing Administration (FHA) single-family appraisal statistics, respectively.

**Table 1. UAD Aggregate Statistics Data File Version History**

VERSION NAME	RELEASE DATE	NOTES
V1_0	10/24/2022	<ul style="list-style-type: none"> <li>• First UAD Aggregate Statistics Data File, which includes aggregate statistics based on appraisal records from 2013 through the second quarter of 2022.</li> </ul>
V1_1	12/15/2022	<ul style="list-style-type: none"> <li>• Includes aggregate statistics based on appraisal records from 2013 through the third quarter of 2022.</li> <li>• Includes minor adjustments to disclosure avoidance suppression methodology. Changes should affect users minimally.</li> </ul>
V2_0	03/31/2023	<ul style="list-style-type: none"> <li>• Includes aggregate statistics from 2013 through fourth quarter of 2022, including annual aggregate statistics for 2022.</li> <li>• Includes minor adjustments to disclosure avoidance suppression methodology for counties and tracts. Changes should affect users minimally.</li> </ul>
V2_1	06/29/2023	<ul style="list-style-type: none"> <li>• Includes aggregate statistics from 2013 through the first quarter of 2023.</li> <li>• Four new property characteristics and five new statistics were added.</li> <li>• A minor error in the protocols for removing incomplete or out-of-date appraisals was corrected. As a result, some previously released aggregate statistics may be slightly revised. Going forward, users can expect that minor revisions to previously released aggregate statistics will occur with each new quarterly release. Typically, these revisions will be minor and will be concentrated in the most recent quarter or year.</li> <li>• The “Car Storage” property characteristic variable was edited to correct a coding error. In prior releases, approximately 10 percent of appraisal records were coded as “missing” for the “Car Storage” property characteristic. Due to the correction, nearly all of the</li> </ul>

		<p>appraisal records previously coded as missing are now coded as “Car Port or No Car Storage.” As such, there is a substantial increase in the appraisal counts disaggregated by “Car Storage” for the “Car Port or No Car Storage” category.</p> <ul style="list-style-type: none"> <li>• The “Finished Area Above Grade” property characteristic variable was edited such that it is now derived from information in the “Sales Comparison Approach” section of the 1004 form rather than information in the “Improvement” section of the 1004 form. This change did not have any major impact on statistics disaggregated by Finished Area Above Grade.”</li> <li>• The “Year Built” property characteristic variable was edited to better account for missing values. This change did not have any major impact on appraisal statistics disaggregated by Year Built.</li> <li>• FHFA adopted new quality control standards for geocoding which resulted in approximately 1.4% of appraisal records being assigned a “missing” value for census tract. As a result of this change, census tract-level appraisal statistics may no longer be available for certain tracts or may be slightly different in some tracts when compared to the V2.0 release.</li> <li>• As a result of the new quality control standards for geocoding, there was an increase in the number of “missing” values for the “Ratio of Tract Median Income to MSA Median Income” and “Tract Percent Minority” property characteristics. This change had minor impacts on appraisal statistics disaggregated by these two property characteristics.</li> <li>• FHFA adopted updated quality control standards for appraisal records with small values for the appraised value field. As a result, eight appraisal records previously ineligible for inclusion in the aggregate statistics are now eligible. This change had a minimal impact on aggregate statistics.</li> </ul>
V2_2	09/28/2023	<ul style="list-style-type: none"> <li>• Includes aggregate statistics based on appraisal records from 2013 through the second quarter of 2023.</li> </ul>
V2_3	12/14/2023	<ul style="list-style-type: none"> <li>• Includes aggregate statistics based on appraisal records from 2013 through the third quarter of 2023.</li> <li>• FHFA instituted a new process for imputing missing county numbers. In short, when the geocoding process resulted in a missing county code (due to a bad address), FHFA imputed the county code using county designations submitted by lenders. For an appraisal to be eligible for</li> </ul>

		<p>inclusion in the UAD Aggregate Statistics, it must have a county code. Because previously missing county codes were imputed, the change resulted in more overall appraisals being eligible for the UAD Aggregate Statistics. As a result, many UAD Aggregate Statistics estimates of appraisal counts increased. This increase was especially pronounced in states with more rural areas (e.g., Vermont and West Virginia) as well as Puerto Rico. Other statistical estimates were unchanged or experienced de minimis changes. Additionally, some suppression rates decreased.</p>
V3_0	3/22/2024	<ul style="list-style-type: none"> <li>• Includes aggregate statistics based on appraisal records from 2013 through the fourth quarter of 2023.</li> <li>• Sullivan City, MO was previously incorrectly identified as not being located within the St. Louis MSA for the portion of it that is within Crawford County, MO. By statute, the entirety of Sullivan City is within the St. Louis MSA. Crawford County is not within any MSA. To remedy this issue, appraisals within Sullivan City, MO in Crawford County were included in the St. Louis MSA. Compared to previous versions, this changes the CBSA code for a small number of appraisals (less than 500) from being missing to being “41180”.</li> <li>• Nine new property characteristics and one new statistic were added. Some of the new characteristics had high suppression rates. As a result, the overall suppression rates across all annual tables that include characteristics increased relative to V2.3. County and Tract tables, which do not include characteristics, were unaffected.</li> </ul>
V3_1	6/27/2024	<ul style="list-style-type: none"> <li>• Includes aggregate statistics based on appraisal records from 2013 through the first quarter of 2024.</li> <li>• The Duty to Serve Rural Area characteristic was added to the series.</li> <li>• An error in the Mean Ratio Appraisal Value/Contract Price statistic has been corrected from the V3.0 release.</li> </ul>
V3_2	9/26/2024	<ul style="list-style-type: none"> <li>• Enterprise condominium data has been added to the UAD Aggregate Statistics for the first time with this release.</li> <li>• Includes aggregate statistics based on Enterprise single-family and condominium appraisal records from 2013 through the second quarter of 2024.</li> <li>• Added a new field, “APPRAISALSOURCE”, which represents the source and type of appraisal record.</li> </ul>

V3_21	10/28/2024	<ul style="list-style-type: none"> <li>• UAD conforming single-family appraisals submitted to the FHA have been added to the UAD Aggregate Statistics. Data for this appraisal source is available at the national-, state-, metro area-, and county-level geographies from 2017 through the second quarter of 2024.</li> <li>• The “Owner Occupancy Status” characteristic was changed to “Occupancy Status at Time of Appraisal” to better describe the nature of the variable. Its categories were similarly changed to “Unit occupied by owner at time of appraisal” and “Unit occupied by tenant or vacant at time of appraisal”.</li> </ul>
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**Table 2. Suppression Rates for Enterprise Single-Family Aggregate Statistics Tables by Geographic Level (as of latest release)**

Annual Table (one per year 2013 - 2023)	Geographic Level				
	National	State	Top 100 MSA/MSAD	County	Tract
	<i>Percent of Estimates Suppressed*</i>				
No Disaggregation	0.0%	0.0%	0.0%	4.6%	15.3%
By Loan Purpose	0.0%	0.0%	0.0%	12.8%	38.9%
By One Characteristic**	0.0%	1.3%	1.1%	NA	NA
By Loan Purpose and One Characteristic**	0.0%	3.5%	4.3%	NA	NA
By Quarter	0.0%	0.0%	0.0%	23.0%	NA
By Quarter and Loan Purpose	0.0%	0.0%	0.0%	41.7%	NA
By Quarter and One Characteristic**	0.0%	5.6%	7.9%	NA	NA
By Quarter and Loan Purpose and One Characteristic**	0.0%	11.0%	16.0%	NA	NA

\*Suppression rates should be interpreted as the average across all years 2013 through the current quarter. “NA” denotes tables that are not available in this Data File.

\*\*Suppression rates should be interpreted as the average across all characteristics. Some characteristics have a higher suppression rate than others.

**Table 3. Suppression Rates for Enterprise Condominium Aggregate Statistics Tables by Geographic Level (as of latest release)**

Annual Table (one per year 2013 - 2023)	Geographic Level		
	National	State	Top 100 MSA/MSAD
	<i>Percent of Estimates Suppressed*</i>		
No Disaggregation	0%	0%	0%
By Loan Purpose	0%	0.5%	2.1%
By One Characteristic**	0%	14.0%	22.8%
By Loan Purpose and One Characteristic**	0%	31.7%	45.8%
By Quarter	0%	0%	2.1%
By Quarter and Loan Purpose	0%	9.7%	18.6%
By Quarter and One Characteristic**	1.3%	NA	NA
By Quarter and Loan Purpose and One Characteristic**	1.2%	NA	NA

\*Suppression rates should be interpreted as the average across all years 2013 through the current quarter. "NA" denotes tables that are not available in this Data File.

\*\*Suppression rates should be interpreted as the average across all characteristics. Some characteristics have a higher suppression rate than others.

**Table 4. Suppression Rates for FHA Single-Family Aggregate Statistics Tables by Geographic Level (as of latest release)**

Annual Table (one per year 2017 - 2023)	Geographic Level			
	National	State	Top 100 MSA/MSAD	County
	<i>Percent of Estimates Suppressed*</i>			
No Disaggregation	0.0%	0.0%	0.0%	14.4%
By Loan Purpose	0.0%	0.0%	0.0%	36.4%
By One Characteristic**	0.0%	5.1%	6.8%	NA
By Loan Purpose and One Characteristic**	0.0%	13.3%	19.8%	NA
By Quarter	0.0%	0.0%	0.0%	NA
By Quarter and Loan Purpose	0.0%	0.0%	2.0%	NA
By Quarter and One Characteristic**	0.0%	17.1%	25.9%	NA
By Quarter and Loan Purpose and One Characteristic**	0.0%	35.2%	56.4%	NA

\*Suppression rates should be interpreted as the average across all years 2017 through the current quarter. "NA" denotes tables that are not available in this Data File.

\*\*Suppression rates should be interpreted as the average across all characteristics. Some characteristics have a higher suppression rate than others.