

# Market Conditions Summary Report (Cumulative & Snapshot) Fannie Mae Form 1004MC

A Market Condition Summary Report is available. You can now retrieve the calculations needed to complete the Fannie Mae Market Conditions Addendum Form 1004MC.

Use Standard or Map Search to enter the criteria you need to find comparables for the subject property.

**Note!** The following Hints:

- ▶ Check-off **ALL** statuses. (to make sure that all Active listings are counted for the historical periods of the report)
- ▶ It is recommended that you enter a start date **1 year back** from the current date for each off-market status. (to make sure that all Active listings are counted for the historical periods of the report)
- ▶ **Non-essential listings will be discarded.**
- ▶ Remove the "check mark" to "Include Auctions"
- ▶ After running a search & selecting listings from the Search Results page, click the "Reports" button in the tool bar. (**select/check-off all is recommended**)
- ▶ From the "Options Pane" click the "HTML" radio button.
- ▶ Scroll down and check-off the "Market Condition (Cumulative or Snapshot) Summary Report." The "Cumulative," report calculates the total number of comparable active listings based on the number of listings that were on the market for all or part of the specified time period. The "Snapshot" version of the report bases the total number of comparable active listings on the number of listings that were on the market on the end date of the specified time period.
- ▶ Click "Run Reports" in the tool bar.

Also check-off the "One Line" report to print all selected listings if needed.

**Note!** Click "How is this report calculated?" near the top of the report page for documentation regarding how the calculations are formulated.

