



StellarMLS

1004MC Search, PDF Reports, & Appraiser Single Line View

Monday, May 1st, 2023

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What Is The 1004MC?

The 1004MC, also known as the Market Conditions Addendum, is a report used in real estate to provide an overview of the local market conditions for a specific property. The purpose of the 1004MC report is to help appraisers evaluate the current state of the housing market in the area where the subject property is located.

The report includes information on recent home sales, trends in the local real estate market, and other factors that can affect property values. This information is used to help appraisers determine the value of the property they are appraising.

The 1004MC report is a required component of the Uniform Residential Appraisal Report (URAR) for certain types of properties, such as single-family homes and condominiums. It is also used by lenders and other real estate professionals to help them make informed decisions about buying, selling, or financing properties.

NEW! The 1004MC Search!

HOW TO RUN/PRINT THE NEW 1004MC SEARCH IN MATRIX:

1. Open a Cross Property Search and then choose 1004MC Search

The screenshot displays the StellarMLS web application interface. At the top, the navigation menu includes 'MY MATRIX', 'SEARCH', 'STATS', 'TAX', 'LINKS', 'FINANCE', and 'ADD/ED'. The 'SEARCH' menu is open, showing a list of property types: Residential, Quick, Detail, Commercial Sale, Commercial Lease, Business Opportunity, Income, Vacant Land, Rental, Cross Property, Public Record, and More... The 'Cross Property' option is highlighted with a red box. An orange arrow points from the 'SEARCH' menu to 'Cross Property'. Below this, another orange arrow points from 'Cross Property' to a sub-menu that includes 'Quick', 'Detail', 'Create Your Own', 'Admin', and '1004MC Search'. The '1004MC Search' option is also highlighted with a red box. In the background, the '1004MC Search' section is visible, featuring dropdown menus for 'Property Type' and 'Contract Status', and a 'County' field.

NEW! The 1004MC Search!

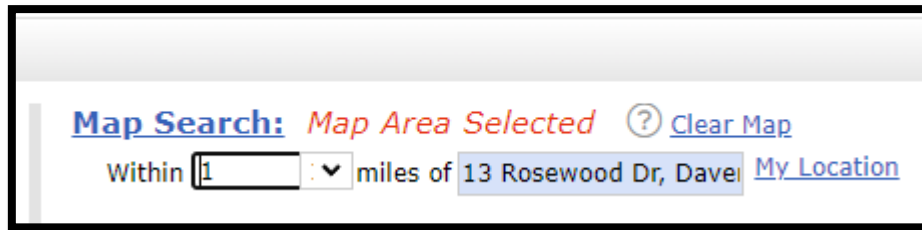
2. Input the relevant criteria.

NOTE – Because this is under a CROSS PROPERTY search – the PROPERTY TYPE and PROPERTY STYLE will need to be selected. PROPERTY STYLE will feature ALL the options from the Cross Property search.

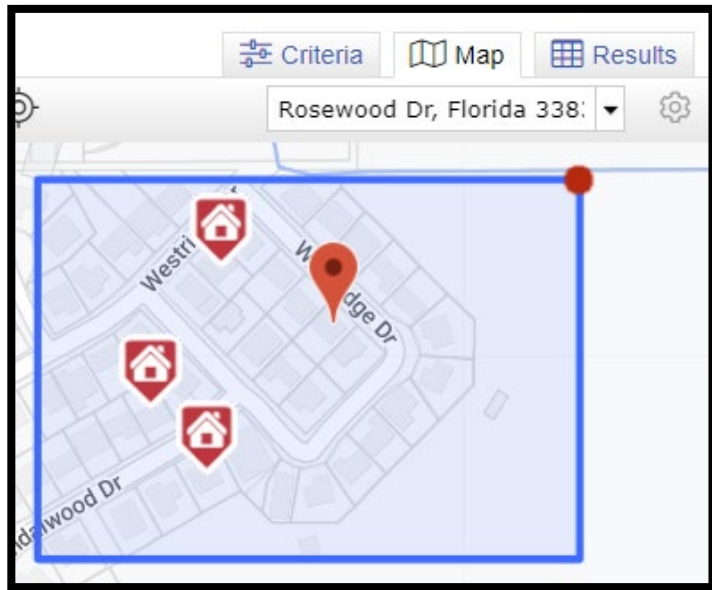
The screenshot displays the '1004MC Search' interface with the following sections and options:

- Property Type:** Residential (selected), Business Opportunity, Commercial Sale, Commercial Lease, Income, Vacant Land, Rental. Radio buttons for 'Or' and 'Not' are present.
- Contract Status:** Appraisal, Financing, Inspections, Kick Out Clause, Letter Of Intent. Radio buttons for 'And', 'Or', and 'Not' are present.
- Special Sale Provision(s):** Auction, Bank Owned/REO, Government Owned, Probate Listing. Radio buttons for 'And', 'Or', and 'Not' are present.
- Property Style:** Residential, Restaurant, Retail, Row Crops, Single Family Residence (selected). Radio buttons for 'Or' and 'Not' are present.
- Map Search:** Map Area Selected, Clear Map. Within [1] miles of 13 Rosewood Dr, Davi. My Location.
- St #, Dir Pfx, Street Name, St Type, Dir Sfx, Unit #:** Input fields with a 'More' button.
- State:** Florida (selected). Radio buttons for 'Or' and 'Not' are present.
- County:** Alachua, Baker, Bay, Bradford, Brevard. Radio buttons for 'Or' and 'Not' are present.
- MLS Zip:** 32616 - Alachua, 32615 - Alachua, 32420 - Alford, 32716 - Altamonte Springs, 32715 - Altamonte Springs. Radio buttons for 'Or' and 'Not' are present.
- City:** Input field. Radio buttons for 'Or' and 'Not' are present.
- Legal Subdivision Name:** *crescent estates* (selected).
- ML #:** Input field.
- Price:** Input field. Checked box for '(000s)'. Radio buttons for 'Or' and 'Not' are present.
- Total Bedrooms:** 2 (selected).
- Total Bathrooms:** Input field.
- # Full Baths:** 2 (selected).
- # Half Baths:** Input field.
- Sq Ft Heated:** 1000-2000 (selected).
- Sq M Heated:** Input field.
- Year Built:** Input field.
- New Construction:** Input field.
- Private Pool:** Input field. Checked box for 'Pool Available (Community or Private)'. Radio buttons for 'Or' and 'Not' are present.
- Garage or Carport # Garage or Carport Spaces:** Input field. Radio buttons for 'Or' and 'Not' are present.

Locating the Property



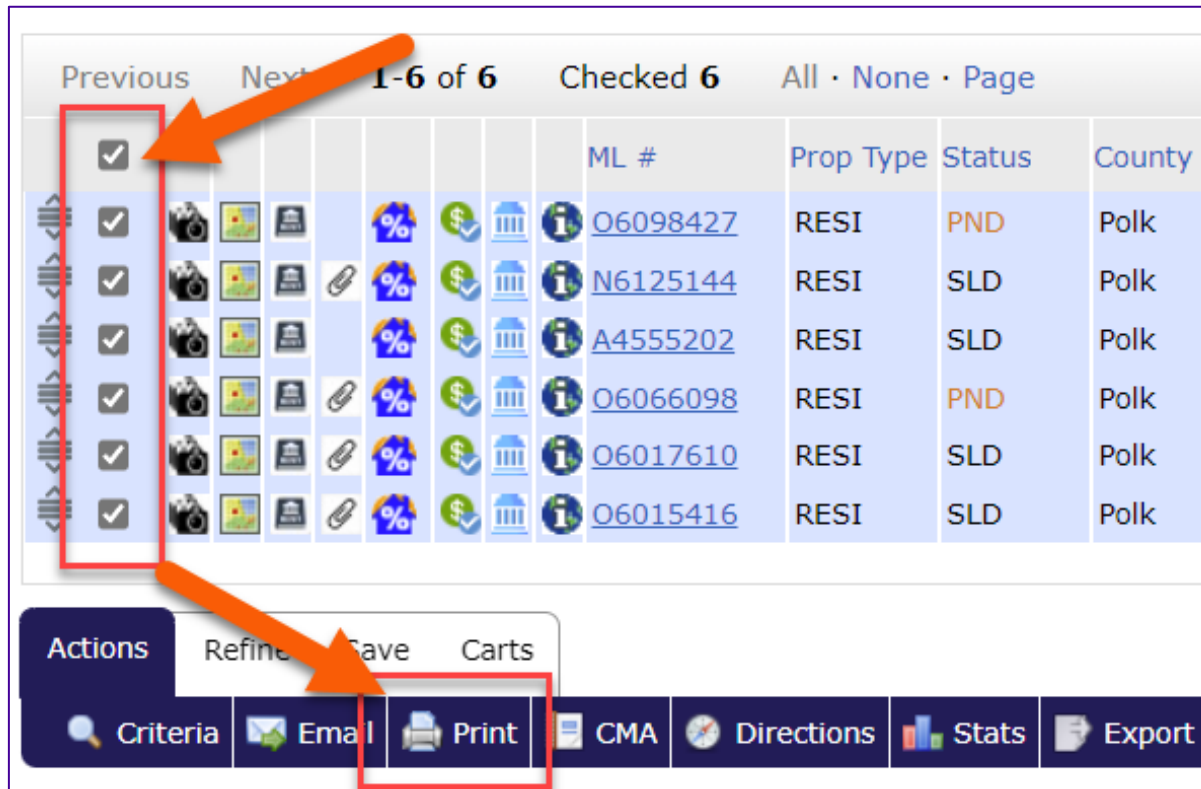
- This search is typically done with a specific property in mind, so the MAP SEARCH at the top-middle of the search can be utilized for a radius around a specific address.



- This can also be done using the JUMP TO ADDRESS option at the top right of the MAP section when searching and drawing a shape around the marker.

How To Access The 1004MC PDF Report

1. Select which properties that you wish to be included in the report, and then click PRINT.



The screenshot displays a search results interface with a table of properties. The table has columns for 'ML #', 'Prop Type', 'Status', and 'County'. The first six rows are highlighted in blue, and each row has a checked checkbox in the first column. An orange arrow points to the first checked checkbox. Below the table is a navigation bar with buttons for 'Actions', 'Refine', 'Save', and 'Carts'. The 'Print' button is highlighted with a red box and an orange arrow.

	ML #	Prop Type	Status	County
<input checked="" type="checkbox"/>	O6098427	RESI	PND	Polk
<input checked="" type="checkbox"/>	N6125144	RESI	SLD	Polk
<input checked="" type="checkbox"/>	A4555202	RESI	SLD	Polk
<input checked="" type="checkbox"/>	O6066098	RESI	PND	Polk
<input checked="" type="checkbox"/>	O6017610	RESI	SLD	Polk
<input checked="" type="checkbox"/>	O6015416	RESI	SLD	Polk

How To Access The 1004MC PDF Report

2. Select the 1004MC Report you want and then select which type of media you'd like to share that report.

NOTE – This report can only be generated as a PDF which can then be emailed or printed.

The screenshot shows a 'Print 6 Listings' dialog box. At the top, it says 'Print which format(s)? To select multiple at once, hold Ctrl while you click (option key, on a Mac)'. Below this is a list of report types: 'Cross Property Single Line', 'Print Customer Synopsis', '1004MC Report Summary', and '1004MC Report Detailed'. The '1004MC Report Summary' is highlighted in blue. To the right of the list is a 'Print' dropdown menu set to 'header only'. Below the dropdown are several radio and checkbox options: 'First page, last page' (selected), 'Every page', 'Print with roll-outs (if any) open', 'Print search criteria', and 'Ink saver; if any, don't print images'. At the bottom right, there is a 'Language' dropdown set to 'English'. At the bottom of the dialog, there are four buttons: 'Back to Results', 'Email PDF', 'Print to PDF', and 'Preview'. The 'Email PDF' and 'Print to PDF' buttons are highlighted with a red box. Two orange arrows point from the '1004MC Report Summary' to the 'Print to PDF' button.

Summary VS. Detailed

The 1004MC REPORT *DETAILED* - also includes the list of the properties, separated by status.

Fannie Mae 1004MC Statistics Summary

Property Type is 'Residential' Property Style is 'Single Family Residence' Status Contractual Search Date is 04/20/2023 to 04/20/2022 State is 'Florida' Legal Subdivision Name is like "crescent estates" Beds is 2+ Full Baths is 2+ Heated Area is 1000 to 2000 2 Listings have been discarded. Latitude, Longitude is around 28.20, -81.63

Inventory Analysis	Prior 7-12 Months (04/20/2022-10/17/2022)	Prior 4-6 Months (10/18/2022-01/17/2023)	Current - 3 Months (01/18/2023-04/20/2023)
Total # of Comparable Sales (Settled)	2	0	2
Absorption Rate (Total Sales/Months)	0.33	0.00	0.67
Total # of Comparable Active Listings	1	1	0
Months of Housing Supply (Lst/Ab. Rate)	3.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$243,500	\$0	\$240,000
Median Comparable Sales DOM	9	0	7
Median Comparable List Price (Listings Only)	\$270,000	\$270,000	\$0
Median Comparable Listings DOM (Listings Only)	135	135	0
Median Sale Price / Median List Price %	100.41%	0.00%	97.96%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.

Fannie Mae 1004MC Statistics Detailed

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Residential

Pending

MLS #	Address	Bds	Bths	Sq Ft Ht	On Market Date	ADOM	Orig Price	List Price
O6098427	5 PALM CT	3	2/0	1,327	03/21/2023	4	\$259,000	\$259,000
O6066098	219 WESTRIDGE RD	3	2/0	1,488	10/15/2022	135	\$280,000	\$270,000

Sold

MLS #	Address	Bds	Bths	Sq Ft Ht	Sold Date	ADOM	List Price	Sold Price	SP%LP
N6125144	34 CEDAR DR	2	2/0	1,040	03/03/2023	8	\$215,000	\$210,000	97.7%
A4555202	252 WESTRIDGE RD	2	2/0	1,380	01/23/2023	5	\$275,000	\$270,000	98.2%
O6017610	21 SANDALWOOD DR	2	2/0	1,040	06/13/2022	7	\$250,000	\$252,000	100.8%
O6015416	18 SANDALWOOD DR	2	2/0	1,230	05/20/2022	10	\$235,000	\$235,000	100.0%

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Appraiser Single Line View

The “Appraiser Single Line” view was added to the search results display in Matrix. This new view is a pre-set criterion for Stellar MLS appraisers that can be used instead of the customer having to create a custom display for the same beneficial information.

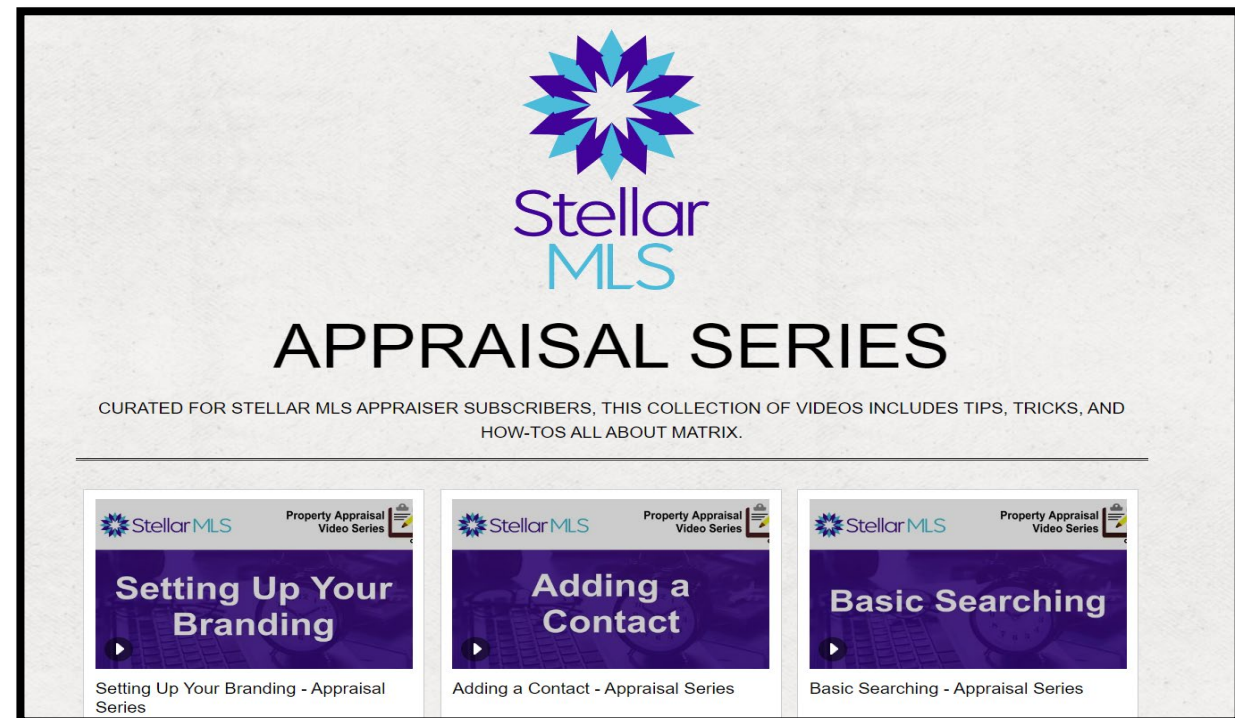
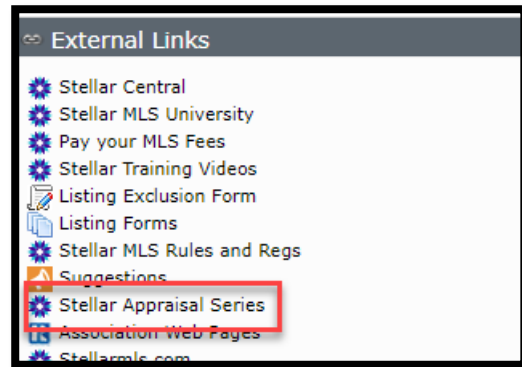
You can export the appraiser single-line view report by clicking “ Export “ at the bottom of the search results display.

The screenshot displays the Stellar MLS search results interface. At the top, navigation controls include 'Previous', 'Next', and a page indicator '1-10 of 61'. A dropdown menu is set to 'Appraiser Single Li' and '10 per page'. The main table lists 10 properties with columns for ML Number, Status, Address, City, Zip, List Price, Close Price, Concessions, Rent Concession, ADOM, CDOM, Floors in Unit/Home, Basement, Garage Spaces, Garage Dimensions, Living Area Units, Year Built, Heated Area, and SqFt Total. The 'Export' button is highlighted in the bottom toolbar.

#	ML Number	Status	Address	City	Zip	List Price	Close Price	Concessions	Rent Concession	ADOM	CDOM	Floors in Unit/Home	Basement	Garage Spaces	Garage Dimensions	Living Area Units	Year Built	Heated Area	SqFt Total
1	GC505572	ACT	2811 SW ARCHER RD Unit#V-182	GAINESVILLE	32608	\$98,000				315	315	One		0		Square Feet	1972	876	
2	GC509727	ACT	6519 W NEWBERRY RD Unit#1013	GAINESVILLE	32607	\$118,900				151	151	Three Or More				Square Feet	1972	1,289	1,289
3	GC511860	ACT	2811 SW ARCHER RD Unit#B8	GAINESVILLE	32608	\$124,999				48	48	Two				Square Feet	1985	1,226	1,226
4	O6103028	ACT	709 SW 75TH ST Unit#103	GAINESVILLE	32607	\$129,900				20	20	Two				Square Feet	1973	1,481	1,481
5	GC512978	ACT	1700 SW 16TH CT Unit#B3	GAINESVILLE	32608	\$135,500				0	0	One				Square Feet	1987	574	574
6	GC510496	ACT	2360 SW ARCHER RD Unit#906	GAINESVILLE	32608	\$148,000				83	83	One				Square Feet	1996	888	888
7	GC512520	ACT	609 SW 10TH LN Unit#2	GAINESVILLE	32601	\$149,900				21	21	Two				Square Feet	1981	1,112	1,112
8	GC509515	ACT	2360 SW ARCHER RD Unit#619	GAINESVILLE	32608	\$150,000				165	165	One				Square Feet	1996	888	888
9	GC511091	ACT	7200 SW 8TH AVE Unit#K68	GAINESVILLE	32607	\$163,000				28	28	Two				Square Feet	1986	1,070	1,070
10	GC511683	ACT	507 NW 39TH RD Unit#143	GAINESVILLE	32607	\$165,000				53	53	Two				Square Feet	1969	1,480	1,480

“Stellar Appraisal Series” in External Links

We have added “Stellar Appraisal Series” videos to our External Links in Matrix. These are a set of videos that are beneficial to Appraisers who currently use the MLS.



But wait, there's MORE!

Remember, there is an existing MARKET CONDITIONS report that can be pulled from any listing.



While NOT the OFFICIAL 1004MC report, this adjustable report may also be useful to your real estate business!

Inventory Analysis	Prior 7-12 Mos.	Prior 4-6 Mos.	Current-3 Mos.	Overall Trend **
Total # of Comparable Sales (Settled)	19	03	06	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Mos.)	3.17	1.00	2.00	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings *	33	38	16	<input checked="" type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing
Mos. of Housing Supply (Total Listings/Ab. Rate)	10.42	38.00	8.00	<input checked="" type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing
Median Sale & List Price, DOM, List/Sale Ratio	Prior 7-12 Mos.	Prior 4-6 Mos.	Current-3 Mos.	Overall Trend
Median Comparable Sale Price	\$202,000	\$128,000	\$222,500	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
Median Comparable Sales Days on Market	17.00	14.00	10.50	<input checked="" type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing
Median Comparable List Price	\$228,000	\$234,900	\$244,000	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining
Median Comparable Listings Days on Market	34.00	46.00	12.00	<input checked="" type="checkbox"/> Declining <input type="checkbox"/> Stable <input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97%	99%	99%	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining

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