Market Conditions Addendum to the Appraisal Report File No.

The purpose of this addendum is to provide the lend neighborhood. This is a required addendum for all a		n effective date on o	or after April 1, 2009.						
Property Address		City			Sta	te	ZIP Co	de	
Borrower Instructions: The appraiser must use the information housing trends and overall market conditions as repit is available and reliable and must provide analysis explanation. It is recognized that not all data source in the analysis. If data sources provide the required average. Sales and listings must be properties that subject property. The appraiser must explain any an	orted in the Neighborh s as indicated below. If s will be able to provid information as an aver compete with the subjournalies in the data, su	nood section of the a any required data is le data for the shade rage instead of the r ect property, determ uch as seasonal ma	appraisal report form. The a s unavailable or is consider ed areas below; if it is availa median, the appraiser shou ined by applying the criteria rkets, new construction, for	appra red u able, ald re a tha	niser must fill in nreliable, the a however, the a port the availab t would be use	all t ppra appra ale fi d by	he information hiser must pro paiser must inc gure and ider a prospective	n to vide lude ntify	the extent e an e the data it as an
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	ļ		Ove	erall Trend		
Total # of Comparable Sales (Settled)					Increasing	Ę	Stable	Щ	Declining
Absorption Rate (Total Sales/Months)				Н	Increasing	Ŀ	Stable][Declining
Total # of Comparable Active Listings				H	Declining	늗	Stable Stable	_	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	ш	Declining	Ove	erall Trend	Ш	Increasing
Median Comparable Sale Price	THOLT IZ WORKIS	THOI 4 O MICHELIS	Odirent 5 Months	\vdash	Increasing	Ī	Stable	П	Declining
Median Comparable Sales Days on Market						Ī	Stable		Increasing
Median Comparable List Price					Increasing		Stable		Declining
Median Comparable Listings Days on Market					Declining		Stable		Increasing
Median Sale Price as % of List Price		/		Ⴞ	Increasing	닏	Stable		Declining
Seller-(developer, builder, etc.) paid financial assistation Explain in detail the seller concessions trends for the			s increased from 3% to 5%	incr	Declining		Stable		Increasing
Are foreclosure sales (REO sales) a factor in the ma	arket? Yes No	o If yes, explain (inc	cluding the trends in listings	s and	I sales of forecl	oseo	d properties).		
Summarize the above information as support for you an analysis of pending sales and/or expired and with									ı, such as
an analysis of pending sales and/or expired and with	hdrawn listings, to forn	nulate your conclusi	ons, provide both an explai	natio	n and support				ı, such as
an analysis of pending sales and/or expired and with	hdrawn listings, to form	nulate your conclusi	ons, provide both an explan	natio	n and support	for y	our conclusio		i, such as
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an analysis of pending sales and/or expired and with If the subject is a unit in a condominium or coopera	hdrawn listings, to form	nulate your conclusi	ons, provide both an explan	natio	n and support	for y	our conclusio		
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