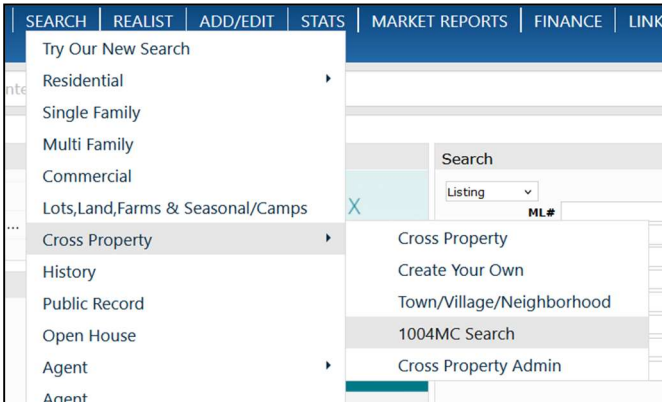


Matrix Appraiser Search Tools

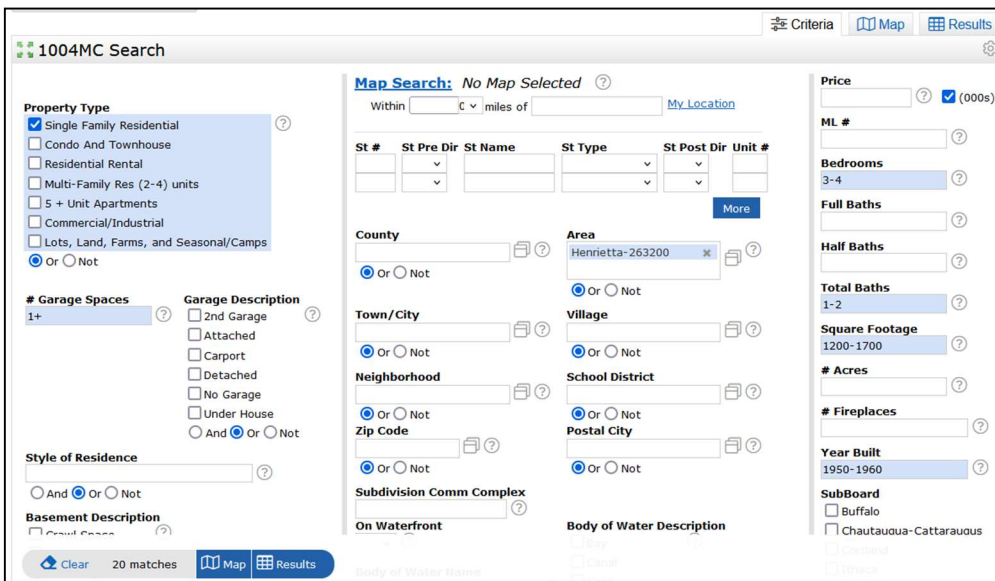
Market Conditions Addendum

The Market Conditions Addendum (Form 1004MC) was designed to enhance the transparency of the market trends and conditions conclusions made by the appraiser. This report is made available as a PDF or via export in Matrix by following the steps below.

In the Search menu, hover on "Cross Property" and then click "1004MC Search" in the slide-out menu.



The 1004MC search is pre-programmed with the appropriate property status (all statuses) and date range (one year of history) for your use. Enter the rest of your search criteria and click "Results."



From your results list, you can generate two different types of reports:

- **1004MC Report Summary/Report Detail (PDF)**
- **1004MC Data Export (CSV)**

1004MC Report Summary/Report Detail (PDF)

In your results list, select the properties to include in your report. Click the "Print" button at the bottom of your screen.

<input checked="" type="checkbox"/>	15		R1482242	S	RES	RPLUS	55 Princess DR	Henrietta-263200
<input type="checkbox"/>	16		R1477225	S	RES	KWGR	57 Locust Hill DR	Henrietta-263200
<input checked="" type="checkbox"/>	17		R1472117	S	RES	NOTH06	298 Galahad DR	Henrietta-263200
<input type="checkbox"/>	18		R1468138	S	RES	NOTH06	125 Camelot DR	Henrietta-263200
<input checked="" type="checkbox"/>	19		R1461800	S	RES	RPLUS	2025 Lehigh Station RD	Henrietta-263200
<input checked="" type="checkbox"/>	20		R1455209	S	RES	NOTH15	55 Thompson RD	Henrietta-263200

Actions Refine Save Carts

Criteria Email Print Share Link CMA Directions Stats Export Quick CMA ShowingTime

From the print options menu, select either a 1004MC Report Detail (the report plus a list of the included properties) or 1004MC Report Summary (the report only).

Print 14 Listings

Print which format(s)? To select multiple at once, hold Ctrl while you click (option key, on a Mac).

- REALTOR Preview
- REALTOR 1 Page
- REALTOR 1 Page with Tabs
- REALTOR Short
- 360 Property View
- Agent MultiRow
- Agent MultiRow w/ Remarks
- Appraiser
- 50 Photo View
- Brochure
- 360 Client Property View
- Client Full
- Client Full w Tabs
- Client Short
- Client Thumbnail
- Photo Gallery
- IDX Full Detail
- Hotsheet
- Multi-Map
- Reports below print as PDF only -----
- Quick CMA
- 1004MC Report Detail
- 1004MC Report Summary
- Photo Gallery with Address
- Quick CMA Old

Print search criteria
 Ink saver; if any, don't print images

⚠️ One or more of the selected displays or reports can only be printed as a PDF. Options above do not apply to PDF-only reports.

Back to Results Email PDF Print to PDF Preview Print

Market Conditions 1004MC Detailed Report

Status is one of 'A-Active', 'C-Continue Show', 'U-Under Contract', 'P-Pending Sale', 'S-Closed/Rentled', 'W-Withdrawn', 'X-Expired', 'T-Temp Off'
 Market: Status Contractual Search Date is 04/26/2023 to 04/24/2024 Property Type is Single Family Residential Area NYSWS Code is Henrietta-263200

A-Active	MLS #	Address	Bds	Bths	SqFt	List Date	DOM	Orig Price	List Price
	R1533489	31 Campus Drive	3	1.0	1,050	04/24/2024	0	\$199,900	\$199,900
	R1533191	8 Fimucane Road	4	1.1	1,489	04/23/2024	1	\$124,900	\$124,900
	R1532276	109 Cornflower Drive	3	2.1	2,528	04/17/2024	7	\$365,000	\$365,000
	R1531740	959 Calkins Road	5	2.1	2,267	04/17/2024	7	\$349,900	\$349,900
	R1531566	56 Willowford Dr Drive	4	3.0	2,194	04/13/2024	11	\$499,900	\$499,900
	R1531107	84 East Path Rise	4	2.1	3,090	04/24/2024	0	\$450,000	\$450,000
	R1530057	8 Nightfrost Lane Lot #121	4	2.1	2,338	04/04/2024	20	\$499,900	\$499,900

P-Pending Sale	MLS #	Address	Bds	Bths	SqFt	List Date	DOM	Orig Price	List Price
	R1530480	231 Peakview Drive	3	1.1	1,572	04/11/2024	6	\$239,900	\$239,900
	R1529071	120 Planters	4	2.1	2,264	04/02/2024	8	\$400,000	\$400,000

S-Closed/Rentled	MLS #	Address	Bds	Bths	SqFt	Closed Date	DOM	List Price	Sale Price	SPK:LP
	S1467167	286 Vollmer Parkway	3	1.0	1,469	06/22/2023	4	\$189,900	\$250,000	131.65%

U-Under Contract	MLS #	Address	Bds	Bths	SqFt	List Date	DOM	Orig Price	List Price
	R1532033	114 Chesapeake Landing	3	2.1	1,720	04/17/2024	5	\$329,000	\$329,000

Market Conditions 1004MC Summary Report

Status is one of 'A-Active', 'C-Continue Show', 'U-Under Contract', 'P-Pending Sale', 'S-Closed/Rentled', 'W-Withdrawn', 'X-Expired', 'T-Temp Off'
 Market: Status Contractual Search Date is 04/24/2023 to 04/23/2024 Property Type is Single Family Residential Num of Garage Spaces is 1- Area NYSWS Code is Henrietta-263200 Beds Total is 3 to 4 Baths Total is 1 to 2 Sq Ft Total is 1200 to 1700 Year Built is 1950 to 1960

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months (04/24/2023-10/22/2023)	Prior 4-6 Months (10/23/2023-01/22/2024)	Current - 3 Months (01/23/2024-04/23/2024)
Total # of Comparable Sales (Settled)	5	6	1
Absorption Rate (Total Sales/Months)	0.93	2.00	0.33
Total # of Comparable Active Listings	0	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.50	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$230,000	\$235,000	\$310,000
Median Comparable Sales DOM	6	9	14
Median Comparable List Price (Listings Only)	\$0	\$289,900	\$0
Median Comparable Listings DOM (Listings Only)	0	14	0
Median Sale Price as % of List Price	128.81%	117.03%	106.93%

*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.

MC Statistics

nths (2023)	Prior 4-6 Months (10/24/2023-01/23/2024)	Current - 3 Months (01/24/2024-04/24/2024)
0	0	0
0	0	7
0.00	0.00	0.00

nths	Prior 4-6 Months	Current - 3 Months
\$0	\$0	\$365,000
0	0	7
0.00%	0.00%	0.00%

1004MC Data Export (CSV)

In your results list, select the properties to include in your report. Click the "Export" button at the bottom of your screen.

<input checked="" type="checkbox"/>	15		R1482242	S	RES	RPLUS	55 Princess DR	Henrietta-263200
<input type="checkbox"/>	16		R1477225	S	RES	KWGR	57 Locust Hill DR	Henrietta-263200
<input checked="" type="checkbox"/>	17		R1471117	S	RES	NOTH06	298 Galahad DR	Henrietta-263200
<input type="checkbox"/>	18		R1468138	S	RES	NOTH06	125 Camelot DR	Henrietta-263200
<input checked="" type="checkbox"/>	19		R1461800	S	RES	RPLUS	2025 Lehigh Station RD	Henrietta-263200
<input checked="" type="checkbox"/>	20		R1455209	S	RES	NOTH15	55 Thompson RD	Henrietta-263200

Actions Refine Save Carts

Criteria Email Print Share Link CMA Directions Stats Export Quick CMA ShowingTime

From the export menu, select either a 1004MC "tab delimited" (spreadsheet with column headers) or "tab del/no header" (spreadsheet without column headers).

Export 20 Records

Export file format: Agent Single Line Export

- Agent Single Line
- Agent Single Line
- Agent Single Line w/ Photo
- Hotsheet
- System Single Line
- All Photos
- Main Photo
- 1004MC (tab delimited)
- 1004MC (tab del/no header)
- All Fields (Comma delimited)
- All Fields (Comma del_date only)
- All Fields (Tab delimited/Smart Quote)
- All Fields (Tab delimited/Always Quote)
- All Fields (Tab delimited/Smart Quote).TXT
- Cross Property with UVT & Main Photo

[Back to Results](#)

	A	B	C	D	E	F	G	H	I
	ML#	Status	List Price	Sale Price	Status Change Timestamp	List Date	Closed Date	DOM	Contract Date
1	R1522469	U-Under Contract	199900		3/6/2024	2/26/2024		8	3/5/2024
2	R1525503	P-Pending Sale	224900		3/21/2024	3/13/2024		8	3/21/2024
3	R1517466	S-Closed/Rented	289900	310000	3/27/2024	1/17/2024	3/20/2024	14	1/31/2024
4	R1507261	S-Closed/Rented	179900	235000	1/23/2024	10/31/2023	12/21/2023	6	11/6/2023
5	R1506125	S-Closed/Rented	250000	240000	12/29/2023	10/25/2023	12/27/2023	14	11/10/2023
6	R1503646	S-Closed/Rented	149900	155500	11/30/2023	10/12/2023	11/28/2023	8	10/20/2023
7	R1502254	S-Closed/Rented	174900	235000	12/6/2023	10/3/2023	11/28/2023	9	10/12/2023
8	R1498773	S-Closed/Rented	199900	185000	11/13/2023	9/18/2023	11/9/2023	11	9/29/2023
9	R1497304	S-Closed/Rented	189900	247500	11/3/2023	9/12/2023	10/25/2023	6	9/18/2023
10	R1495678	S-Closed/Rented	189900	222500	10/20/2023	9/6/2023	10/20/2023	5	9/11/2023
11	R1482242	S-Closed/Rented	214900	265000	8/2/2023	7/5/2023	8/1/2023	6	7/11/2023
12	R1471117	S-Closed/Rented	199900	257500	8/21/2023	5/17/2023	7/18/2023	6	5/23/2023
13	R1461800	S-Closed/Rented	130000	230000	5/18/2023	4/11/2023	5/17/2023	6	4/17/2023
14	R1455209	S-Closed/Rented	74900	161000	9/27/2023	3/1/2023	9/26/2023	16	3/17/2023
15									
16									