FHFA UNIFORM APPRAISAL DATASET AGGREGATE STATISTICS DATA FILE DICTIONARY

Updated: March 22, 2024

Table 1. Uniform Appraisal Dataset (UAD) Aggregate Statistics Data File Fields

Field	Definition
SOURCE	Where the data comes from (e.g., UAD)
FREQUENCY	How often series is tabulated (e.g., annually or quarterly)
SERIES	Full name of the statistical series. See Table 2 for the list of statistical series.
SERIESID	Short name of the statistical series. See Table 2 for the list of statistical series.
GEOLEVEL	Level of geography for the estimate • National • State • Metro Area • County • Tract
GEONAME	Formal name of geographic unit (e.g., Florida, Carson County)
STATEPOSTAL	State postal code (e.g., AK, FL)
STATEFIPS	State Federal Information Processing System (FIPS) Code (e.g., 02, 15)
FIPS	County FIPS Code (e.g., 01001, 13005)
TRACT	Eleven-digit Census Tract code, which includes FIPS + six-digit Tract number (2020 Census vintage) (e.g., 01001100234)
METRO	Metropolitan Statistical Area (MSA) or MSA Division (MSAD) Code for the Top 100 MSAs and MSADs (March 2020 vintage) (e.g., 10420).
PURPOSE	The reason for the loan for which the appraisal was conducted • Purchase • Refinance • Both (combines purchase and refinance)
YEAR	Year of the Series (e.g., 2016, 2021)
QUARTER	Quarter of the Series • 1 = January – March • 2 = April – June • 3 = July – September • 4 = October – December • 5 = All four quarters
CHARACTERISTIC1	Attributes of the structure being appraised, the neighborhood, the market, or the appraisal process (e.g., bedrooms, bathrooms, percent minority). See Table 3 for the full list of characteristics.

CATEGORY1	Represents a value of the characteristic (e.g., 1 bedroom, 3 bathrooms). See Table 3 for the full list of categories for each characteristic.
SUPPRESSED	Indicator for value suppression • 0 = Not Suppressed • 1 = Suppressed
VALUE	Worth of the statistical series. See Table 2 for notes about rounding.

Table 2. List of Statistical Series

SERIES	SERIESID	Notes
Count of Appraisals	COUNT	
Median Appraised Value	MEDIAN	Rounded to nearest $100
25% Quartile of Appraised Value	P25	Rounded to nearest $100
75% Quartile of Appraised Value	P75	Rounded to nearest $100
Mean Appraised Value	MEAN	Rounded to nearest $100
Mean Ratio Contract Price/Appraised Value	RATIO	Rounded to nearest .001
Mean Ratio Appraised Value/Contract Price	RATIO1	Rounded to nearest .001
% of Appraisals Below Contract Price	PERBEL	Rounded to nearest .001
% of Appraisals Equal to Contract Price	PEREQ	Rounded to nearest .001
% of Appraisals Above Contract Price	PERABV	Rounded to nearest .001
Mean Distance to Comps	COMDIS	Rounded to nearest .01
Mean % of Comps in Same Census Tract	COMTRC	Rounded to nearest .001
Mean Comps Range Percentage	CMORNG	Where the appraised value falls in the range of adjusted comparable prices. Calculated as follows: Appraised Value minus minimum of the Adjusted Sale Price of Comparable (ASPC), divided by the maximum of ASPC minus the minimum of ASPC. Rounded to nearest .001
Mean Comps Range Percentage (Settled Sales Only)	CMORNP	Where the appraised value falls in the range of adjusted comparable prices, restricted to settled sales only. Calculated as follows: Appraised Value minus minimum of the Adjusted Sale Price of Comparable (ASPC), divided by the maximum of ASPC minus the minimum of ASPC. Rounded to nearest .001
Mean Comps Adjustment Percentage	NETADJ	Comps Adjustment refers to a change in value of a comparable

		property to make it equivalent to the subject property. Mean Comps Adjustment Percentage is calculated as follows: Net Adjustment divided by the Comparable Sales Price (averaged for all comparables related to each subject property). Rounded to nearest .001

Table 3. List of Characteristic Fields and their Associated Categories

Characteristic	Category Label
Tract Percent Minority Population	0% to 50% 50.1% to 80% 80.1% to 100% - Missing
Ratio of Tract Median Income to MSA Median Income (as defined by Federal Housing Finance Agency)	0% to 60% 60.1% to 80% 80.1% to 100% 100.1% to 120% 120.1% to 150% 150.1% and above - Missing
Year Built	1949 and earlier 1950 to 1959 1960 to 1969 1970 to 1979 1980 to 1989 1990 to 1999 2000 to 2009 2010 to Current - Missing
New Construction Status	- Yes - No - Missing
Effective Age	0 to 5 Years 6 to 10 years 11 to 15 Years 16 to 20 Years - More than 20 Years - Missing
Type of Structure	- Attached or Semi-Detached - Detached - Missing
Quality of Construction	- Q1 and Q2 - Q3 - Q4 - Q5 and Q6 - Missing

Number of Bedrooms Above Grade	0 to 2 Bedrooms 3 Bedrooms 4 Bedrooms 5 or more Bedrooms - Missing
Number of Bedrooms Above and Below Grade	0 to 2 Bedrooms 3 Bedrooms 4 Bedrooms 5 or more Bedrooms - Missing
Number of Bathrooms Above Grade	1 Full Bathroom 1 Full and 1+ Half Bathrooms 2 Full Bathrooms 2 Full and 1+ Half Bathrooms 3 Full Bathrooms - More than 3 Full Bathrooms - Missing
Number of Bathrooms Above and Below Grade	1 Full Bathroom 1 Full and 1+ Half Bathrooms 2 Full Bathrooms 2 Full and 1+ Half Bathrooms 3 Full Bathrooms - More than 3 Full Bathrooms - Missing
Number of Rooms Above Grade	0 to 5 Rooms 6 Rooms 7 Rooms 8 Rooms 9 Rooms 10+ Rooms - Missing

Finished Area Above Grade	• Less than 1,200 sq. ft. • 1,200 to 1,499 sq. ft. • 1,500 to 1,699 sq. ft. • 1,700 to 1,999 sq. ft. • 2,000 to 2,499 sq. ft. • 2,500 to 2,999 sq. ft. • 3,000 or More sq. ft. • Missing
Finished Area Above and Below Grade	• Less than 1,200 sq. ft. • 1,200 to 1,499 sq. ft. • 1,500 to 1,699 sq. ft. • 1,700 to 1,999 sq. ft. • 2,000 to 2,499 sq. ft. • 2,500 to 2,999 sq. ft. • 3,000 or More sq. ft. • Missing
Number of Stories	• 1 Story • More than 1 Story • Missing
Type of Foundation	• Full or Partial Basement • Crawl Space or Concrete Slab • Missing
Car Storage	• Garage • Carport or No Car Storage • Missing
Central Air	• Central Air • No Central Air • Missing
Type of Heating	• Forced Warm Air • Other • Missing
Public Sewer	• Public • Other • Missing
Public Water	• Public • Other • Missing
Planned Unit Development	• Yes • No • Missing

Adverse Site Conditions Present	• Yes • No • Missing
Accessory Dwelling Unit Present	• Yes • No • Missing
Urbanization Level	• Rural • Suburban • Urban • Missing
Neighborhood Percent Built Up	• 0% to 75% • 75.1% to 100% • Missing
Neighborhood Percent Single-Family Homes	• 0% to 50% • 50.1% to 75% • 75.1% and above • Missing
Marketing Time	• Less than 3 Months • 3 or more Months • Missing
Neighborhood Growth Rate	• Rapid • Stable • Slow • Missing
Neighborhood Property Value Trends	• Increasing • Stable • Declining • Missing
Neighborhood Demand and Supply Trends	• Shortage • In Balance • Over Supply • Missing
Appraisal Approaches	• Sales Approach Only • Sales and Other Approaches • Missing
Number of Comparable Properties Used in Appraisal	• 1 to 3 Comps • 4 Comps • 5 Comps • 6 Comps • 7+ Comps • Missing

Use of Supervisory Appraiser	• Inspected • Did not Inspect • Missing
Property Condition (Four categories)	• C1 and C2 • C3 • C4 • C5 and C6 • Missing
Property Condition (Three categories)	• C1 and C2 • C3 • C4, C5, and C6 • Missing
Updated in the last 15 years	• Yes • No • Missing
Owner Occupancy Status	• Yes • No • Missing
Lot Size	• Less than 1/8-acre • 1/8-acre to less than 1/4-acre • 1/4-acre to less than 1/2-acre • 1/2-acre to less than 1 acre • 1 acre or more • Missing
Tract Largest Race/Ethnicity Group	• Non-Hispanic White (50% or more) • Black (50% or more) • Hispanic/Latino (50% or more) • Asian (50% or more) • Other (50% or more) • Missing