



Uniform Appraisal Dataset (UAD) Appraisal-Level Public Use File (PUF) Version History

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The purpose of this document is to provide the UAD appraisal-level PUF users with information on data file version history. Table 1 provides the release version name, release date, and notes highlighting any updates to the data elements and file formats.

Table 1: UAD Appraisal-Level Public Use File (PUF) Version History

Version Name	Release Date	Notes
V1.0	10/16/2023	<ul style="list-style-type: none"> • First-ever public release Uniform Appraisal Dataset (UAD) appraisal-level data, collected through Uniform Residential Appraisal Report (URAR). • Nationally representative 5% random sample of 1-unit single-family appraisal records of mortgages acquired by Fannie Mae and Freddie Mac (the Enterprises) that required traditional appraisals. • Appraisals from 2013 to 2021. • 1.37 million records. • 37 selected data fields. • Race and ethnicity of borrowers obtained from the Enterprises' mortgage documents associated with the UAD records have been added. • Data in CSV, R, SAS, and Stata formats.
V1.1	4/12/2024	<ul style="list-style-type: none"> • Updated approximately 5 percent of the PUF records where coverage for the Number of Comps Used data field (field name: number_comparables) was expanded to include all comparable properties instead of only those with proper geocodes. This aligned the UAD PUF with the corresponding data field reported in the UAD Aggregate Statistics. • Data dictionary was updated with this information. This resulted in the recategorization of the bin in the Number of Comps Used data field from "1-3" to "3". • Data Dictionary has been updated to clarify the Race and Ethnicity of Borrower(s) data field (field name: race_ethnicity). This data field represents the race and ethnicity of borrower(s). For purchase mortgages, it is the race and ethnicity of the buyer(s), not sellers. For refinance mortgages, it is the race and ethnicity of the owners who are refinancing.

Version Name	Release Date	Notes
		<ul style="list-style-type: none">• Datasets in RDS format have been added to supplement the RDATA format.• Missing values for data fields in RDATA format have been recoded from "NA" to NA for ease of use.• A total of 13 data fields were converted from integer type to double type in both RDS and RDATA format files for ease of use.