

Mortgage MarketShare Module FAQs

General Questions:

What types of reports are available within the Mortgage MarketShare Module?

The Mortgage MarketShare Module can help you track, analyze and monitor lending activity in the markets of your choice. Based on your needs and custom settings, you can track activity on many levels:

- Geography: State, County, Zown, ZIP Code or Census Tract
 - Loan Parameters: Conforming, Jumbo, ARM, FHA, Home Equity Loan, Home Equity Line of Credit, Reverse and VHA
 - Lender Type: Banks, Credit Unions, Finance/Mortgage Companies and more. In addition, specific lenders can be selected
 - Track Rank By: Volume of Loans and Number of Loans
 - Historical Data: Use mortgage data back to 2007 for trend analysis
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What are the benefits of the reports?

The Mortgage MarketShare Module provides you with a complete accounting of all lending activity in your market and sales territories. This enables you to identify territory expansion opportunities, compare your sales performance against market volume, rank your performance against your competitors, identify high-performing or low-performing competitors, demonstrate that you retain marketshare under varying market conditions, monitor your company's compliance with fair lending guidelines, and more.

What browsers are supported?

The Mortgage MarketShare Module is available online and can be viewed with Google Chrome, Internet Explorer and Safari: optimal usage requires Google Chrome.

Why don't my reports display?

Viewing reports can sometimes be blocked by a pop-up blocker setting. You may need to allow popups and add warrendatasolutions.com/marketshare/#/ as a "trusted site" in your Internet settings.

I cannot generate the reports I need. Certain settings are not available.

If you are unable to select certain criteria in the Module, your subscription plan may need to be upgraded. To widen your search capabilities, please call your data account manager directly or call 617-896-5365 for assistance.

Why are some lenders labeled as "Misc."?

With the total volume of loans reaching more than one hundred thousand a month, lenders making 9 or fewer loans are labeled as miscellaneous.

How do I get additional help? What are the hours?

For technical and training support, please call your data account manager directly or call 617-896-5365 Monday – Friday, 9:00AM to 5:00PM EST.

Query Questions:

How do I save a query?

After you run a query, go to the bottom left of the page and click "Save Query," which will bring you to a pop-up box. Under "Name," add a title to your query, click the "Select" button to the left, click "Update" and then "Load Selected."

How do I run a query for all transactions (including HELOCs and Home Equity Loans)?

By default, when a query is run it does NOT include HELOCs and Home Equity Loans. In order to include these loan types, look to the left of the page under “Loan Parameters” and click the box labeled, “Include HELOC/Home Equity Loan.”

Can I query specific lenders in my reports?

Yes. Under “Lender Options” on the left side of the page, click the box under “Or Select Multiple Lenders.” There you will find a list of all lenders where you can select one or multiple lenders. You can also type in the lender name rather than scroll through the list.

Database Questions:

Where does the data come from?

For nearly 145 years, The Warren Group has been the most trusted and reliable source in New England for real estate property data. We maintain the most comprehensive property database today due to our long-standing relationships with town assessors, clerks and county registries as well as our extensive daily collection of transaction records in the field. The data that is collected includes sales transfers, mortgages, and refinances.

What is the difference between YTD and Annual?

YTD should be used for data queries in a current year. Annual should be used when querying past years.

Why do the loan counts differ when I select more than one loan type in a query vs. single loan types in multiple queries?

Choosing multiple loan types in a query may result in a single count for a loan that falls under multiple categories.

How do cross-collateralized properties show up in the Module?

If properties are listed on a different Book and Page, they are not parsed. If properties are on a different Book and Page, but recorded on the same day, they are parsed. If multiple properties are on the same Book and Page, they are parsed and values will be a derivative of the total loan.

Are non-purchase loans included in standard searches?

By default, non-purchase loans are excluded from the standard query. If you would like them included, check the box “Include HELOC/Home Equity Loan” located in the left column under “Classifications.”

How do I know when the most recent data has been received for my state or county?

Transactional data is collected daily, verified, matched to the appropriate property record and posted weekly. It takes approximately two weeks to complete the multi-step process, so although data is updated weekly, the dates on the transactions are two+ weeks in arrears. All weekly posts are made over the weekend resulting in the most current data available on Monday.

How can I make suggestions for data or service improvements?

Your business is important to us and we welcome suggestions on how to make the MarketShare Module better meet your needs. Please email customerservice@thewarrengroup.com with any suggestions or comments you may have.
