🐦 AGILE INSIGHTS Executive Summary

HOUSECANARY VALUE	**High Confidence**
	0.15 FSD, 85% Confidence
$117,956 $110/sq.ft.	
$100,640 - **$135,272**	
$94.14/sq.ft. - $127/sq.ft.	

HOUSECANARY RENTAL VALUE	**High Confidence**
	0.15 FSD, 85% Confidence
$1,204 $1.13/sq.ft.	
$1,025 - **$1,384**	
$0.96/sq.ft. - $1.29/sq.ft.	

MARKET STATUS		MSA 1YR RISK OF DECLINE	**5.4**% **Very Low**

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	No	3	1	1069	4410	1905	Yes

Recent Similar Comparables (Past 12 Months)
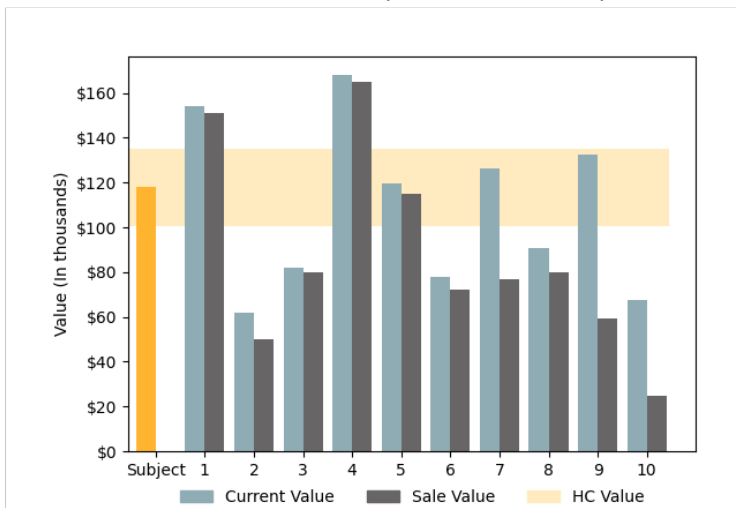
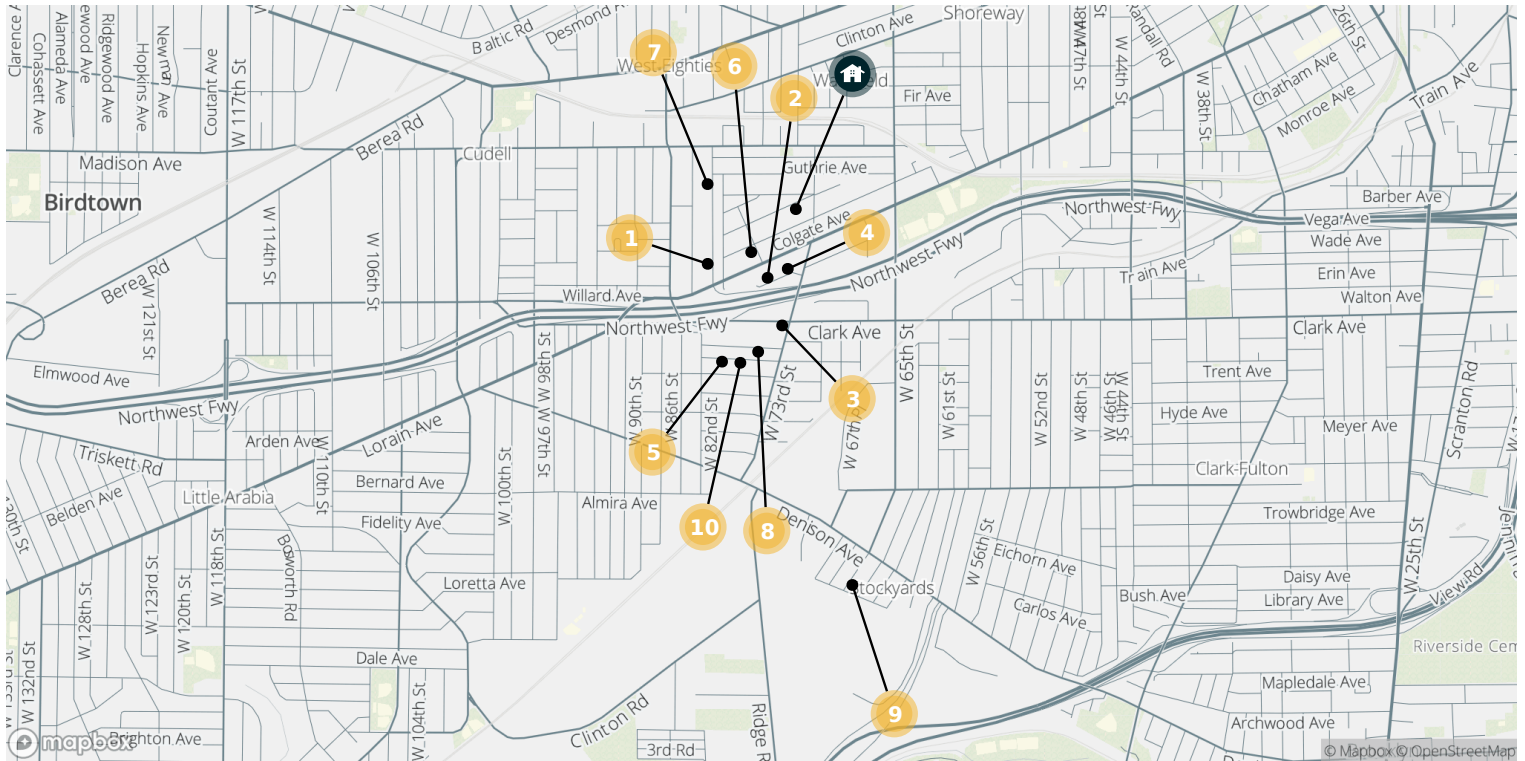| #	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	$151,000	$154,081	2184 W 81st St Cleveland, OH 44102	Moderate
2	$50,000	$61,956	7710 Grace Ave Cleveland, OH 44102	Moderate
3	$80,000	$81,804	7311 Clark Ave Cleveland, OH 44102	Moderate
4	$165,000	$168,031	7506 Grace Ave Cleveland, OH 44102	Moderate
5	$115,000	$119,505	7911 Camden Ave Cleveland, OH 44102	Moderate
6	$72,000	$78,033	7811 Colgate Ave Cleveland, OH 44102	Moderate
7	$77,000	$126,379	2056 W 81st St Cleveland, OH 44102	Moderate
8	$80,000	$90,876	7507 Halle Ave Cleveland, OH 44102	Moderate
9	$59,500	$132,525	3579 W 65th St Cleveland, OH 44102	Moderate
10	$25,000	$67,552	7709 Camden Ave Cleveland, OH 44102	Moderate

Value Forecast
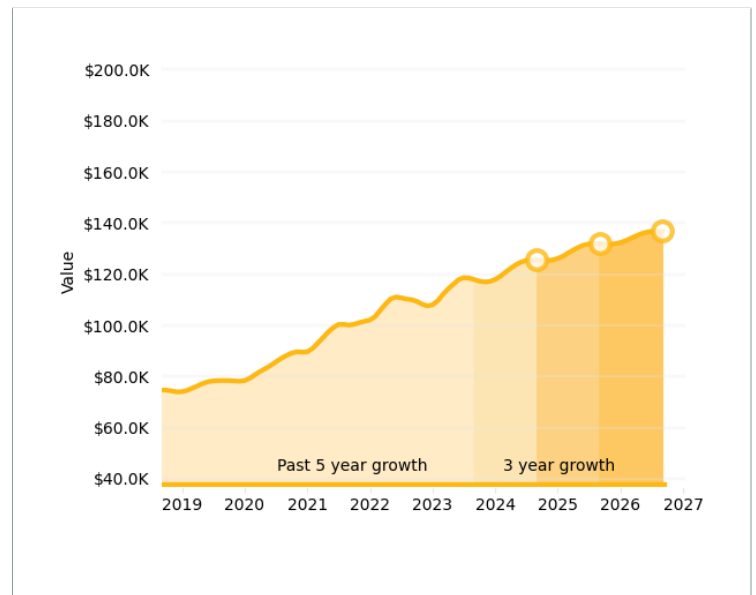
1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
6.4%	11.9%	16.0%
$125,564	$131,969	$136,805

Purchase History

DATE	SALE PRICE
04/05/2022	$108,500
12/17/2021	$35,000
11/09/2021	$25,800

Recent Similar Comparables (0-1year)

#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	**SUBJECT**	$108,500 04/2022	- -	$117,956	118	3	1	1069	4410
1	Moderate	0.31mi	2184 W 81st St Cleveland, OH 44102	$151,000 05/2023	$144,900 03/2023	$154,081	123	3	1.0	1092	4373
2	Moderate	0.22mi	7710 Grace Ave Cleveland, OH 44102	$50,000 06/2023	- -	$61,956	119	3	1.0	1239	4375
3	Moderate	0.35mi	7311 Clark Ave Cleveland, OH 44102	$80,000 06/2023	$85,000 03/2023	$81,804	100	3	1.0	1056	1591
4	Moderate	0.18mi	7506 Grace Ave Cleveland, OH 44102	$165,000 05/2023	$159,900 01/2023	$168,031	123	3	2.0	1368	4373
5	Moderate	0.51mi	7911 Camden Ave Cleveland, OH 44102	$115,000 04/2023	$125,000 01/2023	$119,505	123	3	1.5	870	4160
6	Moderate	0.19mi	7811 Colgate Ave Cleveland, OH 44102	$72,000 12/2022	$70,000 11/2022	$78,033	123	2	1.0	1200	4408
7	Moderate	0.27mi	2056 W 81st St Cleveland, OH 44102	$77,000 06/2023	$129,900 08/2023	$126,379	125	3	1.5	1260	4373
8	Moderate	0.44mi	7507 Halle Ave Cleveland, OH 44102	$80,000 05/2023	$35,000 09/2008	$90,876	109	3	1.0	1427	3049
9	Moderate	1.14mi	3579 W 65th St Cleveland, OH 44102	$59,500 03/2023	$137,500 08/2023	$132,525	105	2	1.0	900	3402
10	Moderate	0.49mi	7709 Camden Ave Cleveland, OH 44102	$25,000 07/2023	$34,900 06/2001	$67,552	123	3	1.0	1156	4160

Active Listings

High Similarity   Moderate Similarity   Low Similarity   Subject
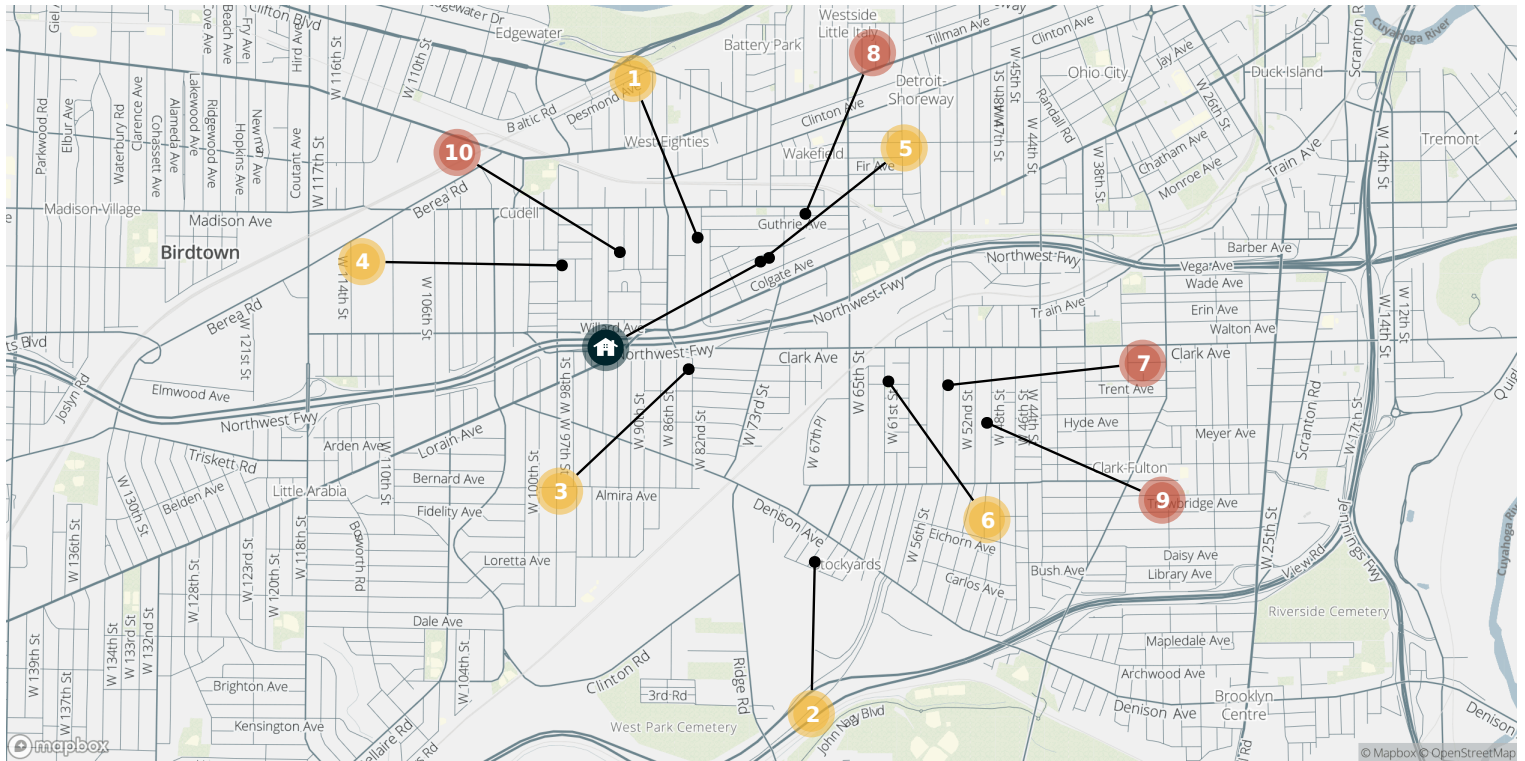
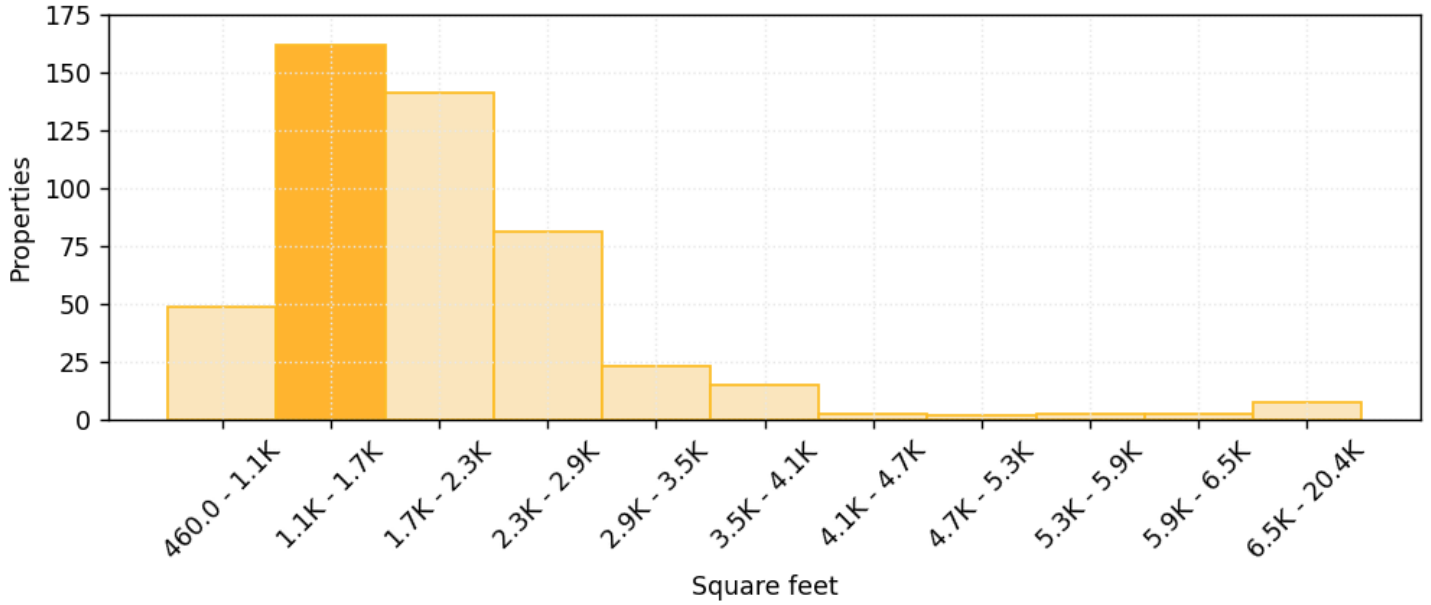| #	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	**SUBJECT**	-	-	118	3	1	1069	4410	-
1	Moderate	0.27mi	2056 W 81st St Cleveland, OH 44102	$129,900	08/2023	125	3	1.5	1260	4373	40
2	Moderate	1.14mi	3579 W 65th St Cleveland, OH 44102	$137,500	08/2023	105	2	1.0	900	3402	58
3	Moderate	0.51mi	3136 W 82nd St Cleveland, OH 44102	$124,900	06/2023	108	3	1.0	1344	4356	99
4	Moderate	0.77mi	2105 W 98th St Cleveland, OH 44102	$143,000	07/2023	108	4	1.5	1393	3062	86
5	Moderate	0.03mi	7505 Elton Ave Cleveland, OH 44102	$133,000	12/2022	119	3	1.0	1420	4408	281
6	Moderate	0.64mi	3161 W 61st St Cleveland, OH 44102	$139,700	09/2023	123	5	1.0	1400	6299	21
7	Low	0.81mi	3173 W 54th St Cleveland, OH 44102	$125,000	06/2023	123	3	1.5	1410	5118	95
8	Low	0.21mi	7004 Guthrie Ave Cleveland, OH 44102	$84,999	09/2023	119	2	1.0	624	1489	22
9	Low	1.01mi	3244 W 48th St Cleveland, OH 44102	$94,000	06/2023	123	4	1.0	1110	5001	97
10	Low	0.55mi	2082 W 91st St Cleveland, OH 44102	$104,900	08/2023	103	4	1.0	1389	3999	53

Historical Similar Comparables (0-4years)

#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	**SUBJECT**	$108,500 04/2022	- -	$117,956	118	3	1	1069	4410
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PROPERTY ADDRESS
7411 Elton Ave, Cleveland, OH 44102

COUNTY
Cuyahoga

APN NUMBER
006-07-019
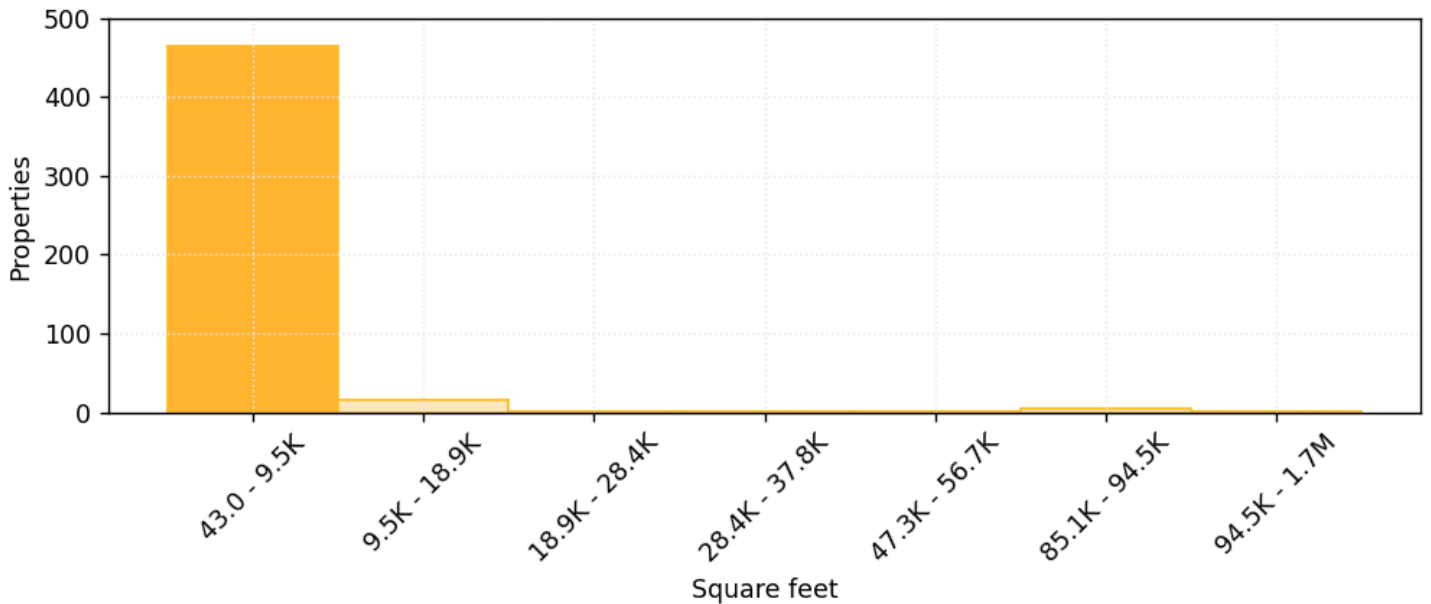
Nearby Properties

# of nearby properties   **Subject property**

Gross Living Area (sq. ft.)

Site Area (sq. ft.)

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COUNTY
Cuyahoga

APN NUMBER
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Nearby Properties

Legend: # of nearby properties, Subject property

Bedrooms

Bathrooms

Age

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7411 Elton Ave, Cleveland, OH 44102

COUNTY
Cuyahoga

APN NUMBER
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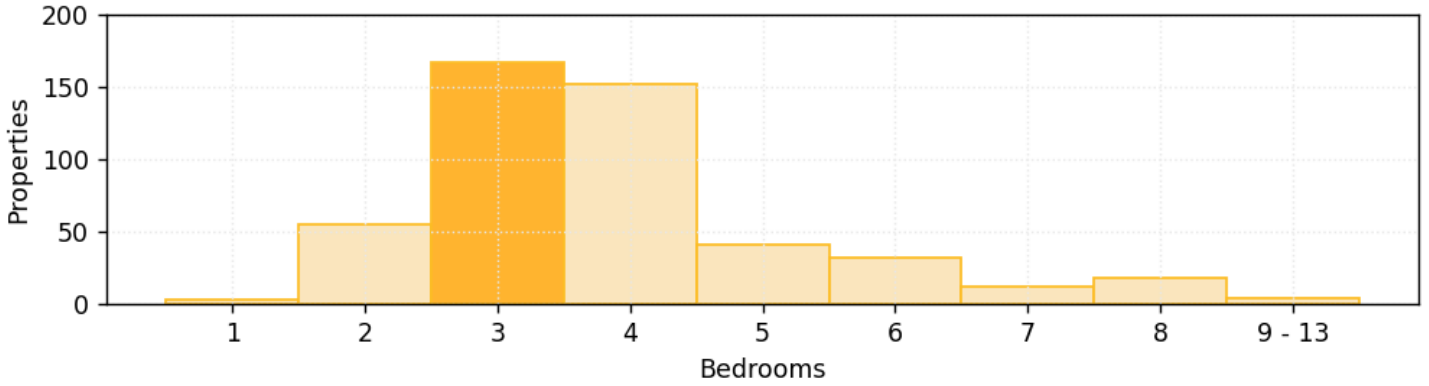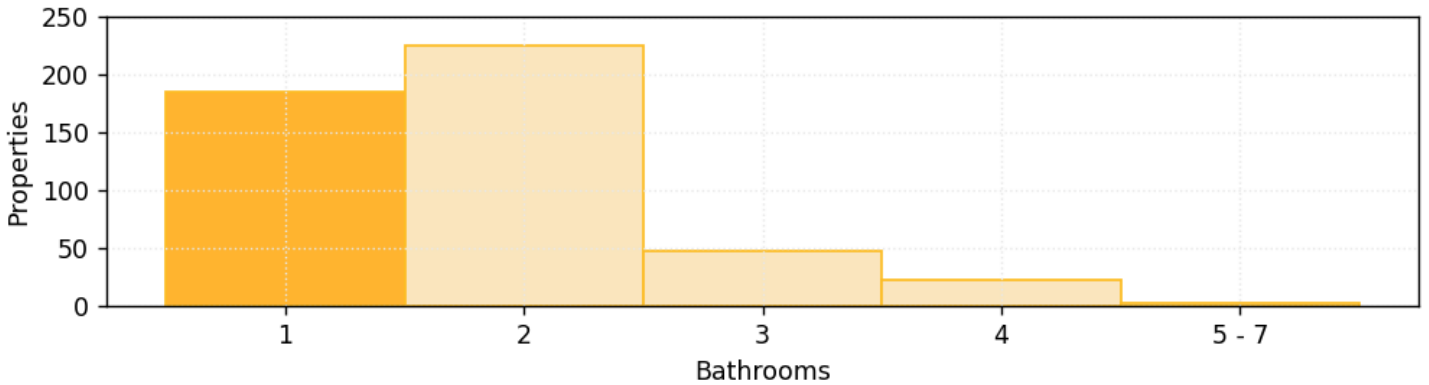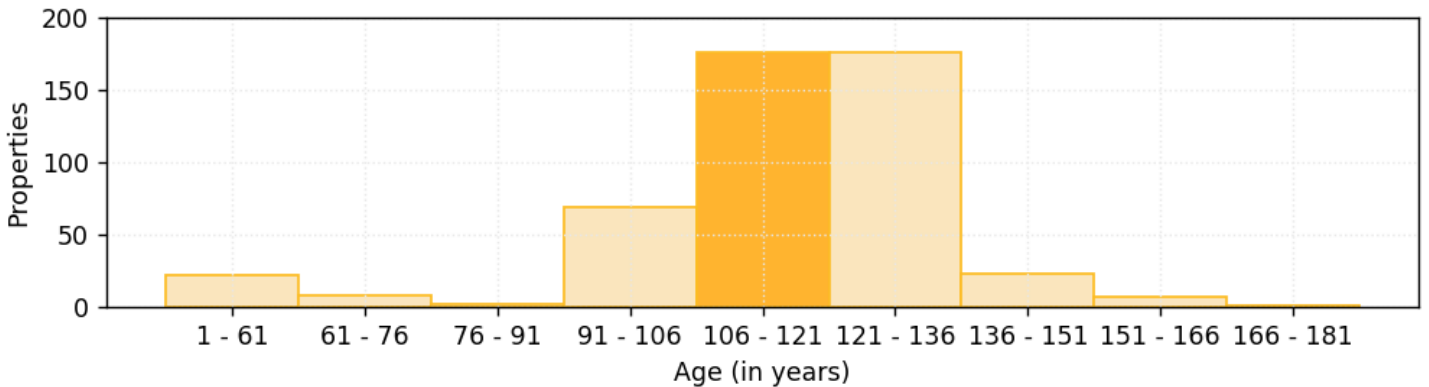
Market Analysis - 44102

Days on Market - Sold or De-listed Properties

Months of Supply

THIS MONTH LAST YEAR	THIS MONTH
2.4	2.6

1 Year risk of decline

THIS MONTH LAST YEAR	THIS MONTH
5.3%	5.8%
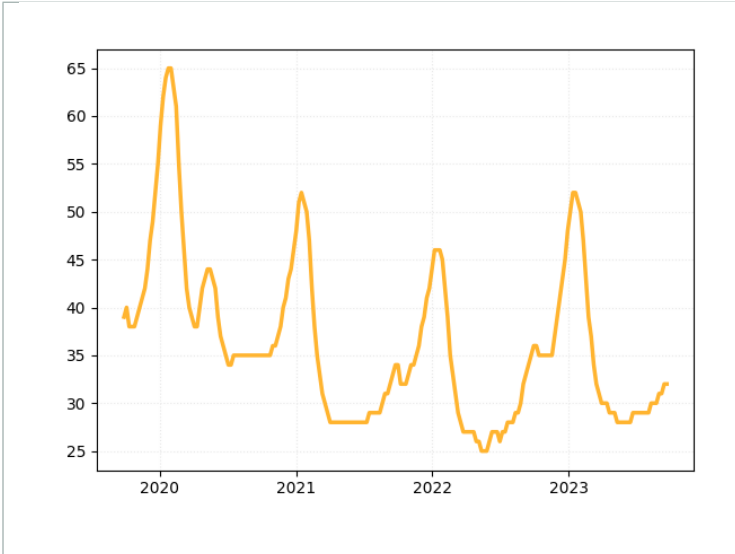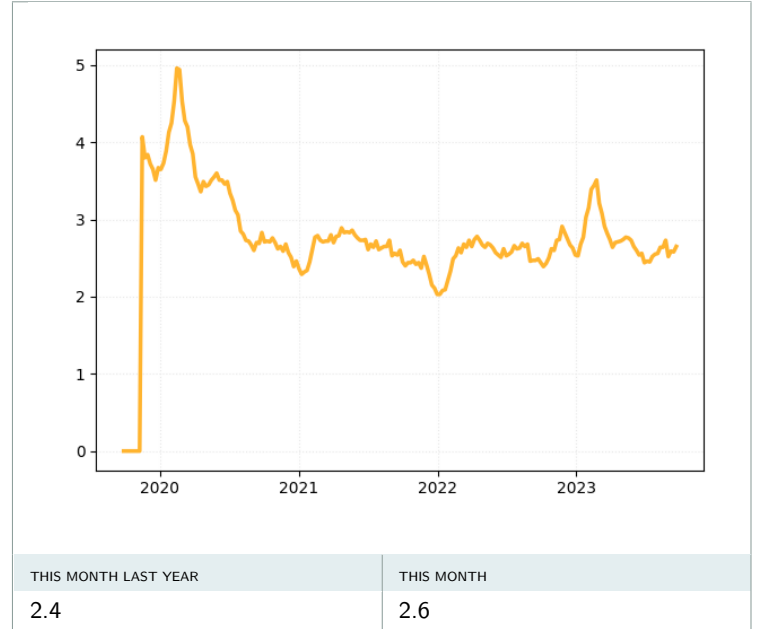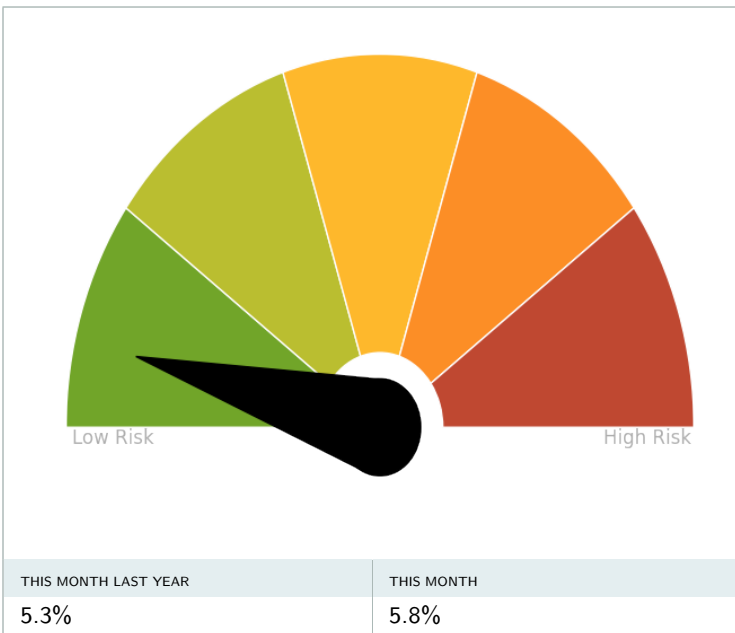
RISK LEVEL
Very Low

Glossary

Active	Active listings within a 1 year timeframe near the subject property.
	Source: Local MLS
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.
	Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.
	Source: Local MLS, HouseCanary analysis
Historical Similar Comparables	Similar comparables within a 4-year timeframe close to the subject property.
	Source: Public Record, HouseCanary Home Price Index
HouseCanary Rental Value	We value this property's monthly rent at $1,204. The rental price will likely fall between $1,025 and $1,384. This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.
	Source: HouseCanary analysis
HouseCanary Value	We value this property at $117,956. The sales price will likely fall between $100,640 and $135,272. This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.
	Source: HouseCanary analysis
Market Index	The market index is designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings.
	Source: Local MLS, HouseCanary analysis
Market Status	The market status is the summary conclusion on the market index. Specifically whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition.
	Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.
	Source: Local MLS, HouseCanary analysis
MSA 1yr risk of decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.
	Source: Local MLS, HouseCanary analysis
Nearby Properties	All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.
	Source: Public Record, HouseCanary analysis

Glossary Contd.

Non-disclosure state

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible.

The following fourteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

Source: Public Record, MLS

Owner Occupancy

Owner occupancy indicates whether the owner of the home is the primary resident.

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Recent Similar Comparables

Similar comparables within a 1-year timeframe close to the subject property.

Source: Public Record, HouseCanary analysis

Similarity Level

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Record, MLS, HouseCanary analysis

Valuation Suitability Score

HouseCanary's valuation suitability score is measured in percentage terms relative to the estimated price. This score allows for comparison of accuracy on two or more properties regardless of the magnitude of the individual price estimates. Formally, if the Valuation Suitability Score is X and the estimated price is P, then the lower price bound approximately equals $P * (X/100)$ and the upper price bound approximately equals $P * (2 - (X/100))$. Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy.

Source: Public Record, MLS, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Agile Insights for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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