



PROPERTY ADDRESS

7461 Castro Dr, Ferguson, MO 63135

COUNTY

St. Louis

APN NUMBER

13H-6-3-228-5

Executive Summary

⚠️ Non-disclosure state (MO)

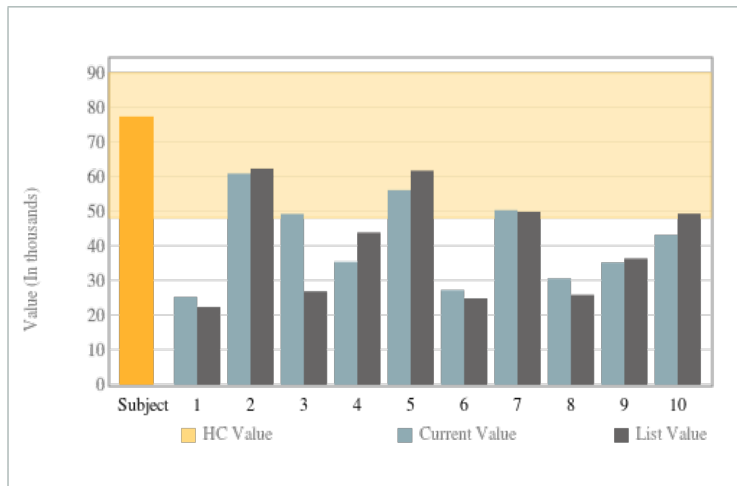
COMPARABLE VALUE \$76,899 \$65.45/sq.ft. \$54,549 - \$135,495 \$46.42/sq.ft. - \$115/sq.ft.	ADJUSTED PROPERTY VALUE \$77,526 \$65.98/sq.ft. High Confidence \$48,287 - \$90,059 \$41.1/sq.ft. - \$76.65/sq.ft.	
	HOUSECANARY RENTAL VALUE \$912 \$0.78/sq.ft. Average Confidence \$879 - \$1,177 \$0.75/sq.ft. - \$1.0/sq.ft.	
HOUSECANARY VALUE \$69,173 \$58.87/sq.ft.	MARKET STATUS Neutral Market	MSA 1YR RISK OF DECLINE 7.4% Very Low

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	No	3	1	1175	14810	1949	Yes

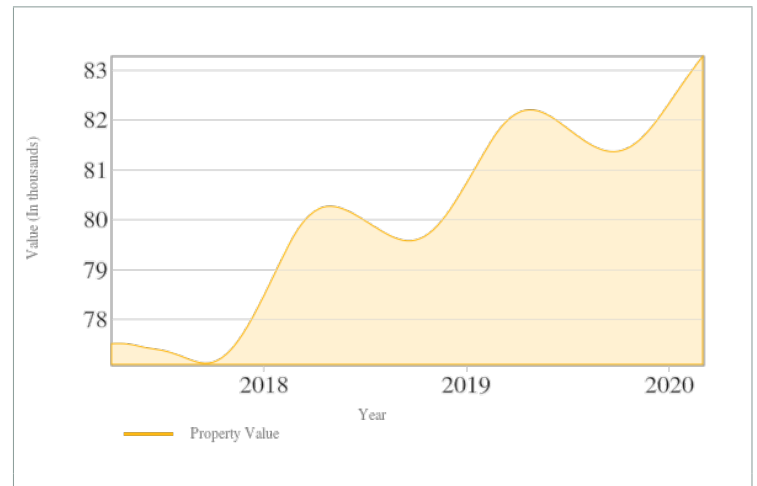
Disclaimer: attributes for properties may be inaccurate because county assessor data does not always include recent additions and/or modifications to property structure

Recent Similar Listings (Past 12 Months)



#	LIST PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$36,500	\$35,356	415 Ruggles Rd Saint Louis, MO 63135	High
2	\$22,500	\$25,395	5551 Winchelsea Dr Saint Louis, MO 63121	High
3	\$15,000	\$30,414	9025 Clarion Dr Saint Louis, MO 63136	High
4	\$62,500	\$61,056	6150 Dupree Ave Saint Louis, MO 63135	High
5	\$10,900	\$32,948	5704 Lucas and ... Saint Louis, MO 63136	High
6	\$27,000	\$49,391	317 Hawkesbury Dr Saint Louis, MO 63121	High
7	\$17,500	\$61,773	846 Elsworth Pl Saint Louis, MO 63135	High
8	\$44,000	\$35,535	3020 Solway Ave Jennings, MO 63136	High
9	\$61,900	\$56,288	419 Ruggles Rd Saint Louis, MO 63135	High
10	\$25,000	\$27,372	9026 Ellison Dr Saint Louis, MO 63136	High

Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
3.5%	6.1%	7.9%
\$80,216	\$82,255	\$83,682

Listing History

DATE	LIST PRICE
2017-01-11	\$70,000

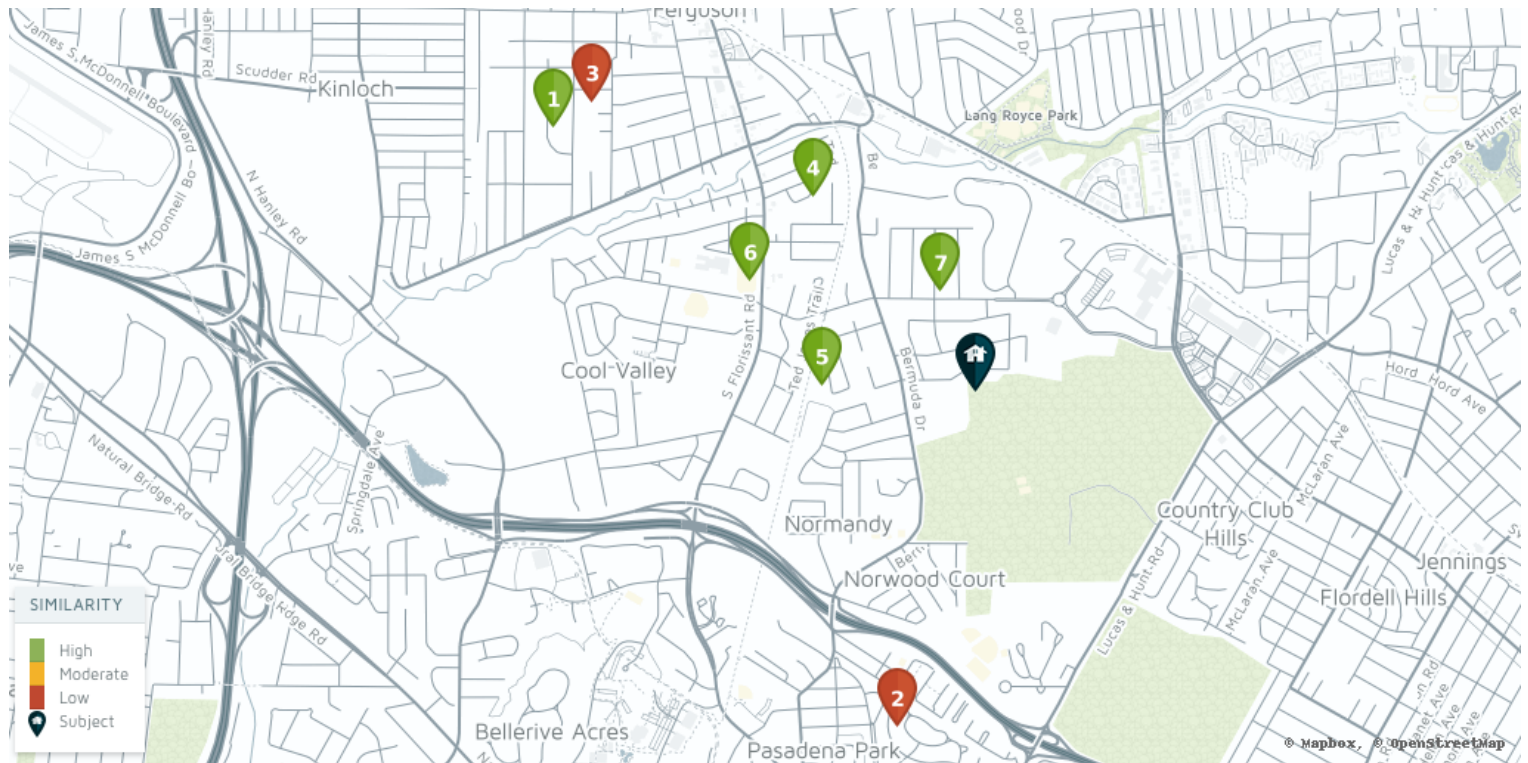
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Selected Comparables



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$70,000	01/2017	\$69,173	68	3	1	1175	14810
1	High	1.56mi	240 S Marguerite Ave Saint Louis, MO 63135	\$70,000	03/2017	\$68,686	66	3	2	1080	11040
2	Low	1.08mi	7433 Overbrook Dr Saint Louis, MO 63121	\$160,900	04/2017	\$174,998	75	4	2.5	1920	8800
3	Low	1.51mi	426 Tiffin Ave Saint Louis, MO 63135	\$100,000	04/2017	\$91,280	112	3	2	1866	12375
4	High	0.8mi	38 Patricia Ave Saint Louis, MO 63135	\$64,900	01/2017	\$71,069	80	2	1	1188	6750
5	High	0.48mi	5945 Brand Ave Saint Louis, MO 63135	\$67,000	03/2017	\$61,374	63	4	2	1176	8320
6	High	0.79mi	846 Elsworth Pl Saint Louis, MO 63135	\$17,500	09/2016	\$61,773	58	4	1	1392	5000
7	High	0.33mi	6150 Dupree Ave Saint Louis, MO 63135	\$62,500	11/2016	\$61,056	61	3	1.5	1120	8350

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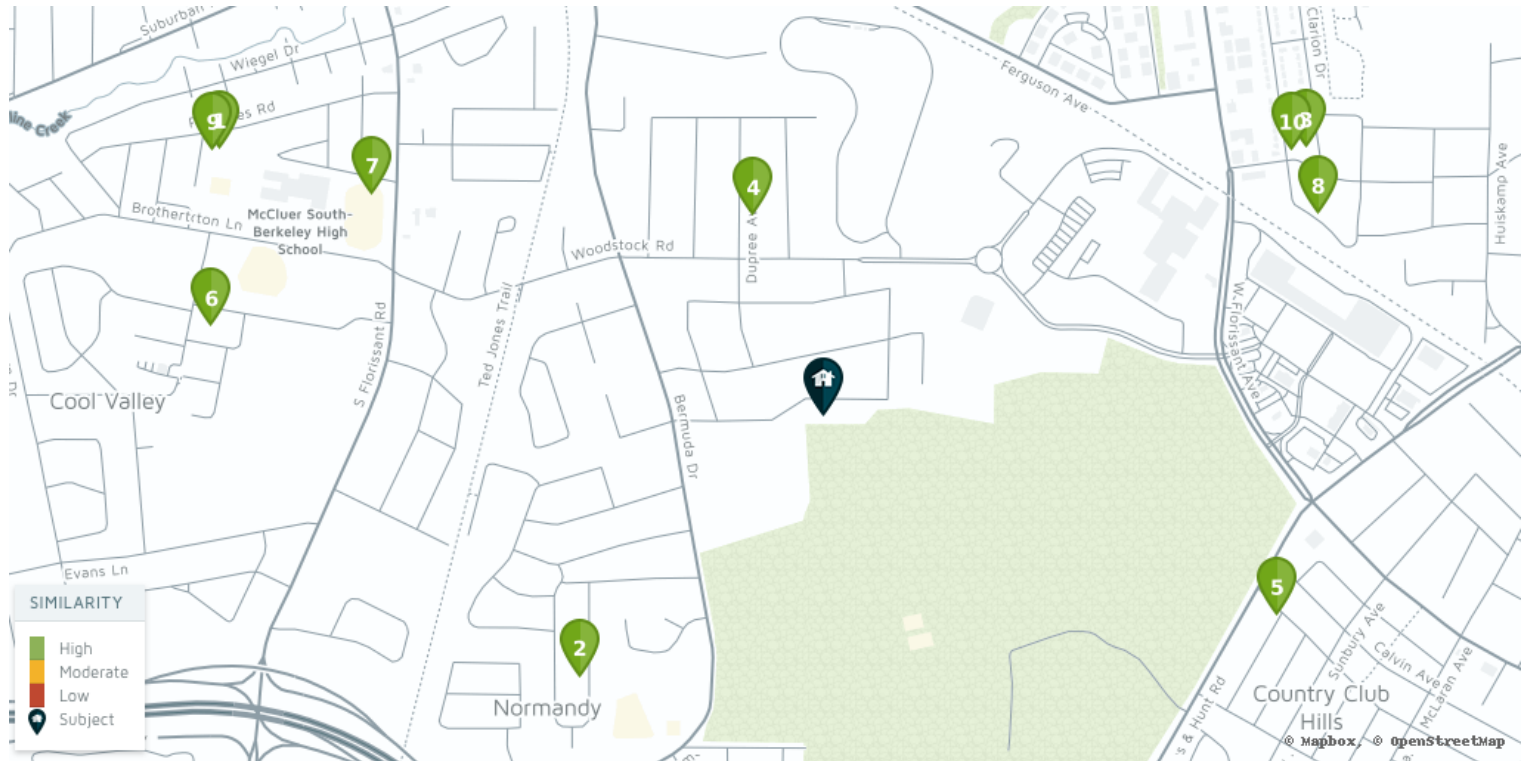
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Recent Similar Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$70,000	01/2017	\$69,173	68	3	1	1175	14810
1	High	1.03mi	415 Ruggles Rd Saint Louis, MO 63135	\$36,500	12/2016	\$35,356	59	3	1	908	6250
2	High	0.56mi	5551 Winchelsea Dr Saint Louis, MO 63121	\$22,500	12/2016	\$25,395	61	3	1	1284	7405
3	High	0.86mi	9025 Clarion Dr Saint Louis, MO 63136	\$15,000	11/2016	\$30,414	61	3	1	912	6720
4	High	0.33mi	6150 Dupree Ave Saint Louis, MO 63135	\$62,500	11/2016	\$61,056	61	3	1.5	1120	8350
5	High	0.78mi	5704 Lucas and Hunt Rd Saint Louis, MO 63136	\$10,900	10/2016	\$32,948	76	2	1	936	5040
6	High	0.97mi	317 Hawkesbury Dr Saint Louis, MO 63121	\$27,000	10/2016	\$49,391	62	2	3	1215	7500
7	High	0.79mi	846 Elsworth Pl Saint Louis, MO 63135	\$17,500	09/2016	\$61,773	58	4	1	1392	5000
8	High	0.84mi	3020 Solway Ave Jennings, MO 63136	\$44,000	09/2016	\$35,535	61	3	1	912	9792
9	High	1.04mi	419 Ruggles Rd Saint Louis, MO 63135	\$61,900	09/2016	\$56,288	61	2	1.5	1006	6250
10	High	0.84mi	9026 Ellison Dr Saint Louis, MO 63136	\$25,000	08/2016	\$27,372	60	3	1	960	6720

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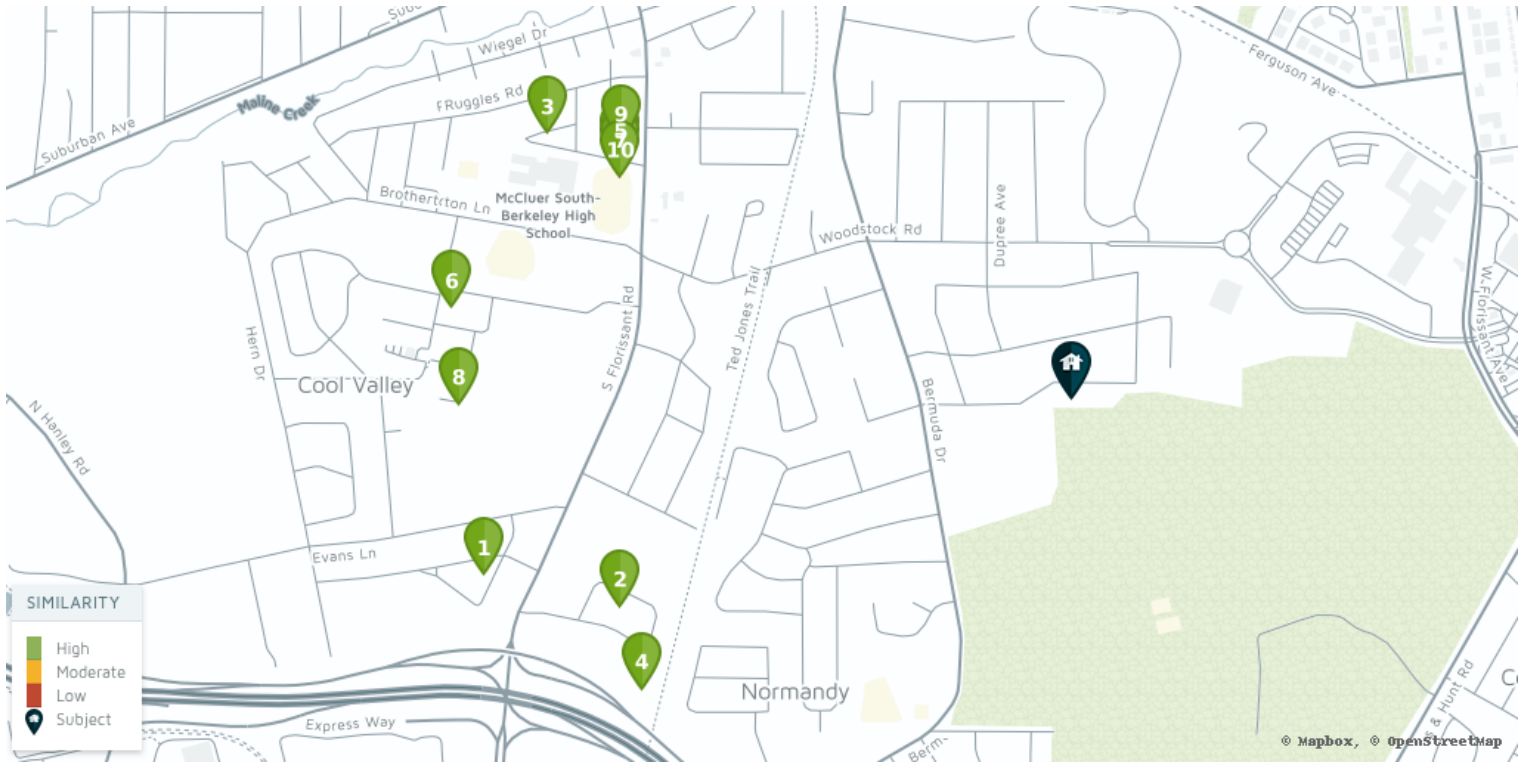
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Historical Similar Listings (0-4yrs)



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$70,000	01/2017	\$69,173	68	3	1	1175	14810
1	High	0.96mi	107 Emerling Dr Saint Louis, MO 63121	\$79,900	02/2015	\$73,705	89	2	1	1244	8750
2	High	0.78mi	151 Signal Hill Dr Saint Louis, MO 63121	\$60,000	10/2015	\$73,321	65	3	1	1288	8875
3	High	0.92mi	220 Ruggles Rd Saint Louis, MO 63135	\$45,000	07/2015	\$70,165	53	3	1	864	6250
4	High	0.81mi	128 Signal Hill Dr Saint Louis, MO 63121	\$69,500	03/2014	\$86,087	64	2	2	1366	13392
5	High	0.8mi	834 Elsworth Pl Saint Louis, MO 63135	\$35,000	02/2015	\$67,342	92	2	2	891	5000
6	High	0.98mi	321 Hawkesbury Dr Saint Louis, MO 63121	\$63,000	12/2014	\$65,563	62	3	2	1213	9875
7	High	0.79mi	838 Elsworth Pl Saint Louis, MO 63135	\$35,000	02/2015	\$64,903	67	2	1	792	5000
8	High	0.96mi	1301 Willingham Dr Saint Louis, MO 63121	\$40,000	11/2014	\$63,172	62	3	1	1215	11250
9	High	0.81mi	824 Elsworth Pl Saint Louis, MO 63135	\$35,000	02/2015	\$62,524	97	4	1	1058	10001
10	High	0.79mi	846 Elsworth Pl Saint Louis, MO 63135	\$17,500	09/2016	\$61,773	58	4	1	1392	5000

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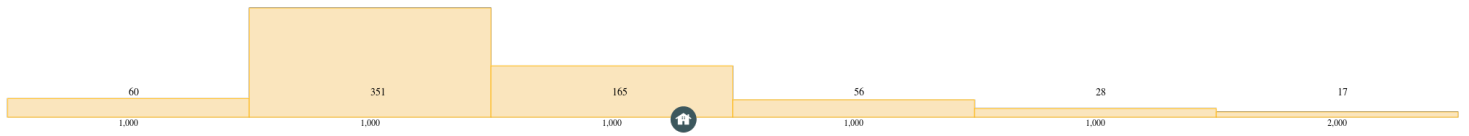
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Nearby Properties

1 mile radius

■ # of nearby properties 🏠 Subject property

Gross Living Area (sq. ft.)



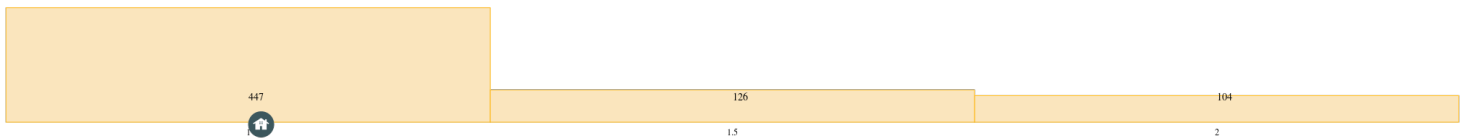
Site Area (sq. ft.)



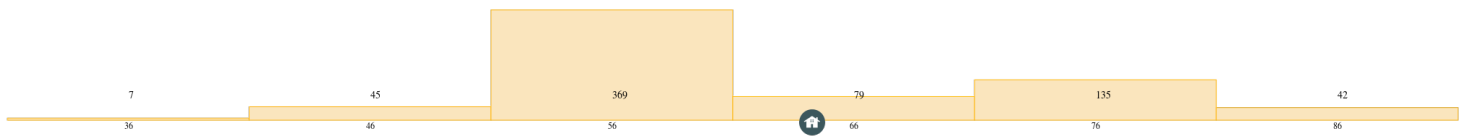
Bedrooms



Bathrooms



Age



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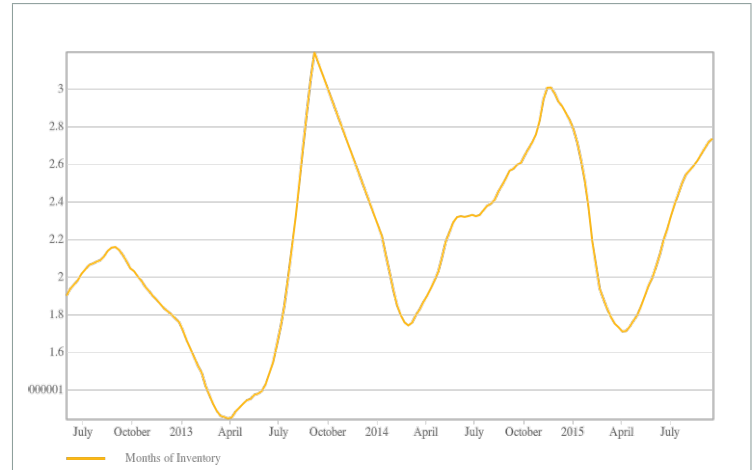
Market Analysis - 63135

Days on Market - Sold or De-listed Properties



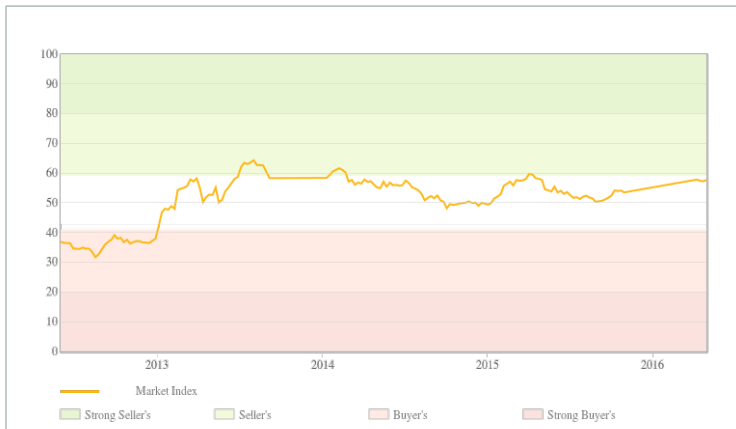
THIS MONTH LAST YEAR	THIS MONTH
114	113

Months of Supply



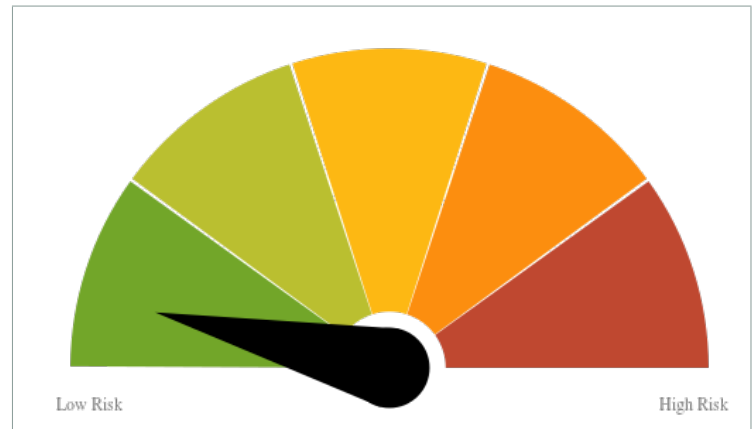
THIS MONTH LAST YEAR	THIS MONTH
2.7	2.7

Market Index



THIS MONTH LAST YEAR	THIS MONTH
57	58

1 Year risk of decline



THIS MONTH LAST YEAR	THIS MONTH
7.1%	7.8%

MARKET STATUS
Neutral Market

RISK LEVEL
Very Low

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Glossary

Active	Active listings within a 1 year timeframe and a 1 mile radius to 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 Listings	Similar listings within a 4-year timeframe and a 1 mile radius to the subject property. Source: Public Record, HouseCanary Home Price Index
Historical Similar Sales	Similar sales within a 4-year timeframe and a 1 mile radius to the subject property. Source: Public Record, HouseCanary Home Price Index
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 within a 1 mile radius to the subject property. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis
Non-disclosure state	In most non-disclosure states (or counties) both transaction sales price and date are not available to the general public. This data is not available because either the transaction details are not required or cannot legally be disclosed to the public. As a result, HouseCanary relies on different data to provide information such as comparable properties in our Value Report. When a request for a value report occurs in a non-disclosure area, HouseCanary uses listing information to populate comparable properties in the recent similar, active and historical sections of the report. Specific fields will change in these sections, for example in recent similar listings, sales price will be replaced with listed price. 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

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Glossary Contd.

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 Income Generating Property. 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 Listings	Similar listings within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
Recent Similar Sales	Similar sales within a 1-year timeframe and a 1-mile radius 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 Value Report for every property.

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

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