



PROPERTY ADDRESS

1204 June Ave, Saint Louis, MO 63138

COUNTY

St. Louis

APN NUMBER

09E-6-2-185-6

Executive Summary

⚠️ Non-disclosure state (MO)

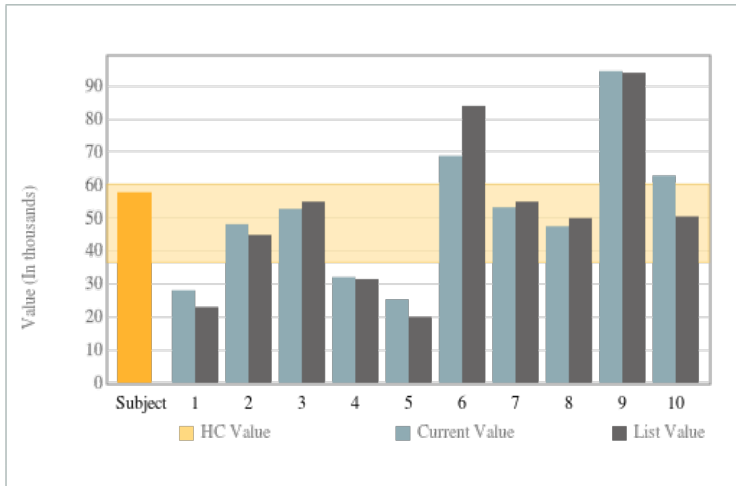
COMPARABLE VALUE \$57,393 \$61.32/sq.ft. \$48,629 - \$64,706 \$51.95/sq.ft. - \$69.13/sq.ft.		ADJUSTED PROPERTY VALUE \$57,845 \$61.8/sq.ft. High Confidence \$36,595 - \$60,207 \$39.1/sq.ft. - \$64.32/sq.ft.	
		HOUSECANARY RENTAL VALUE \$815 \$0.87/sq.ft. High Confidence \$765 - \$969 \$0.82/sq.ft. - \$1.04/sq.ft.	
HOUSECANARY VALUE \$48,358 \$51.66/sq.ft.	MARKET STATUS Seller's Market	MSA 1YR RISK OF DECLINE 7.4% Very Low	

Subject Attributes

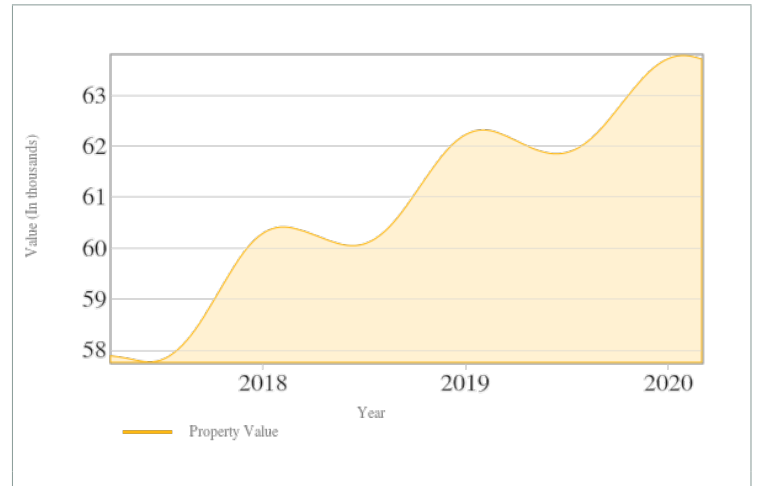
PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	No	3	1	936	5000	1959	No

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)



Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
4.3%	7.6%	10.1%
\$60,355	\$62,235	\$63,670

Listing History

DATE	LIST PRICE
2016-06-20	\$69,000

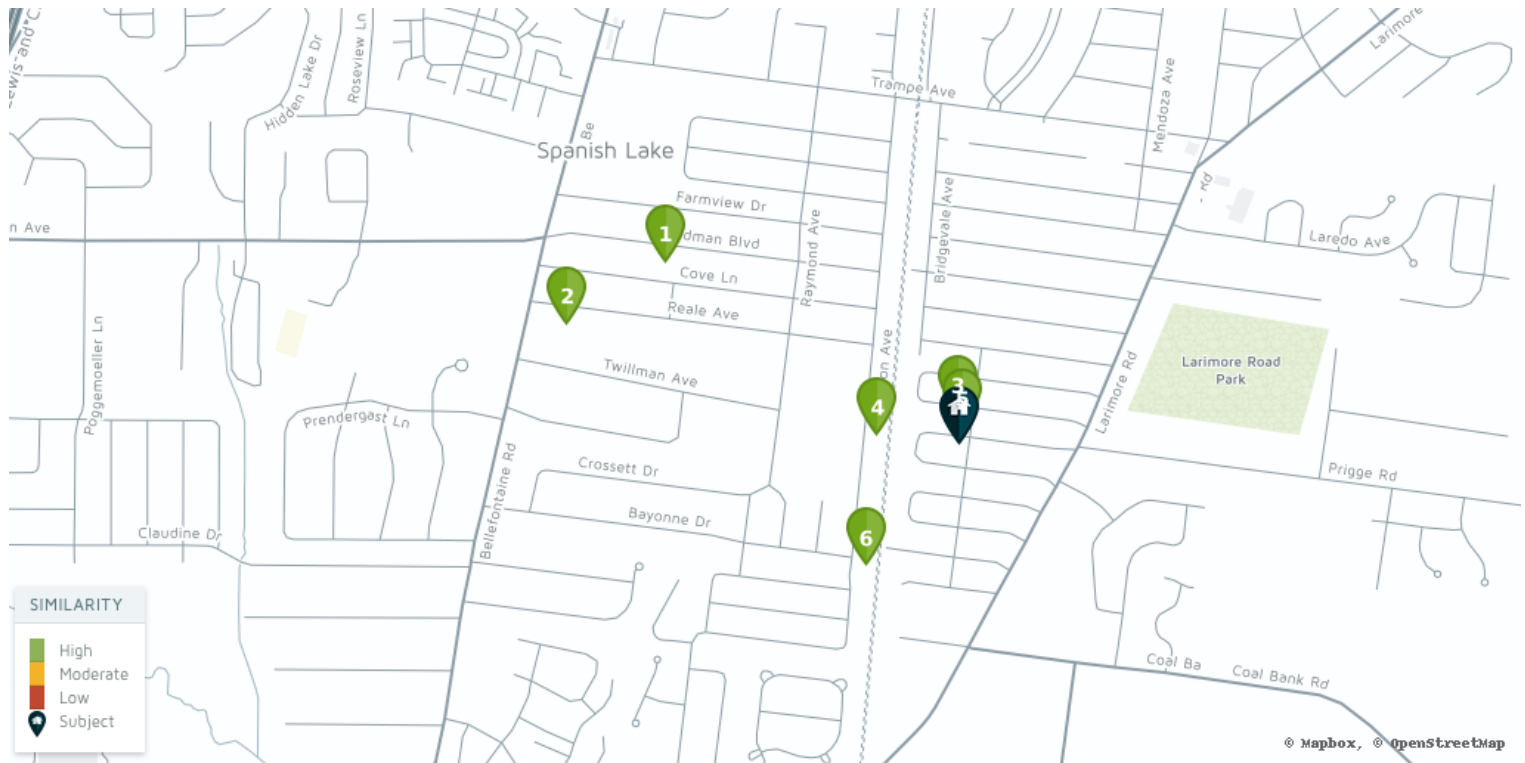
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Selected Comparables



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$69,000	06/2016	\$48,358	58	3	1	936	5000
1	High	0.54mi	1503 Redman Blvd Saint Louis, MO 63138	\$63,500	03/2017	\$64,063	52	3	1.5	900	7500
2	High	0.64mi	1553 Reale Ave Saint Louis, MO 63138	\$41,000	08/2013	\$57,017	57	3	1.5	1026	7500
3	High	0.05mi	1210 Walker Ave Saint Louis, MO 63138	\$44,900	08/2016	\$48,175	59	3	1	936	5200
4	High	0.13mi	11710 Criterion Ave Saint Louis, MO 63138	\$36,000	04/2014	\$70,468	57	2	2.5	1015	8184
5	High	0.03mi	1205 June Ave Saint Louis, MO 63138	\$65,000	04/2014	\$55,658	60	3	1	942	5200
6	High	0.24mi	11536 Criterion Ave Saint Louis, MO 63138	\$54,000	05/2014	\$71,183	58	3	2	1015	8680

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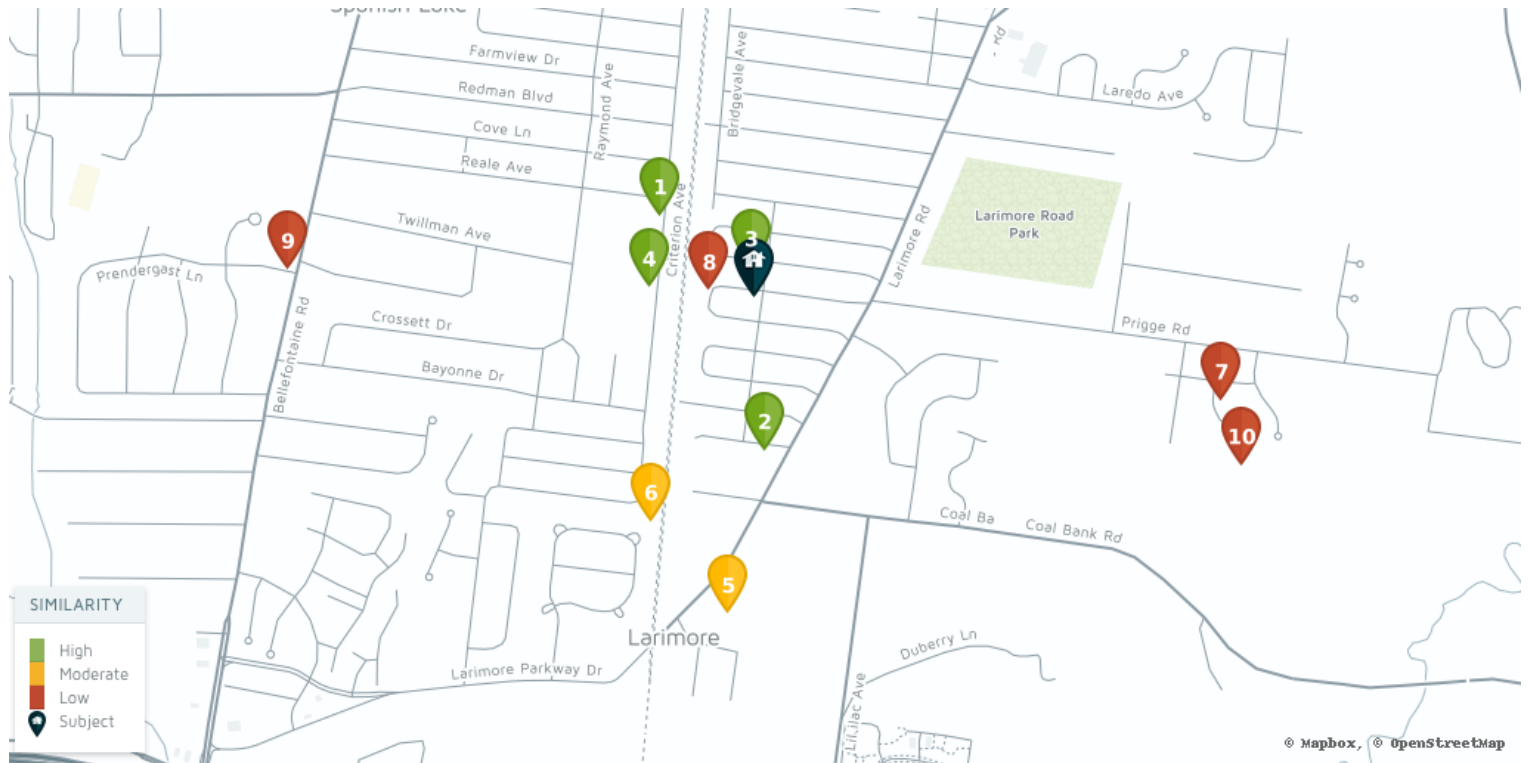
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Recent Similar Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$69,000	06/2016	\$48,358	58	3	1	936	5000
1	High	0.19mi	1351 Reale Ave Saint Louis, MO 63138	\$23,000	12/2016	\$28,074	58	3	1.5	925	9625
2	High	0.24mi	1124 Rhea Ave Saint Louis, MO 63138	\$20,000	08/2016	\$25,361	58	2	1.5	864	5201
3	High	0.05mi	1210 Walker Ave Saint Louis, MO 63138	\$44,900	08/2016	\$48,175	59	3	1	936	5200
4	High	0.16mi	11711 Criterion Ave Saint Louis, MO 63138	\$84,000	07/2016	\$68,836	55	3	1.5	1050	8246
5	Moderate	0.5mi	11430 Larimore Rd Saint Louis, MO 63138	\$55,000	01/2017	\$52,810	64	2	1	1036	16960
6	Moderate	0.38mi	11408 Criterion Ave Saint Louis, MO 63138	\$31,500	01/2017	\$32,079	56	3	1.5	1044	8100
7	Low	0.75mi	799 Briarbrae Dr Saint Louis, MO 63138	\$55,000	01/2017	\$53,276	42	3	2	1140	7540
8	Low	0.07mi	1232 June Ave Saint Louis, MO 63138	\$50,000	01/2017	\$47,519	60	4	2	1142	7125
9	Low	0.73mi	11633 Bellefontaine Rd Saint Louis, MO 63138	\$94,000	12/2016	\$94,564	42	3	3.5	1948	21875
10	Low	0.81mi	11630 Briarbrae Ct Saint Louis, MO 63138	\$50,500	11/2016	\$62,894	45	3	2	1300	6800

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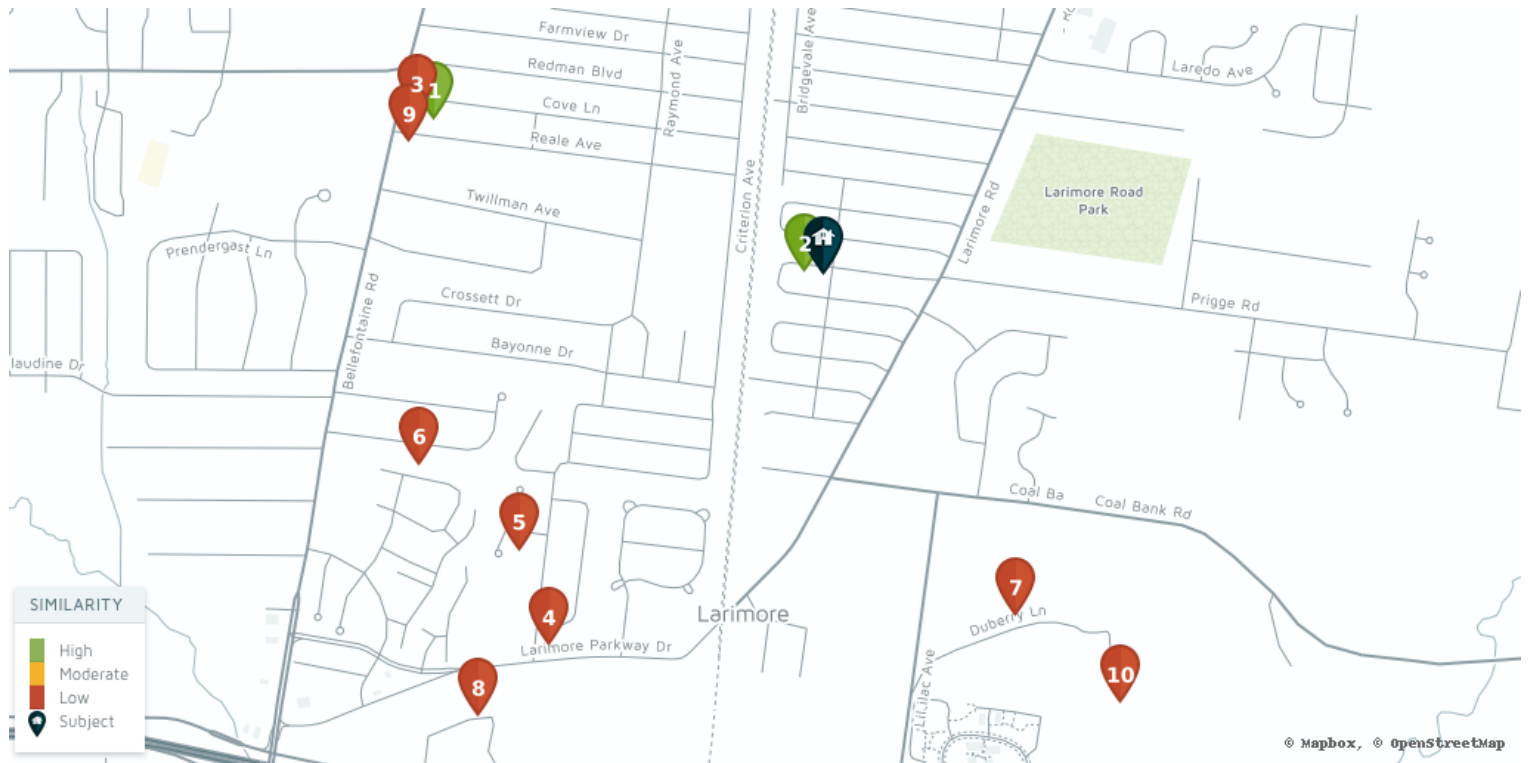
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Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	58	3	1	936	5000	-
1	High	0.66mi	1549 Cove Ln Saint Louis, MO 63138	\$69,900	02/2017	53	3	1	936	6875	2
2	High	0.03mi	1216 June Ave Saint Louis, MO 63138	\$55,000	01/2017	59	3	1	936	5000	61
3	Low	0.68mi	11834 Bellefontaine Rd Saint Louis, MO 63138	\$129,900	04/2017	56	3	2.5	1524	11151	5
4	Low	0.72mi	11205 Parkmont Dr Saint Louis, MO 63138	\$56,000	03/2017	52	3	2	1252	13100	7
5	Low	0.64mi	11201 Birmingham Ct Saint Louis, MO 63138	\$39,900	03/2017	51	3	2	1266	9690	16
6	Low	0.7mi	1531 Surf Side Dr Saint Louis, MO 63138	\$49,900	03/2017	55	4	2	1760	7500	19
7	Low	0.61mi	1033 Duberry Ln Saint Louis, MO 63138	\$85,000	03/2017	69	2	1.5	1102	60984	19
8	Low	0.88mi	11140 Larimore Rd Saint Louis, MO 63138	\$93,600	02/2017	97	2	1.5	1122	12500	9
9	Low	0.68mi	11814 Bellefontaine Rd Saint Louis, MO 63138	\$25,000	12/2016	67	1	1	702	5200	84
10	Low	0.82mi	11408 Duberry Ct Saint Louis, MO 63138	\$90,000	09/2016	28	4	2.5	2193	208652	137

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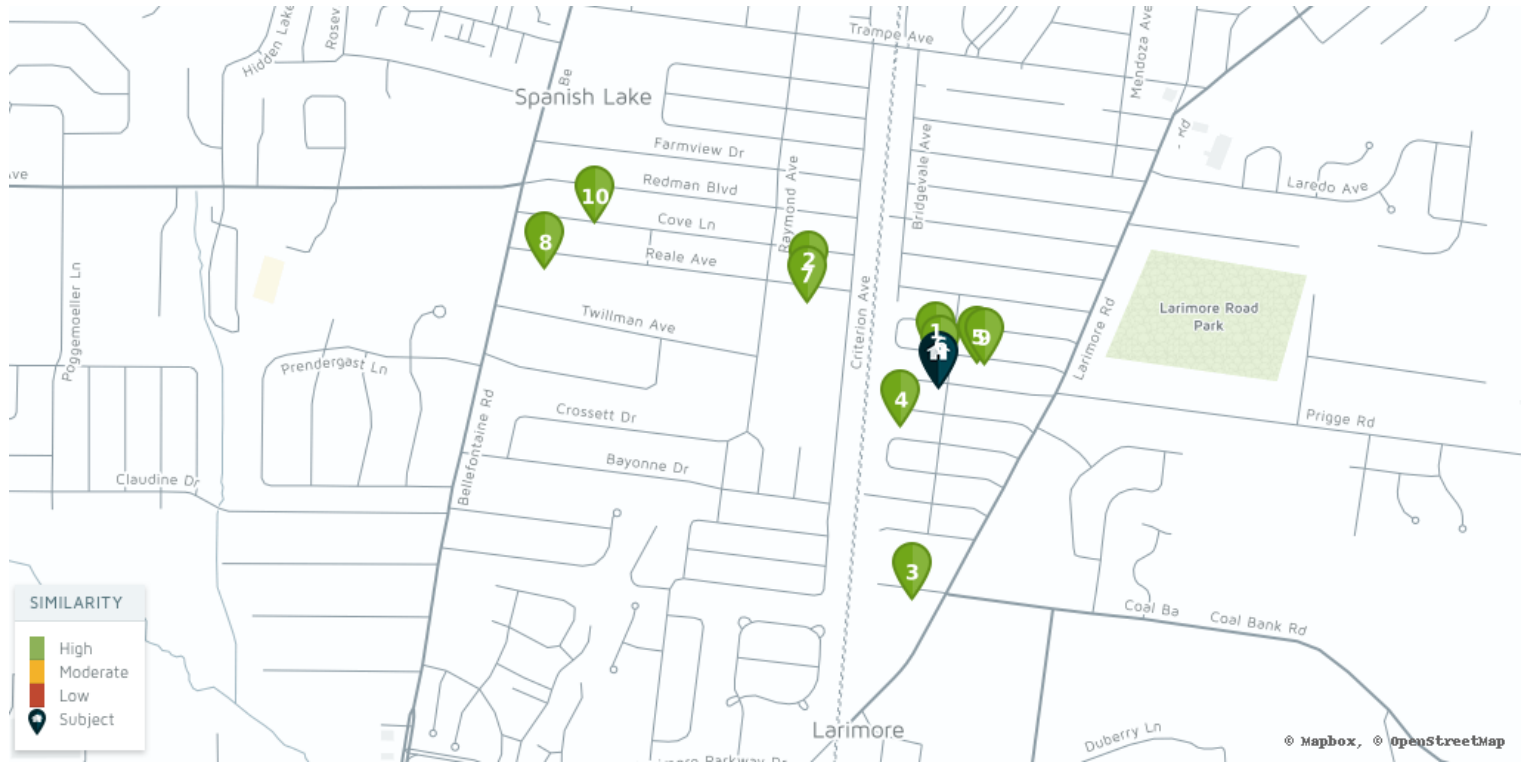
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Historical Similar Listings (0-4yrs)



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-	-	-	SUBJECT	\$69,000	06/2016	\$48,358	58	3	1	936	5000
1	High	0.05mi	1210 Walker Ave Saint Louis, MO 63138	\$44,900	08/2016	\$48,175	59	3	1	936	5200
2	High	0.26mi	1376 Cove Ln Saint Louis, MO 63138	\$55,000	03/2015	\$45,445	57	3	1	925	6250
3	High	0.33mi	1213 Coal Bank Ct Saint Louis, MO 63138	\$67,900	01/2014	\$44,916	58	2	1.5	962	15387
4	High	0.08mi	1225 Scott Ave Saint Louis, MO 63138	\$59,500	02/2015	\$44,117	59	3	1	864	8320
5	High	0.07mi	1164 Walker Ave Saint Louis, MO 63138	\$50,000	04/2014	\$41,094	59	2	1	864	5200
6	High	0.03mi	1205 June Ave Saint Louis, MO 63138	\$65,000	04/2014	\$55,658	60	3	1	942	5200
7	High	0.25mi	1375 Reale Ave Saint Louis, MO 63138	\$29,150	07/2014	\$40,886	58	3	1.5	925	6250
8	High	0.64mi	1553 Reale Ave Saint Louis, MO 63138	\$41,000	08/2013	\$57,017	57	3	1.5	1026	7500
9	High	0.08mi	1160 Walker Ave Saint Louis, MO 63138	\$28,400	12/2015	\$38,792	59	3	1	864	5200
10	High	0.6mi	1530 Redman Blvd Saint Louis, MO 63138	\$29,500	10/2015	\$38,357	53	3	1.5	900	6098

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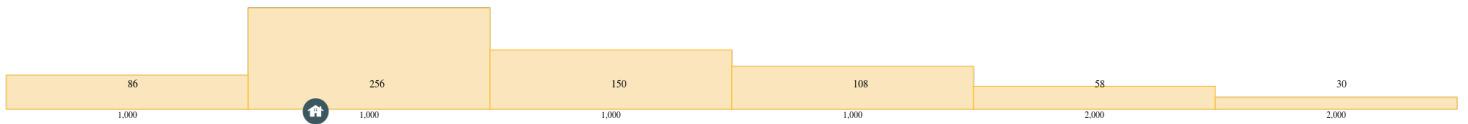
⚠ Non-disclosure state (MO)

Nearby Properties

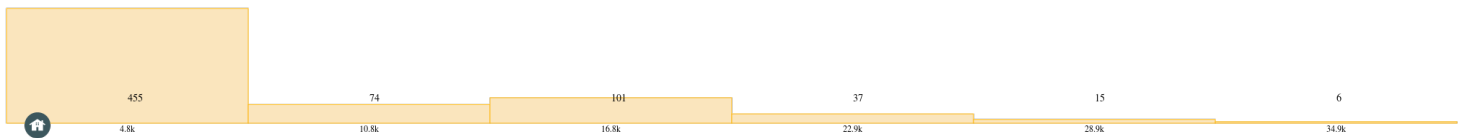
1 mile radius

■ # of nearby properties 🏠 Subject property

Gross Living Area (sq. ft.)



Site Area (sq. ft.)



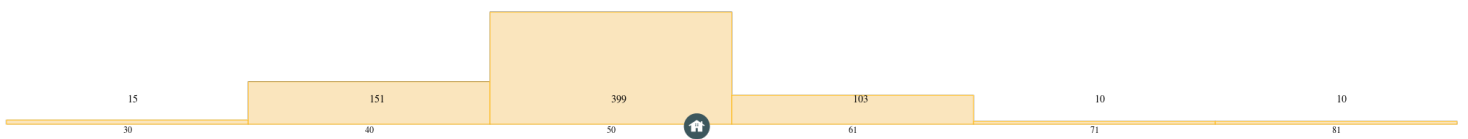
Bedrooms



Bathrooms



Age



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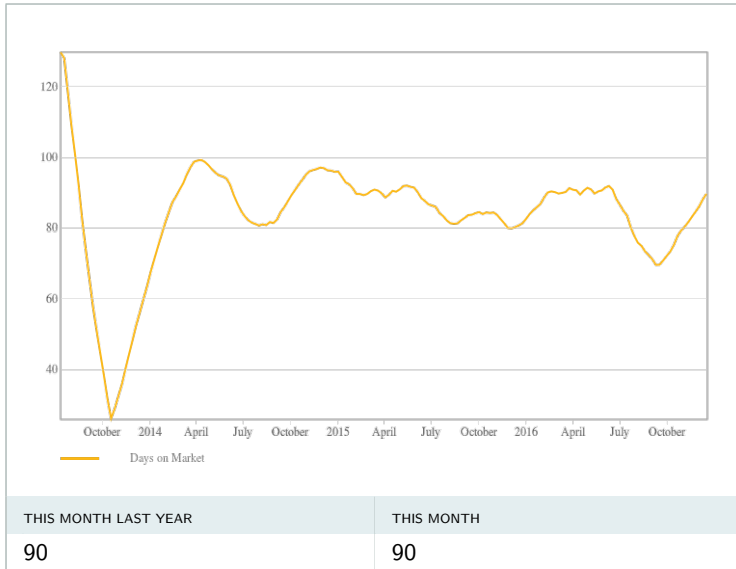
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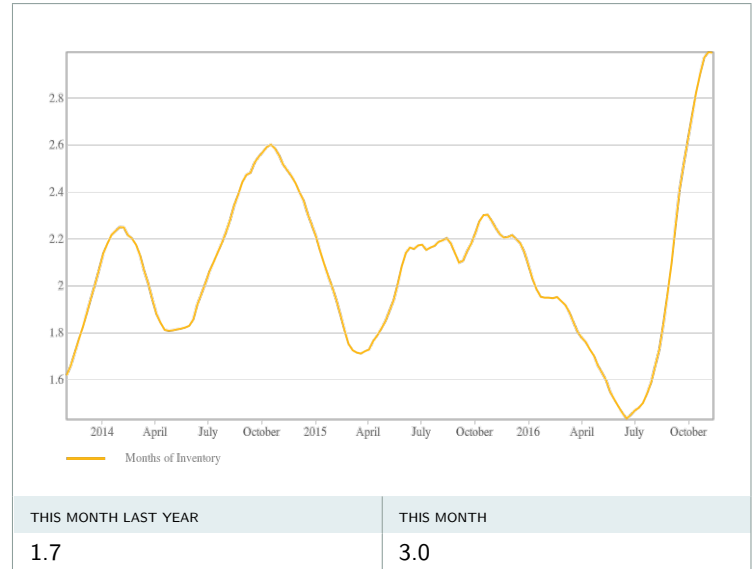
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Market Analysis - 63138

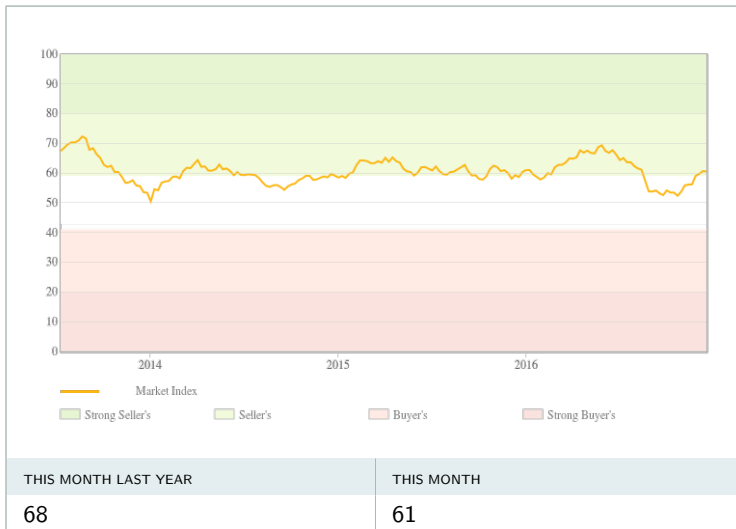
Days on Market - Sold or De-listed Properties



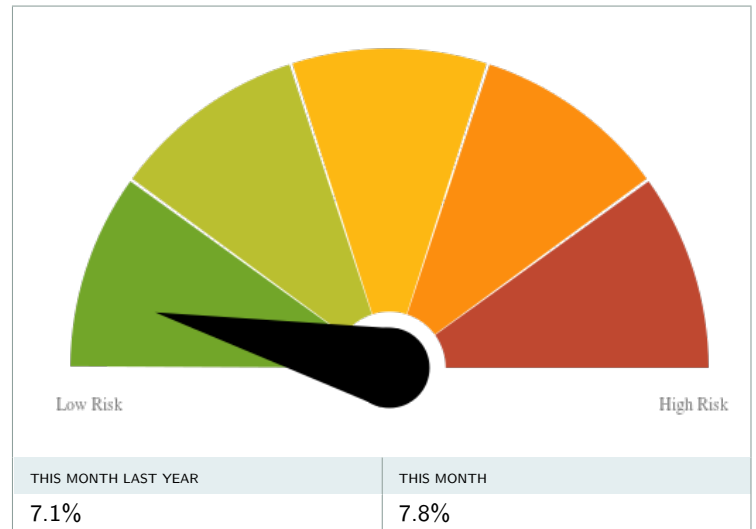
Months of Supply



Market Index



1 Year risk of decline



MARKET STATUS
Seller's Market

RISK LEVEL
Very Low

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Glossary

Active	<p>Active listings within a 1 year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Local MLS</p>
Current Value	<p>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.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
Days on Market	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Historical Similar Listings	<p>Similar listings within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
Historical Similar Sales	<p>Similar sales within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
Market Index	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Market Status	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Months of Supply	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
MSA 1yr risk of decline	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Nearby Properties	<p>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.</p> <p>Source: Public Record, HouseCanary analysis</p>
Non-disclosure state	<p>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.</p> <p>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.</p> <p>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.</p> <p>Source: Public Record, MLS</p>

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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.

Disclaimer

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