



PROPERTY ADDRESS

2230 Birchview Dr, Florissant, MO 63033

COUNTY

St. Louis

APN NUMBER

09H-6-4-010-2

Executive Summary

⚠️ Non-disclosure state (MO)

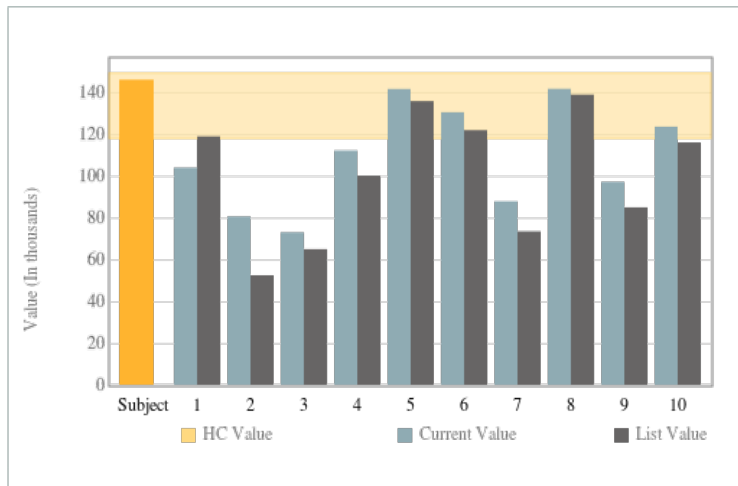
ADJUSTED PROPERTY VALUE \$146,167 \$89.62/sq.ft. \$117,995 - \$149,299 \$72.35/sq.ft. - \$91.54/sq.ft.	COMPARABLE VALUE \$145,266 \$89.07/sq.ft. \$132,660 - \$168,947 \$81.34/sq.ft. - \$103/sq.ft.
HOUSECANARY VALUE \$133,647 \$81.94/sq.ft.	HOUSECANARY RENTAL VALUE \$1,300 \$0.8/sq.ft. High Confidence \$1,289 - \$1,446 \$0.79/sq.ft. - \$0.89/sq.ft.
MARKET STATUS Seller's Market	MSA 1YR RISK OF DECLINE 7.6% Very Low

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	No	3	2	1631	9720	1963	Yes

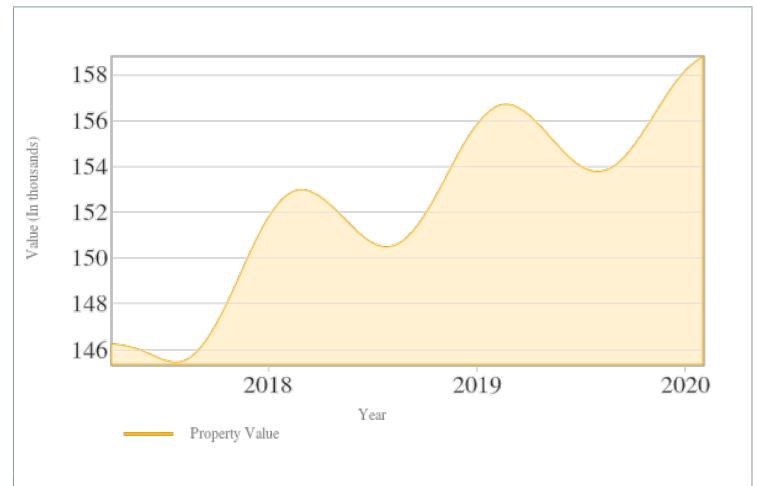
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Recent Similar Listings (Past 12 Months)



#	LIST PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$119,000	\$104,039	4423 Caracalla Dr Florissant, MO 63033	High
2	\$52,500	\$80,670	1865 Derhake Rd Florissant, MO 63033	High
3	\$65,000	\$73,052	1740 Arundel Dr Florissant, MO 63033	High
4	\$100,100	\$112,210	11839 7 Hills Dr Florissant, MO 63033	High
5	\$135,900	\$141,725	2260 Birchview Dr Florissant, MO 63033	High
6	\$122,000	\$130,608	640 Meadowgrass Dr Florissant, MO 63033	High
7	\$73,500	\$87,897	510 Paddlewheel Dr Florissant, MO 63033	High
8	\$139,000	\$141,793	3917 Hearthston... Florissant, MO 63033	High
9	\$85,000	\$97,211	3942 Max Weich Pl Florissant, MO 63033	High
10	\$116,000	\$123,682	3910 Max Weich Pl Florissant, MO 63033	High

Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
4.3%	7.0%	8.4%
\$152,496	\$156,326	\$158,460

Listing History

DATE	LIST PRICE
2016-12-06	\$125,000

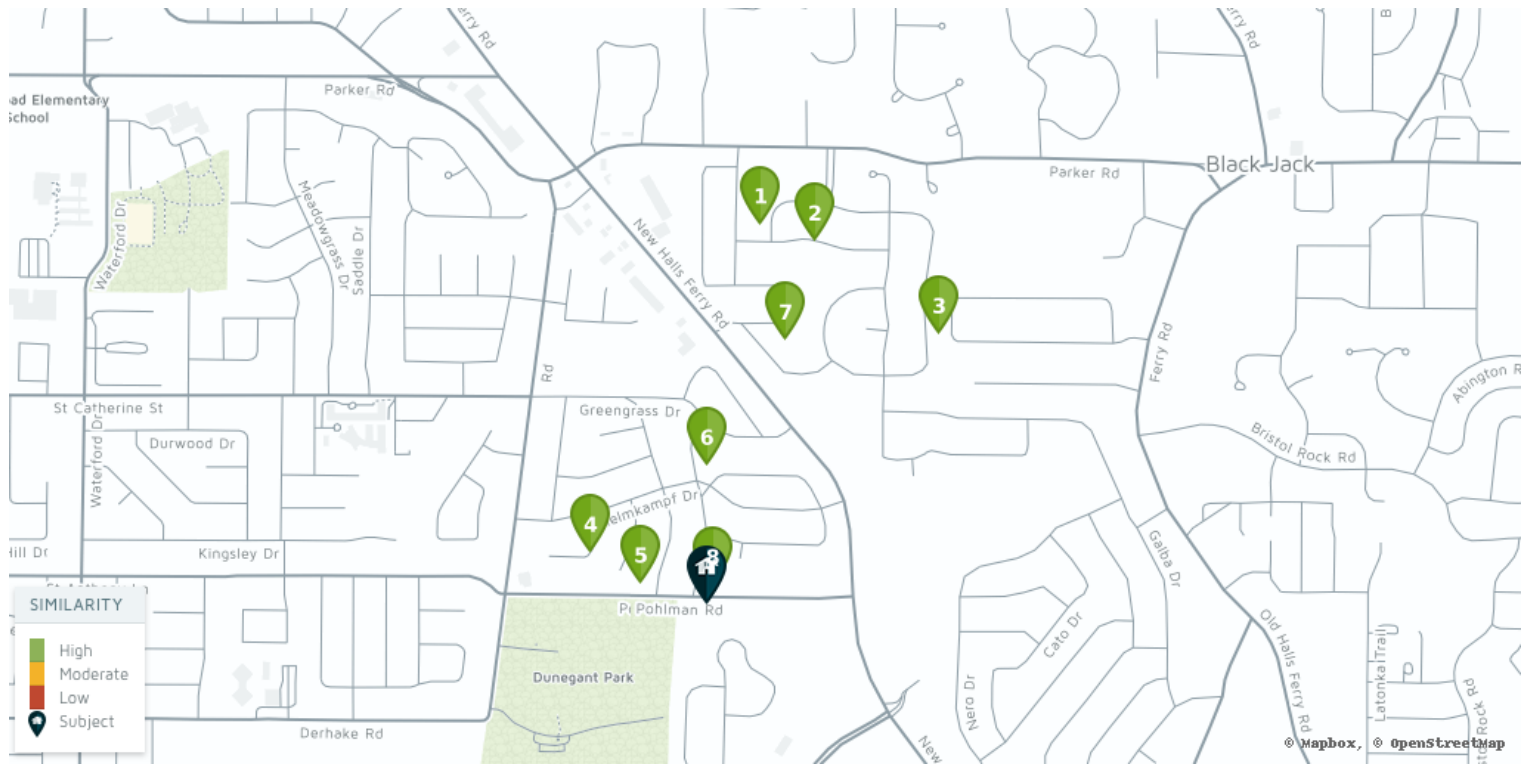
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Selected Comparables



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$125,000	12/2016	\$133,647	54	3	2	1631	9720
1	High	0.6mi	3941 Fieldstone Dr Florissant, MO 63033	\$155,000	01/2017	\$159,576	52	4	2	1655	14841
2	High	0.59mi	3992 Fieldstone Dr Florissant, MO 63033	\$169,700	02/2017	\$137,047	52	4	2	1605	11837
3	High	0.56mi	12690 Sandalwood Dr Florissant, MO 63033	\$156,500	11/2016	\$155,960	52	3	2.5	1920	19688
4	High	0.2mi	3780 Helmkamp Dr Florissant, MO 63033	\$145,000	05/2016	\$165,981	54	5	3	2304	14883
5	High	0.11mi	6 Cornflower Ct Florissant, MO 63033	\$134,000	10/2015	\$141,020	54	4	3	1653	10005
6	High	0.22mi	2430 Birchview Dr Florissant, MO 63033	\$130,000	07/2016	\$144,921	49	3	2	1893	18212
7	High	0.43mi	3917 Hearthstone Dr Florissant, MO 63033	\$139,000	09/2016	\$141,793	52	4	2	1743	12012
8	High	0.03mi	2260 Birchview Dr Florissant, MO 63033	\$135,900	11/2016	\$141,725	54	4	2	1653	5124

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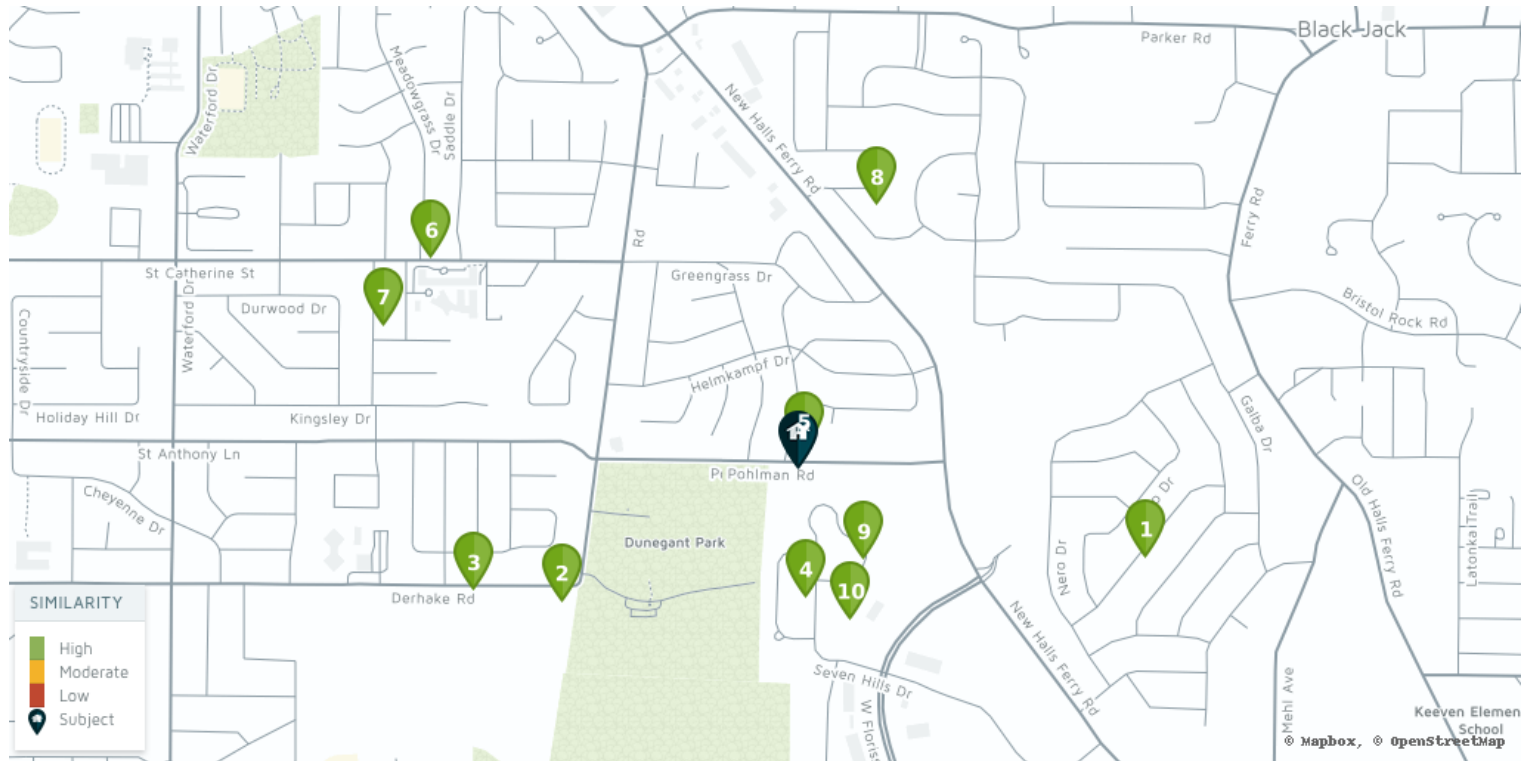
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Recent Similar Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$125,000	12/2016	\$133,647	54	3	2	1631	9720
1	High	0.56mi	4423 Caracalla Dr Florissant, MO 63033	\$119,000	02/2017	\$104,039	52	3	2	1286	9120
2	High	0.42mi	1865 Derhake Rd Florissant, MO 63033	\$52,500	01/2017	\$80,670	53	3	2	1709	8540
3	High	0.54mi	1740 Arundel Dr Florissant, MO 63033	\$65,000	11/2016	\$73,052	53	4	2	1709	7480
4	High	0.2mi	11839 7 Hills Dr Florissant, MO 63033	\$100,100	11/2016	\$112,210	30	3	2.5	2030	8276
5	High	0.03mi	2260 Birchview Dr Florissant, MO 63033	\$135,900	11/2016	\$141,725	54	4	2	1653	5124
6	High	0.66mi	640 Meadowgrass Dr Florissant, MO 63033	\$122,000	10/2016	\$130,608	52	4	1.5	1609	10795
7	High	0.69mi	510 Paddlewheel Dr Florissant, MO 63033	\$73,500	09/2016	\$87,897	58	3	1.5	1092	7548
8	High	0.43mi	3917 Hearthstone Dr Florissant, MO 63033	\$139,000	09/2016	\$141,793	52	4	2	1743	12012
9	High	0.17mi	3942 Max Weich Pl Florissant, MO 63033	\$85,000	09/2016	\$97,211	14	3	2	1606	10890
10	High	0.25mi	3910 Max Weich Pl Florissant, MO 63033	\$116,000	08/2016	\$123,682	13	3	2	1720	12197

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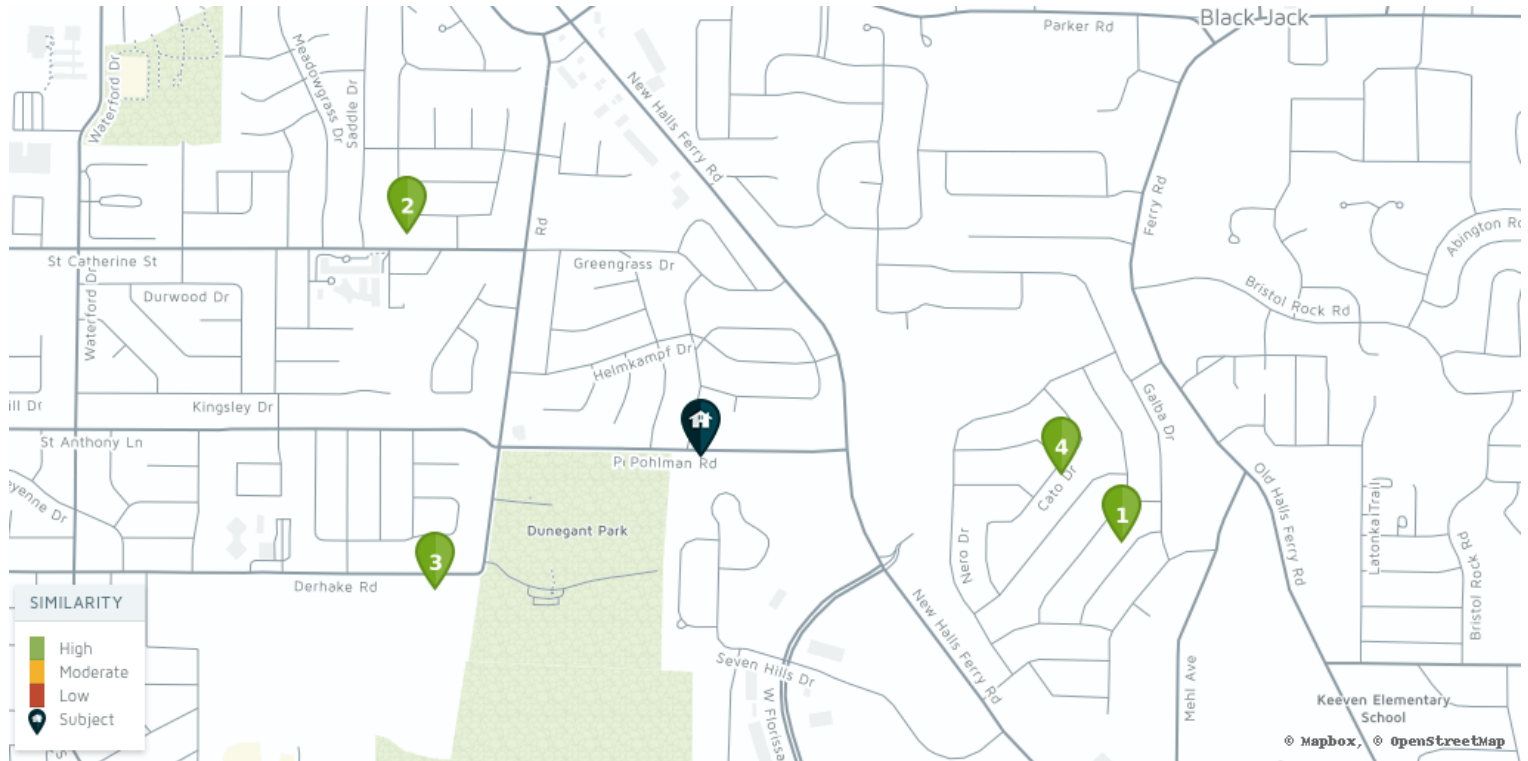
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Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	54	3	2	1631	9720	-
1	High	0.67mi	4488 Papal Dr Florissant, MO 63033	\$70,500	03/2017	52	4	2	1456	11224	10
2	High	0.58mi	620 Millstone Dr Florissant, MO 63033	\$135,500	03/2017	54	3	2	1706	11074	6
3	High	0.46mi	1821 Derhake Rd Florissant, MO 63033	\$134,750	02/2017	43	4	3.5	1748	9800	5
4	High	0.56mi	4397 Varano Dr Florissant, MO 63033	\$44,000	02/2017	50	3	2	1114	10504	10

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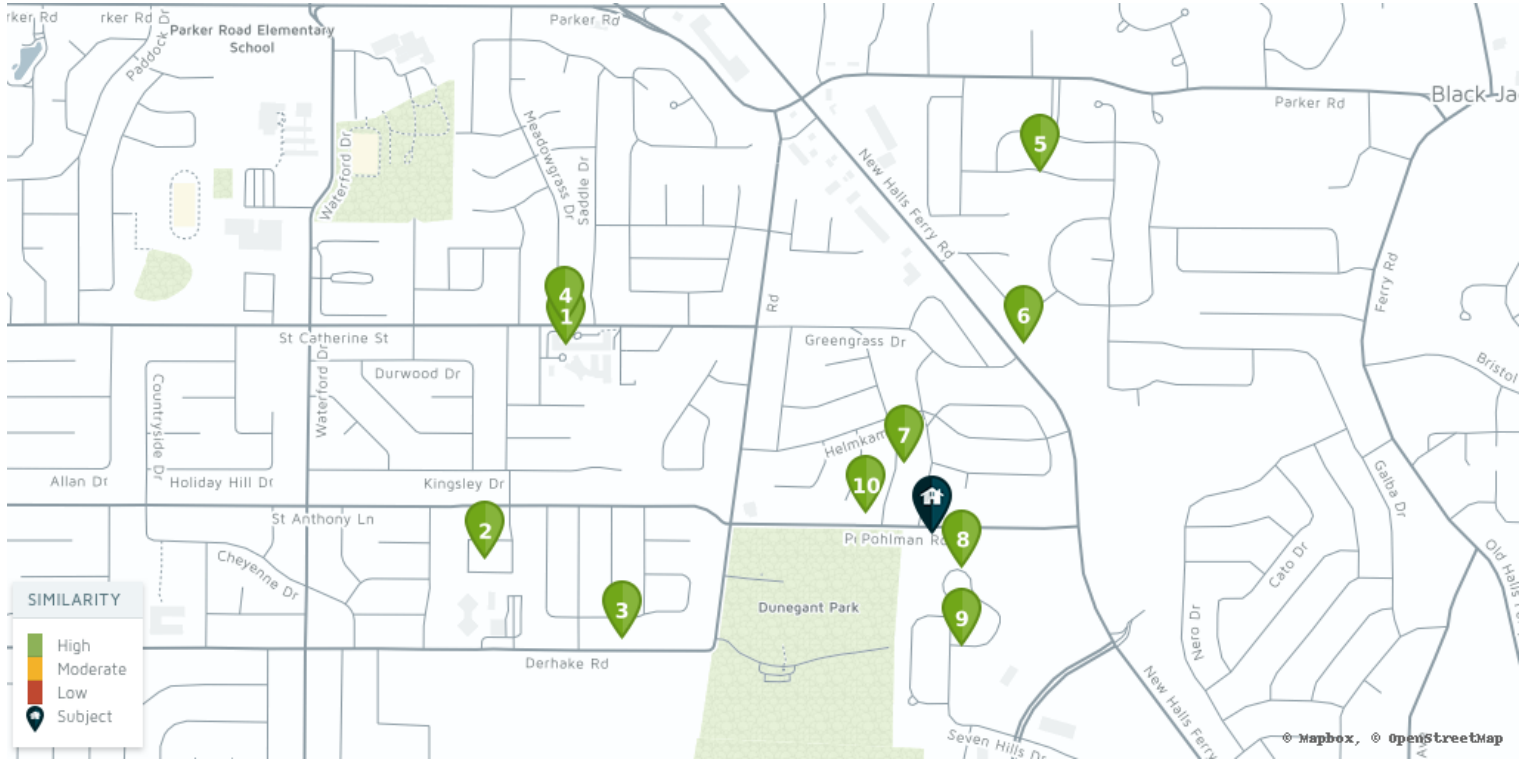
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Historical Similar Listings (0-4yrs)



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$125,000	12/2016	\$133,647	54	3	2	1631	9720
1	High	0.65mi	610 Meadowgrass Dr Florissant, MO 63033	\$142,000	03/2015	\$135,216	53	3	3	1580	14700
2	High	0.7mi	1586 Saddlegate Ct Florissant, MO 63033	\$126,700	08/2015	\$135,717	27	3	2	1570	7841
3	High	0.51mi	1755 Arundel Dr Florissant, MO 63033	\$115,000	03/2015	\$136,592	53	4	2	1756	9020
4	High	0.66mi	640 Meadowgrass Dr Florissant, MO 63033	\$122,000	10/2016	\$130,608	52	4	1.5	1609	10795
5	High	0.59mi	3992 Fieldstone Dr Florissant, MO 63033	\$169,700	02/2017	\$137,047	52	4	2	1605	11837
6	High	0.33mi	3938 Windemer Dr Florissant, MO 63033	\$114,900	01/2015	\$129,750	52	3	2.5	1883	11970
7	High	0.12mi	2280 Wheatfield Dr Florissant, MO 63033	\$100,000	08/2016	\$128,801	54	3	2	1806	9840
8	High	0.07mi	2328 Pohlman Rd Florissant, MO 63033	\$122,500	05/2016	\$126,695	21	3	2.5	1631	12632
9	High	0.18mi	11846 7 Hills Dr Florissant, MO 63033	\$125,000	09/2013	\$140,790	30	3	3.5	2030	8712
10	High	0.11mi	6 Cornflower Ct Florissant, MO 63033	\$134,000	10/2015	\$141,020	54	4	3	1653	10005

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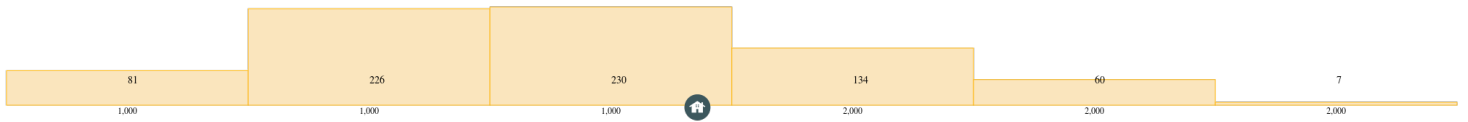
⚠ Non-disclosure state (MO)

Nearby Properties

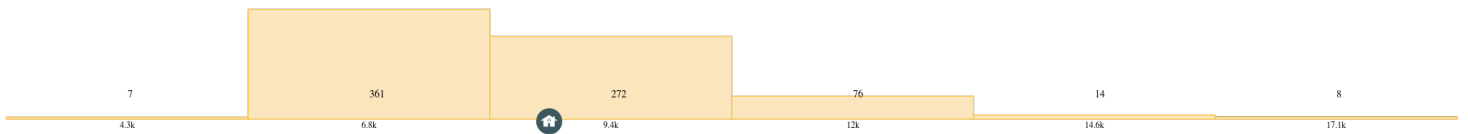
1 mile radius

■ # of nearby properties 🏠 Subject property

Gross Living Area (sq. ft.)



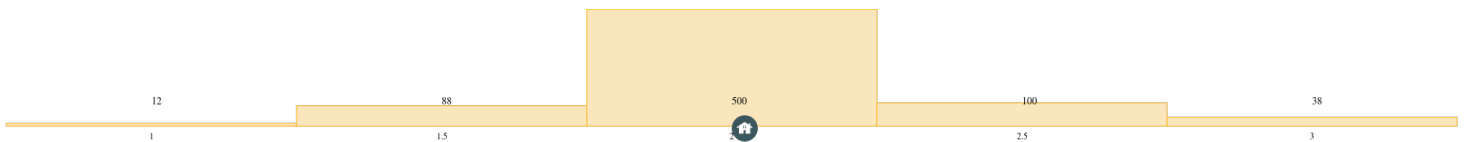
Site Area (sq. ft.)



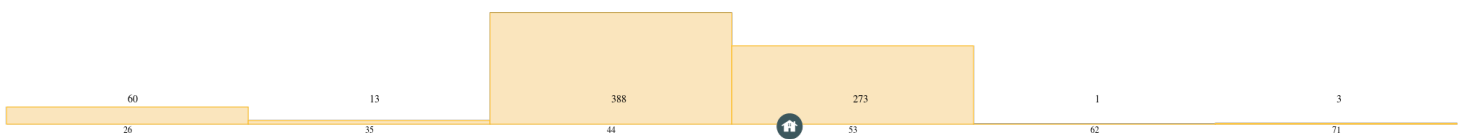
Bedrooms



Bathrooms



Age



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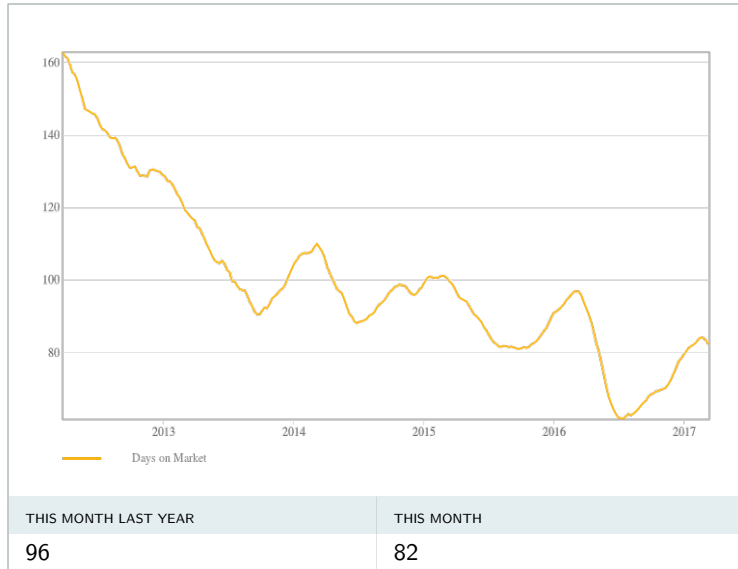
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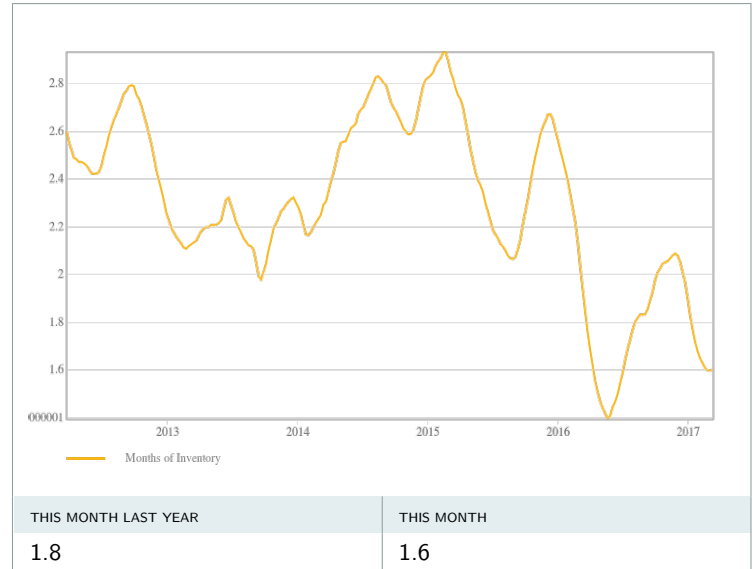
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Market Analysis - 63033

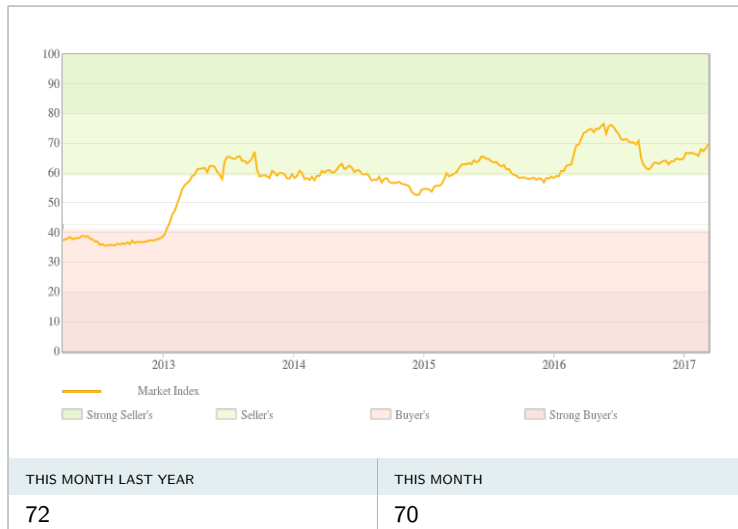
Days on Market - Sold or De-listed Properties



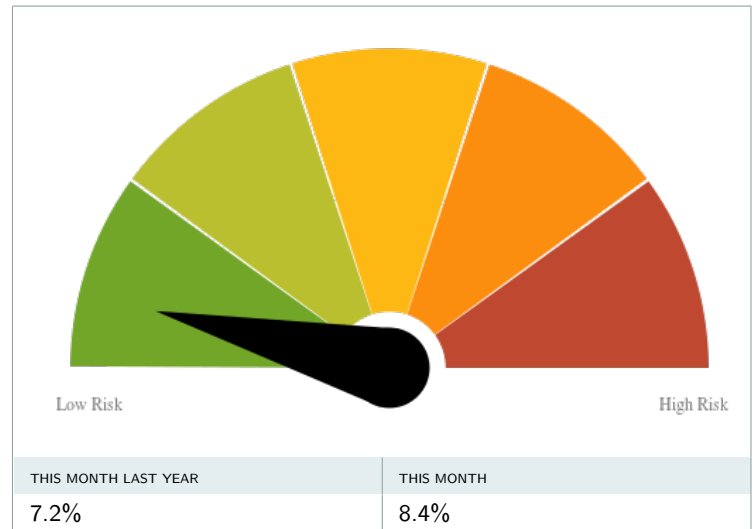
Months of Supply



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.

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