

AGILE INSIGHTS Executive Summary

HOUSECANARY VALUE

High Confidence

\$180,715 \$172/sq.ft.**\$160,457 - \$200,973**

\$153/sq.ft. - \$191/sq.ft.

HOUSECANARY RENTAL VALUE

High Confidence

\$1,615 \$1.54/sq.ft.**\$1,399 - \$1,830**

\$1.33/sq.ft. - \$1.74/sq.ft.

MARKET STATUS

Strong Seller's Market

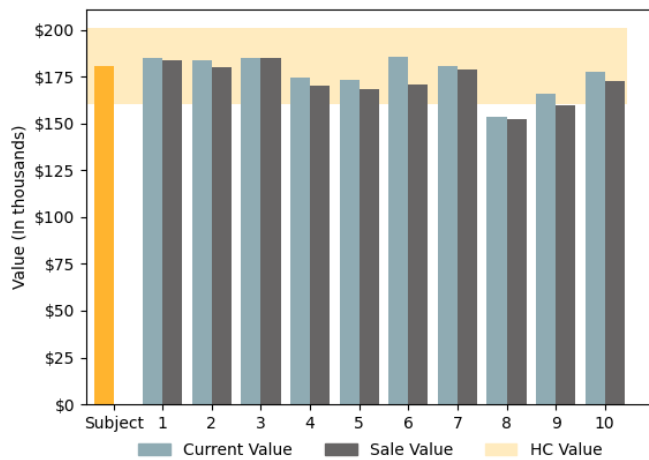
MSA 1YR RISK OF DECLINE

1.9% Very Low

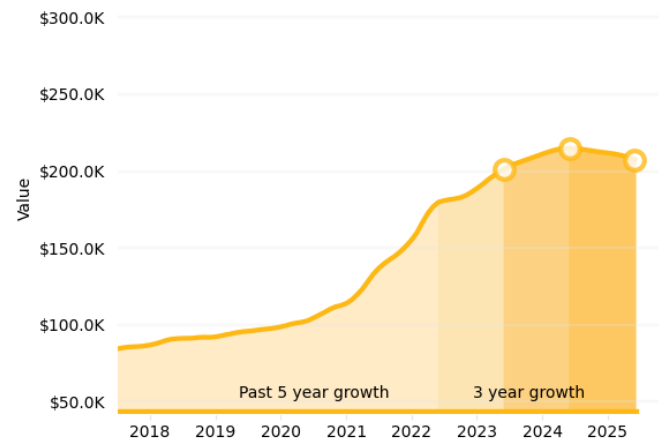
Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Condominium	Yes	2	1	1050	-	1972	No

Recent Similar Comparables (Past 12 Months)



Value Forecast

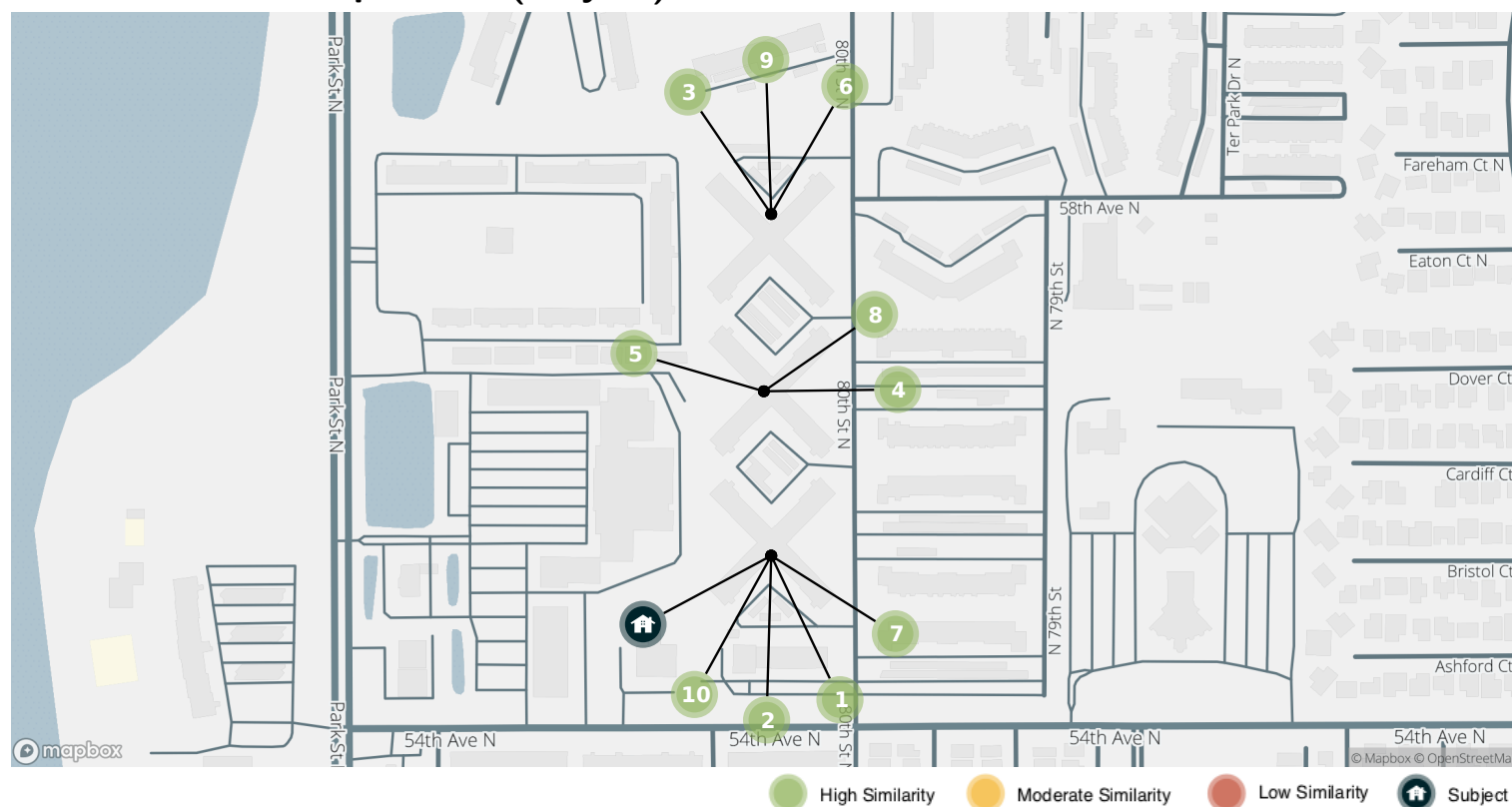


1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
12.4%	18.8%	14.8%
\$203,205	\$214,770	\$207,493

Purchase History

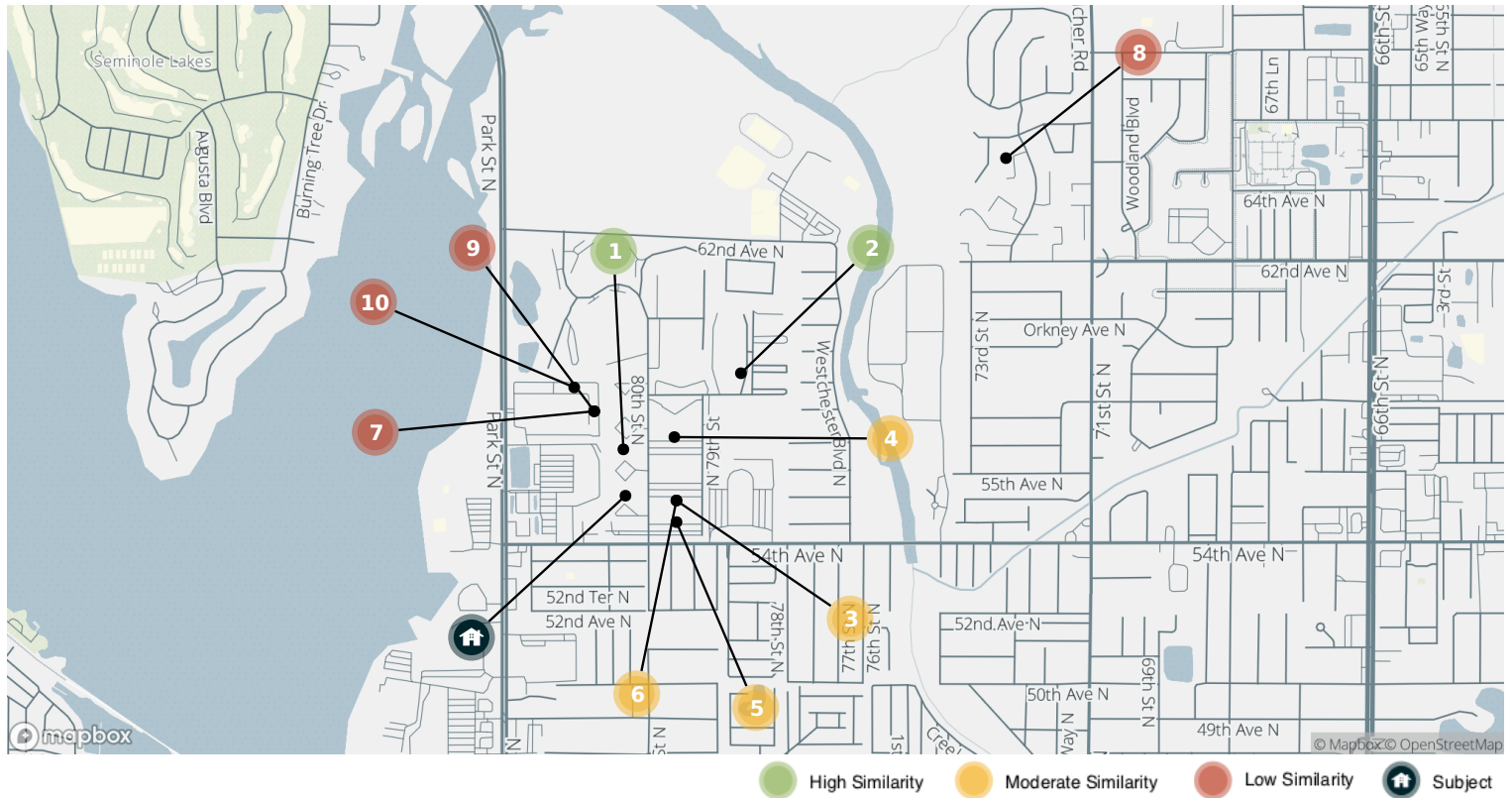
DATE	SALE PRICE
10/28/2019	\$125,500
08/22/2016	\$51,000
07/01/1994	-

Recent Similar Comparables (0-1year)

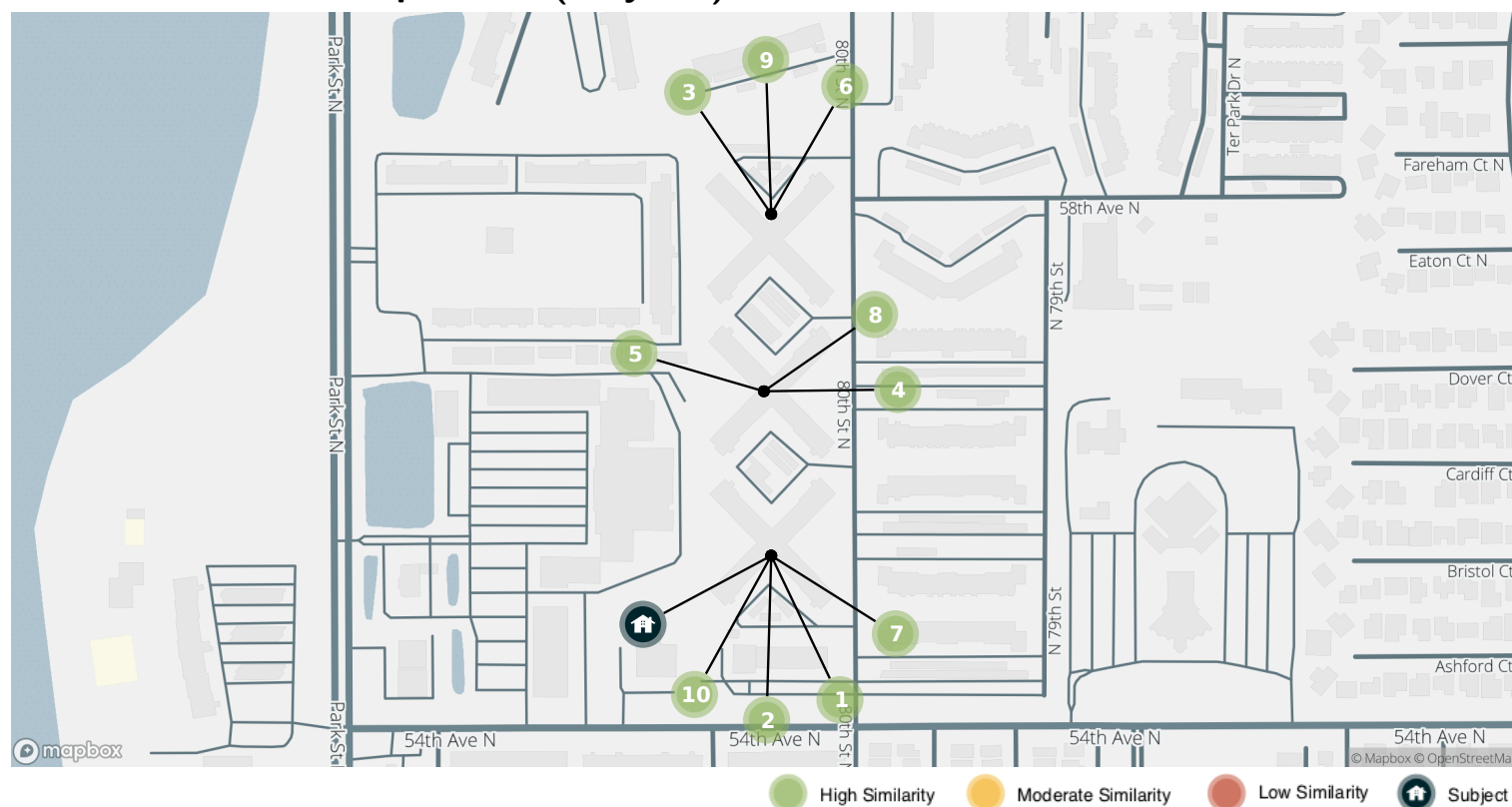


#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$125,500 10/2019	\$134,000 06/2019	\$180,715	50	2	1	1050	-
1	High	0.0mi	5530 80th St N Unit B203, Saint Petersburg, FL 33709	\$183,500 05/2022	\$195,000 03/2022	\$185,138	50	2	1.0	1050	-
2	High	0.0mi	5530 80th St N Unit A305, Saint Petersburg, FL 33709	\$180,000 04/2022	\$180,000 03/2022	\$183,468	50	2	1.5	1140	-
3	High	0.17mi	5750 80th St N Unit C305, Saint Petersburg, FL 33709	\$185,000 06/2022	\$179,500 02/2022	\$185,027	49	2	1.5	1140	-
4	High	0.08mi	5660 80th St N Unit B304, Saint Petersburg, FL 33709	\$170,000 03/2022	\$164,900 02/2022	\$174,680	50	2	1.5	1140	-
5	High	0.08mi	5660 80th St N Unit C306, Saint Petersburg, FL 33709	\$168,500 03/2022	\$172,500 12/2021	\$173,141	50	2	1.5	1140	-
6	High	0.17mi	5750 80th St N Unit B304, Saint Petersburg, FL 33709	\$171,000 10/2021	\$174,900 08/2021	\$185,306	49	2	1.5	1140	-
7	High	0.0mi	5530 80th St N Unit B304, Saint Petersburg, FL 33709	\$179,000 05/2022	\$178,900 03/2022	\$180,601	50	2	2.0	1140	-
8	High	0.08mi	5660 80th St N Unit D105, Saint Petersburg, FL 33709	\$152,000 06/2022	\$165,000 03/2022	\$153,326	50	2	1.5	1140	-
9	High	0.17mi	5750 80th St N Unit D105, Saint Petersburg, FL 33709	\$159,900 05/2022	\$159,900 02/2022	\$165,996	49	2	1.5	1140	-
10	High	0.0mi	5530 80th St N Unit D208, Saint Petersburg, FL 33709	\$172,500 03/2022	\$172,500 02/2022	\$177,261	50	2	2.0	1150	-

Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	50	2	1	1050	-	-
1	High	0.08mi	5660 80th St N Unit C308, Saint Petersburg, FL 33709	\$284,900	06/2022	50	2	2.0	1245	-	28
2	High	0.3mi	7941 58th Ave N Unit 206, Saint Petersburg, FL 33709	\$216,900	03/2022	44	2	2.0	1100	-	52
3	Moderate	0.09mi	5521 80th St N Unit 405, Saint Petersburg, FL 33709	\$239,000	06/2022	48	2	1.5	1135	-	21
4	Moderate	0.14mi	5705 80th St N Unit 406, Saint Petersburg, FL 33709	\$254,900	06/2022	43	2	2.0	1100	-	37
5	Moderate	0.1mi	5501 80th St N Unit 501, Saint Petersburg, FL 33709	\$249,900	06/2022	49	2	2.0	1235	-	18
6	Moderate	0.09mi	5521 80th St N Unit 102, Saint Petersburg, FL 33709	\$265,000	06/2022	48	2	2.0	1245	-	38
7	Low	0.16mi	5775 Park St N Apt 312, Saint Petersburg, FL 33709	\$297,000	07/2022	34	2	2.0	1065	-	3
8	Low	0.91mi	6460 Bonnie Bay Cir N Pinellas Park, FL 33781	\$269,000	03/2022	42	2	2.0	970	-	122
9	Low	0.16mi	5775 Park St N Apt 405, Saint Petersburg, FL 33709	\$289,900	05/2022	34	2	2.0	1000	-	53
10	Low	0.21mi	5817 Park St N Apt 204, Saint Petersburg, FL 33709	\$319,800	05/2022	36	2	2.0	1000	-	50

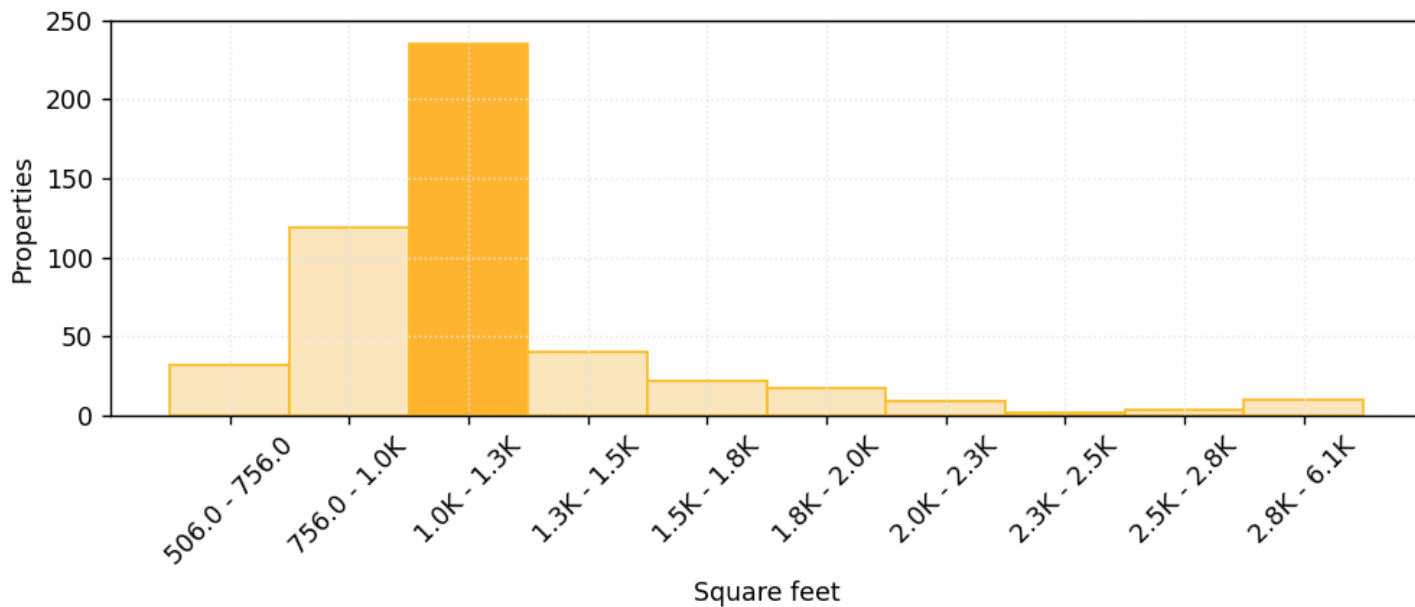


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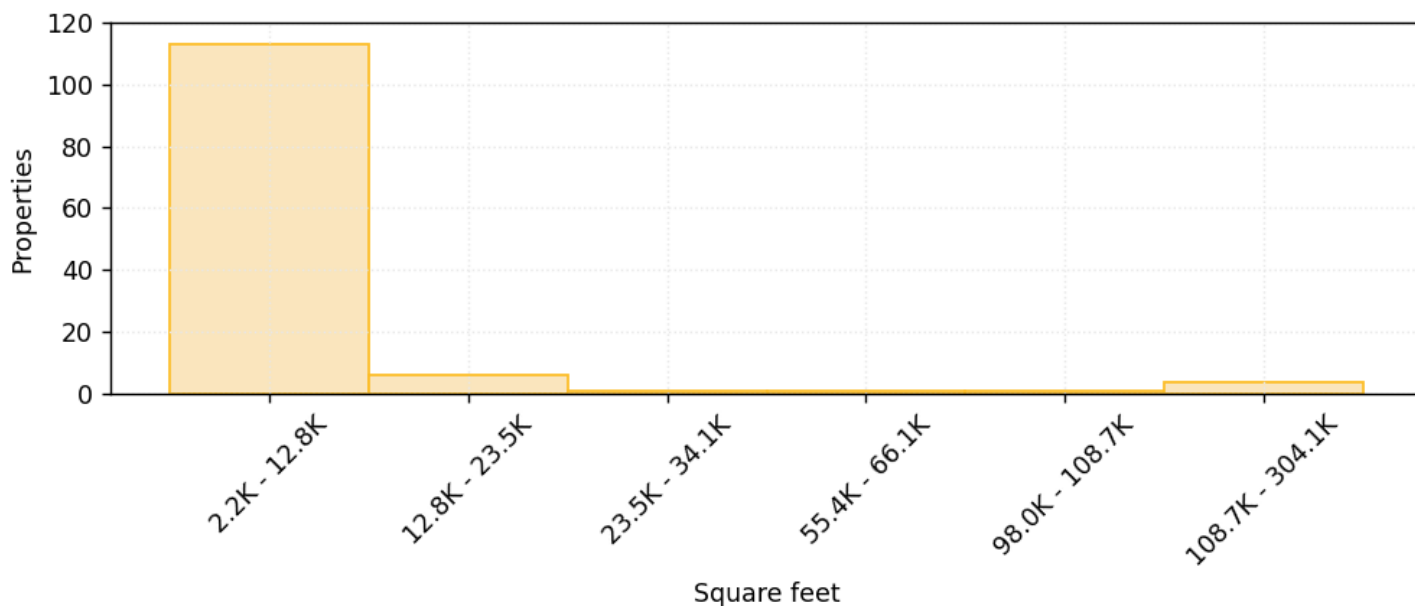
Nearby Properties

of nearby properties Subject property

Gross Living Area (sq. ft.)



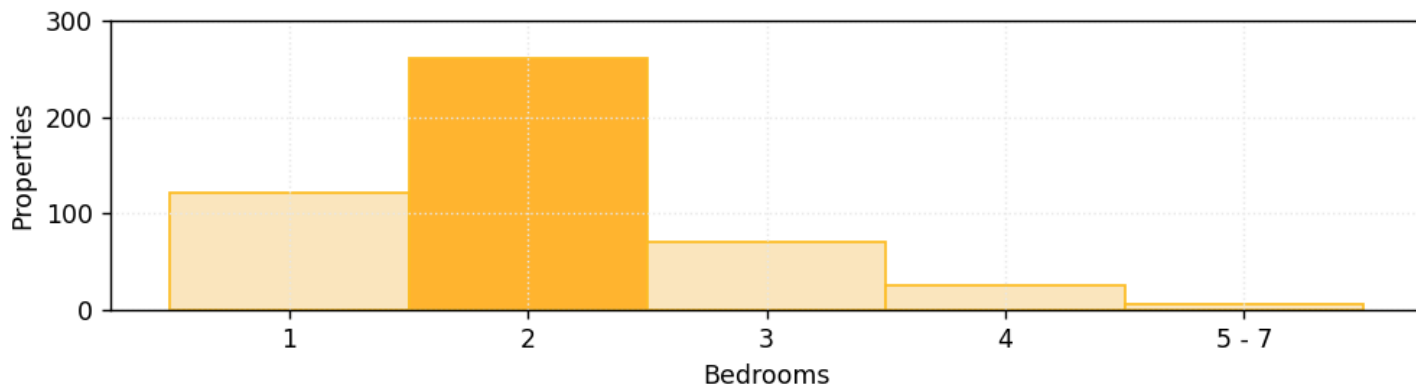
Site Area (sq. ft.)



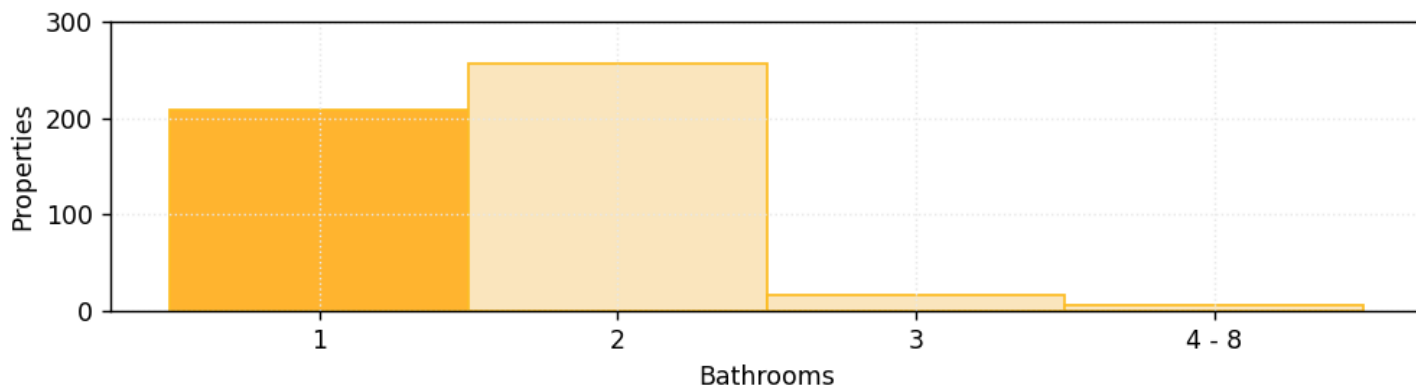
Nearby Properties

of nearby properties Subject property

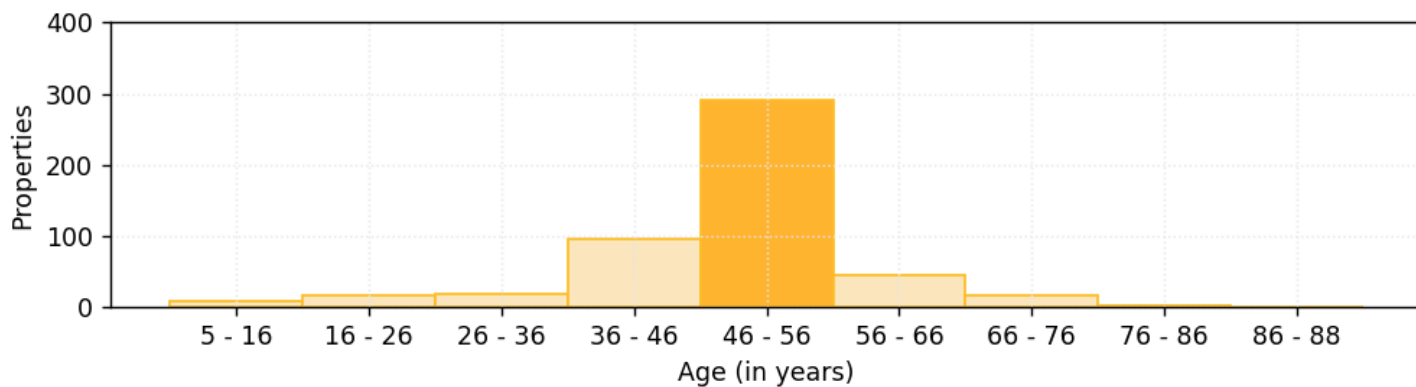
Bedrooms



Bathrooms

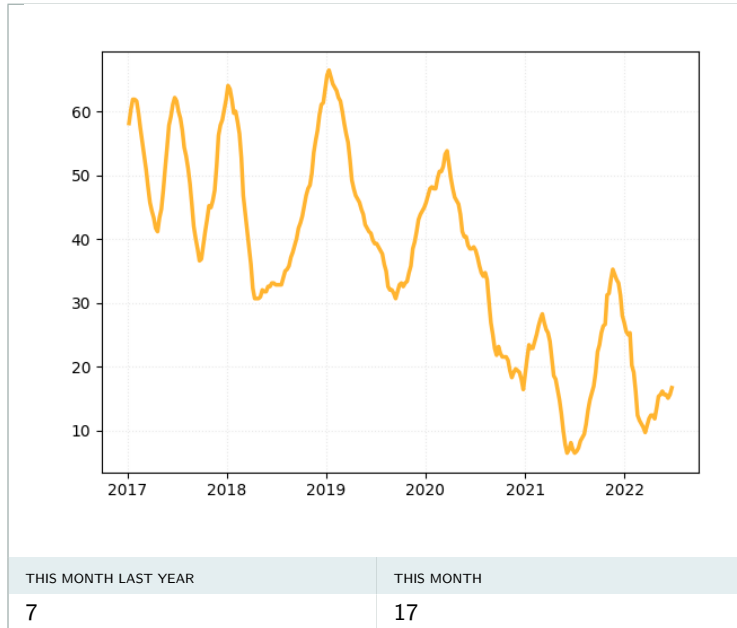


Age

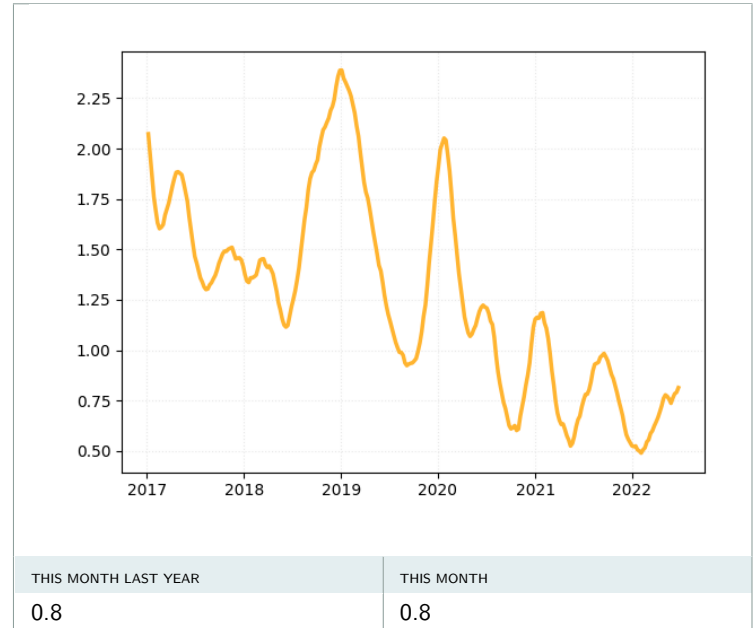


Market Analysis - 33709

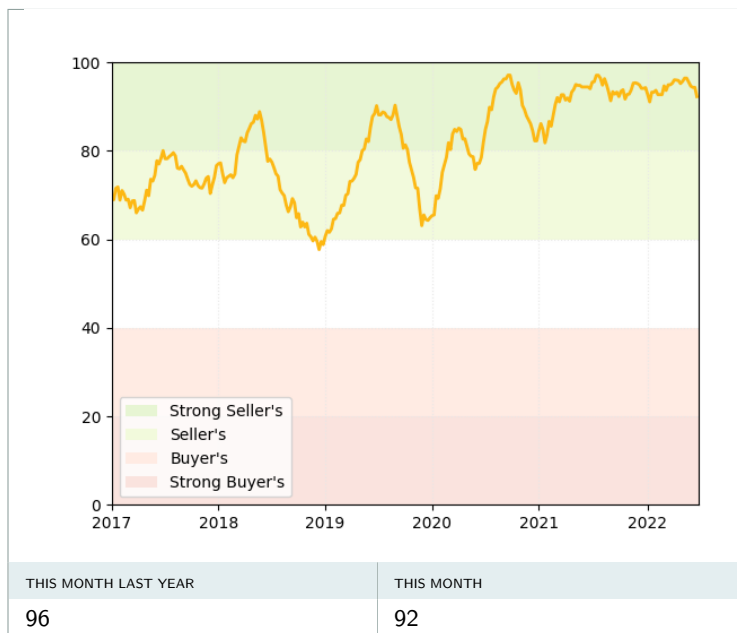
Days on Market - Sold or De-listed Properties



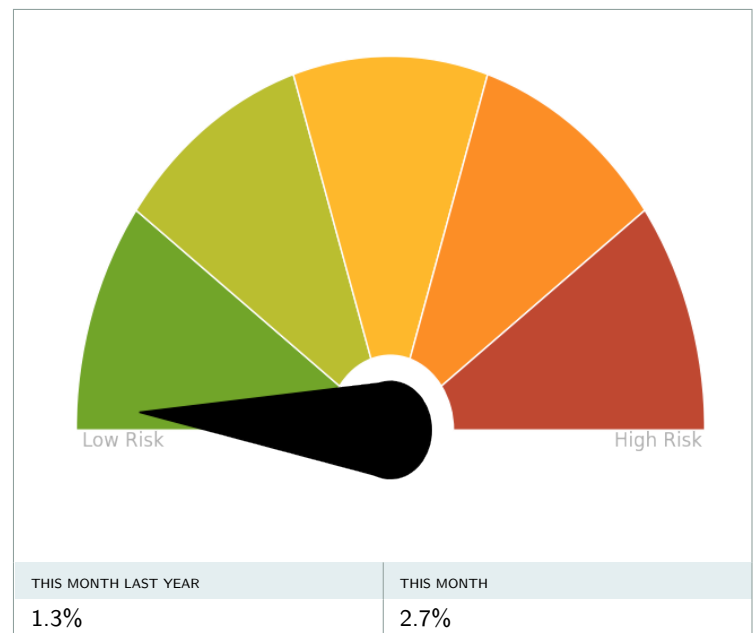
Months of Supply



Market Index



1 Year risk of decline



MARKET STATUS
Strong Seller's Market

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 \$1,615. The rental price will likely fall between \$1,399 and \$1,830. 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 \$180,715. The sales price will likely fall between \$160,457 and \$200,973. 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	<p>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.</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>
Owner Occupancy	<p>Owner occupancy indicates whether the owner of the home is the primary resident.</p> <p>Source: Public Record</p>
Property Type	<p>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.</p> <p>Source: Public Record</p>
Recent Similar Comparables	<p>Similar comparables within a 1-year timeframe close to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
Similarity Level	<p>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.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>
Valuation Suitability Score	<p>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.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>

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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