Cobranded Company Name

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🐦 AGILE INSIGHTS

Automated Valuation Model Report

Property Location
2124 Sicily Cir
Longmont, CO 80503

Value Estimate
$862,645

Client Name
Your Client Name

Effective Date
03/06/2024

HouseCanary File ID #
i_WZ8Z6H6A

Client File ID #
FileID123

Order Name
Sicily Circle Order

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HouseCanary Value
High Confidence (86%)
0.14 FSD

$862,645
$360.04 / Sq.Ft

Low	High
$740,236	$985,054
$308.95 / Sq.Ft	$411.12 / Sq.Ft

HouseCanary Rental Value
Average Confidence (84%)
0.16 FSD

$3,751
$1.57 / Sq.Ft

Low	High
$3,166	$4,337
$1.32 / Sq.Ft	$1.81 / Sq.Ft

Subject

APN # 1315-18-3-13-167

Property Type	Single Family-Detached	Occupancy Type	Owner
Beds / Baths	3 Bd / 2.5 Ba	PUD / HOA Fee	Yes / $84 Monthly
GLA / Lot Size	2,396 sf / 5,565 sf	HOA Fee Includes	-
Year Built	2018		

Transaction History

Event	Date	Price	Source	Type
Sold	07/30/2018	$595,255	Metrolist/REcolorado	Non-Distressed
Sold	07/30/2018	$595,255	IRES	Non-Distressed
Listed	07/27/2018	$600,000	IRES	-
Pending	04/13/2018	-	Metrolist/REcolorado	-
Listed	04/11/2018	$600,000	Metrolist/REcolorado	-
Listed	04/11/2018	$600,000	IRES	-

Subject's Comparability to Market

Legend
🟧 Subject Property
⬜ Nearby properties

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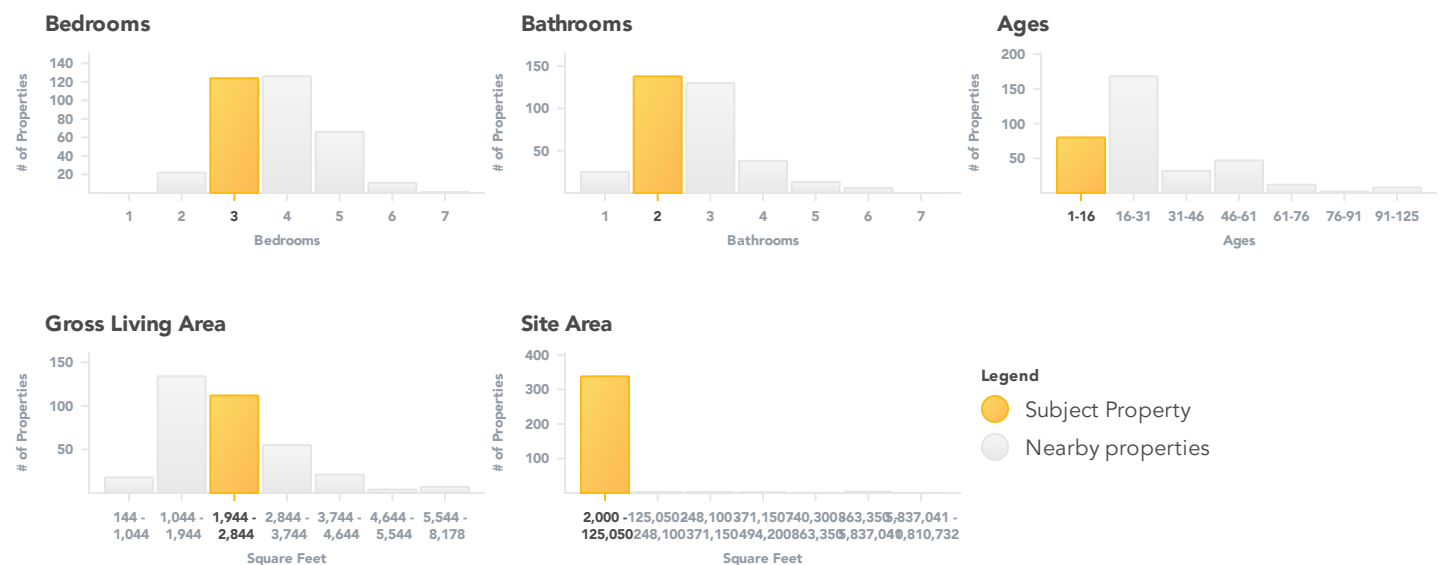
Competitive Closed Sales

	Subject	Sold 1	Sold 2	Sold 3	Sold 4
Street Address	2124 Sicily Cir Longmont, CO 80503	2117 Sicily Cir Longmont, CO 80503	5584 Cottontail Dr Longmont, CO 80503	5613 Cottontail Dr Longmont, CO 80503	5632 Cottontail Dr Longmont, CO 80503
Miles to Subject	-	0.02	1.15	1.19	1.24
Subdivision	Somerset Meadows	Somerset Meadows	West Grange	West Grange	West Grange
Similarity	-	High	High	High	High
Sales Type	Arms length sale	Arms length sale	Arms length sale	Arms length sale	Arms length sale
Location	-	Similar	-	-	-
Year Built	2018	2018	2023	2023	2023
Gross Living Area	2,396 sf	2,906 sf	2,698 sf	2,094 sf	2,333 sf
Beds/Baths	3 / 2.5	4 / 2.5	4 / 2.5	3 / 2.5	3 / 2.5
Lot Size	5,565 sf	6,957 sf	5,000 sf	5,000 sf	5,000 sf
Basement	Yes	Yes	Yes	Yes	Yes
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Excellent	Excellent	Excellent
List Date	04/11/2018	10/06/2023	01/27/2023	01/27/2023	01/27/2023
List Price	$600,000	$965,000	$1,022,000	$915,000	$1,055,347
Sale Date / DOM	07/30/2018 / 3	11/17/2023 / 22	12/29/2023 / 316	11/30/2023 / 248	11/13/2023 / 193
Sale Price	$595,255	$953,000	$998,000	$925,500	$1,052,243
Net Adjustment		-$27,322 (-3%)	-$30,175 (-3%)	$3,011 (0%)	-$14,231 (-1%)
Adjusted Sale Price		$925,678	$967,825	$928,511	$1,038,012

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Competitive Listings

	Subject	Pending 1	Active 2	Active 3	Contingent 4
Street Address	2124 Sicily Cir Longmont, CO 80503	1626 Hideaway Ct Longmont, CO 80503	5610 Four Leaf Dr Longmont, CO 80503	5642 Four Leaf Dr Longmont, CO 80503	5817 Grandville Ave Longmont, CO 80503
Miles to Subject	-	0.41	1.04	1.12	1.21
Subdivision	Somerset Meadows	Meadow Mountain Villas	West Grange Flg 2	West Grange	West Grange
Similarity	-	High	High	High	High
Sales Type	Arms length sale	Pending	Active	Active	Pending
Location	-	Inferior	Superior	Superior	Superior
Year Built	2018	2014	2021	2021	2019
Gross Living Area	2,396 sf	2,350 sf	2,688 sf	1,818 sf	1,870 sf
Beds/Baths	3 / 2.5	3 / 2.0	3 / 2.5	3 / 2.0	4 / 3.5
Lot Size	5,565 sf	6,480 sf	5,350 sf	6,534 sf	5,052 sf
Basement	Yes	Yes	Yes	Yes	Yes
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Excellent	Excellent	Excellent
List Date	04/11/2018	02/08/2024	01/24/2024	02/18/2024	09/08/2023
List Price	$600,000	$850,000	$1,149,000	$925,000	$1,094,900
Last Sale Date / DOM	07/30/2018 / 3	07/02/2021 / 14	05/31/2022 / 42	08/12/2021 / 17	- / -
Last Sale Price	$595,255	$760,000	$1,047,000	$806,307	-
Net Adjustment		-$11,857 (-1%)	-$21,192 (-2%)	$30,746 (3%)	$4,646 (0%)
Adjusted List Price		$838,143	$1,127,808	$955,746	$1,099,546

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Neighborhood & Subject Marketability

Neighborhood Price Range	$75,000 to $5,200,000

MSA 1-Year Risk of Decline	37.6% modest

Probability this market's median home prices will be lower 12 months from the current market median price.
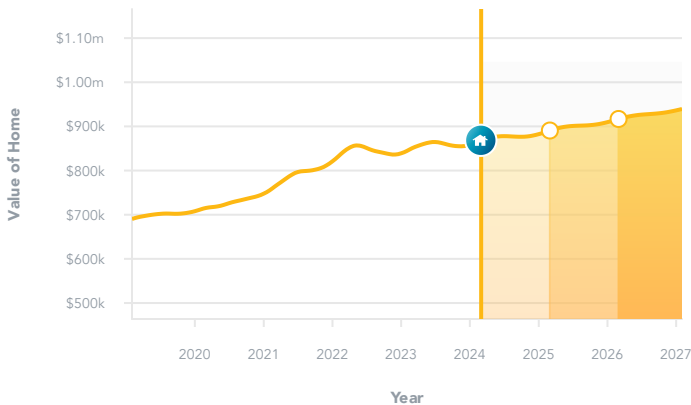
Months of Supply

This month last year	This month
4.1	**3.8**

Days on Market - Sold or De-listed Properties

This month last year	This month
28	**31**

Conclusion

HouseCanary Forecast for Subject

3 Year Growth

1 Year	+3%	2 Year	+6%	3 Year	+9%
2025	**$886,454**	2026	**$913,195**	2027	**$939,420**

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Recent Similar Sales
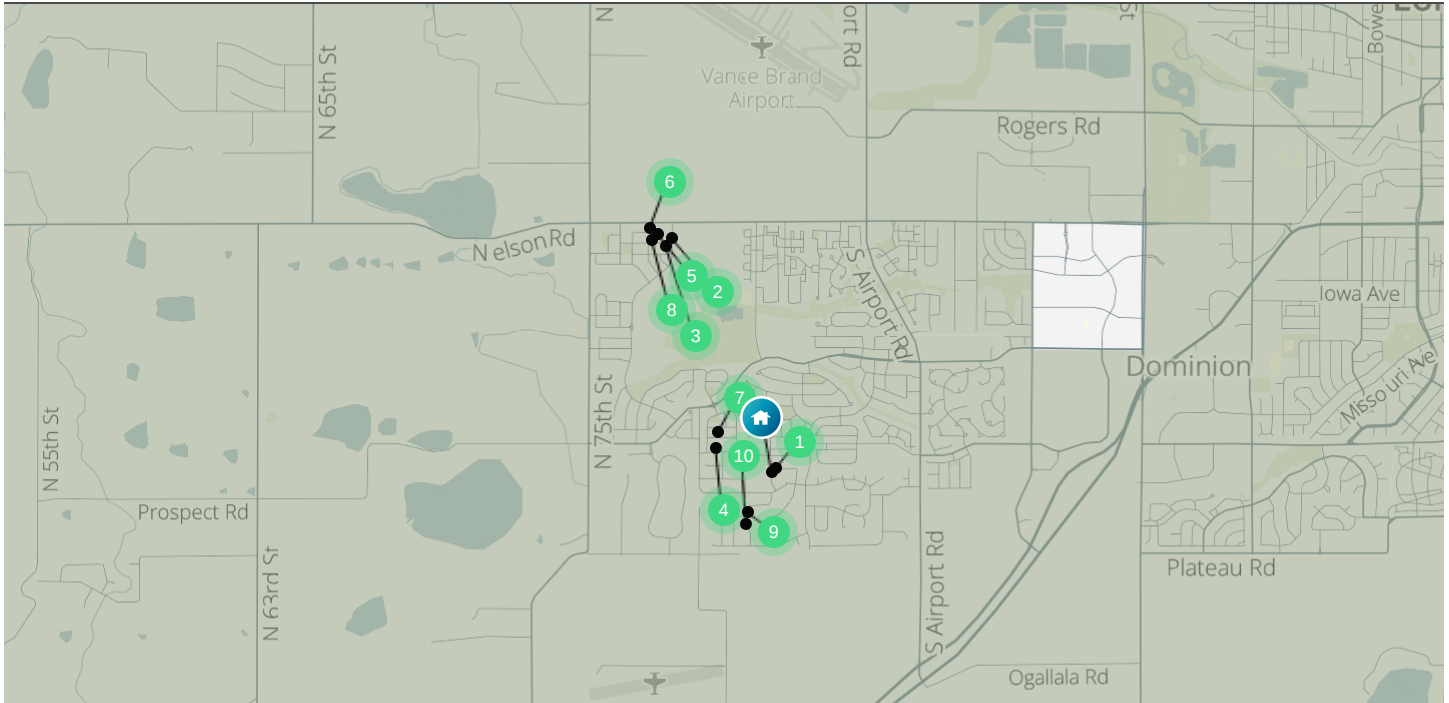
Similarity

- ● High Similarity
- ● Moderate Similarity
- ● Low Similarity
- ⌂ Subject

$/Sq.Ft.

< $186	$187 to $211	$212 to $236	$237 to $260	$261 to $285	$286 to $310	> $311

#	Dist. (mi)	Property	Sale Price	Status	Sale Type	GLA (sf)	Beds	Baths	Age (y)	Site Area (sf)
⌂	-	**2124 Sicily Cir**	**$595,255**	**-**	**Arms length sale**	**2,396**	**3**	**2.5**	**6**	**5,565 sf**
1	0.02	2117 Sicily Cir Longmont, CO 80503	$953,000	Sold 11/2023	Arms length sale	2,906	4	2.5	6	6,957 sf
2	1.15	5584 Cottontail Dr Longmont, CO 80503	$998,000	Sold 12/2023	Arms length sale	2,698	4	2.5	1	5,000 sf
3	1.13	5603 Wheaton Ave Longmont, CO 80503	$1,018,481	Sold 08/2023	Arms length sale	2,333	3	2.5	1	5,000 sf
4	0.27	1814 Dorothy Cir Longmont, CO 80503	$824,900	Sold 07/2023	Arms length sale	1,862	3	2	5	5,489 sf
5	1.19	5613 Cottontail Dr Longmont, CO 80503	$925,500	Sold 11/2023	Arms length sale	2,094	3	2.5	1	5,000 sf
6	1.24	5632 Cottontail Dr Longmont, CO 80503	$1,052,243	Sold 11/2023	Arms length sale	2,333	3	2.5	1	5,000 sf
7	0.30	5101 Linda Pl Longmont, CO 80503	$810,000	Sold 09/2023	Arms length sale	2,795	4	3.5	9	7,272 sf
8	1.19	5624 Wheaton Ave Longmont, CO 80503	$953,191	Sold 12/2023	Arms length sale	2,085	3	2.5	1	5,000 sf
9	0.21	2166 Lombardy St Longmont, CO 80503	$825,000	Sold 05/2023	Arms length sale	2,440	4	3	6	6,000 sf
10	0.27	2237 Lombardy St Longmont, CO 80503	$920,000	Sold 08/2023	Arms length sale	2,906	4	2.5	5	6,288 sf

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Glossary

Comparable Properties	All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics. Source: Public Record, HouseCanary analysis
Days on Market (DOM)	The average number of days since listing for all current property listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.
Forecast Standard Deviation (FSD)	A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence. Source: House Canary analysis
Market Rent Estimate	We value this property monthly rent at $3,750. This is HouseCanary's estimated 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
Market Status	The market status is the summary conclusion specifically identifying whether the market is currently classified as a buyer's market, seller's market or neutral. Source: Local MLS, HouseCanary analysis
Market Value Estimate	We value this property at $862,500. 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
Months of Supply	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	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. The 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 Source: Local MLS, 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 this report. When a request for this 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 thirteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri, Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

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Glossary Continued

Occupancy Type

HouseCanary surveys public record to report whether the subject is Owner or Tenant occupied. When public records reports the "Occupant" is the owner OR the public record "Owner Mailing Address" matches the subject address, the report states "Owner" as the "Occupancy Type". If the subject is reported as occupied, but the public record "Owner Mailing Address" does not match the subject address, "Occupancy Type" will be reported as "Tenant". Occupancy Type accuracy is not guaranteed.

Source: Public Record

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 Records, MLS, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). 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.

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