HouseCanary

AGILE INSIGHTS

Automated Valuation Model Report

Property Location
584 28th St
San Francisco, CA 94131

Value Estimate
$1,930,143

Client Name
Henry Chu

Effective Date
08/06/2019

Value Conclusion

HouseCanary Value

$1,930,143

$1,157.85 / Sq.Ft

Low	High
$1,700,450	$2,159,836
$1,020.07 / Sq.Ft	$1,295.64 / Sq.Ft

Confidence	High
Forecast Standard Deviation	0.119003
HouseCanary Rental Value	$5,811 ($3.49 / Sq.Ft.)
Low Rental Value	$5,227 ($3.14 / Sq.Ft.)
High Rental Value	$6,395 ($3.84 / Sq.Ft.)

Subject

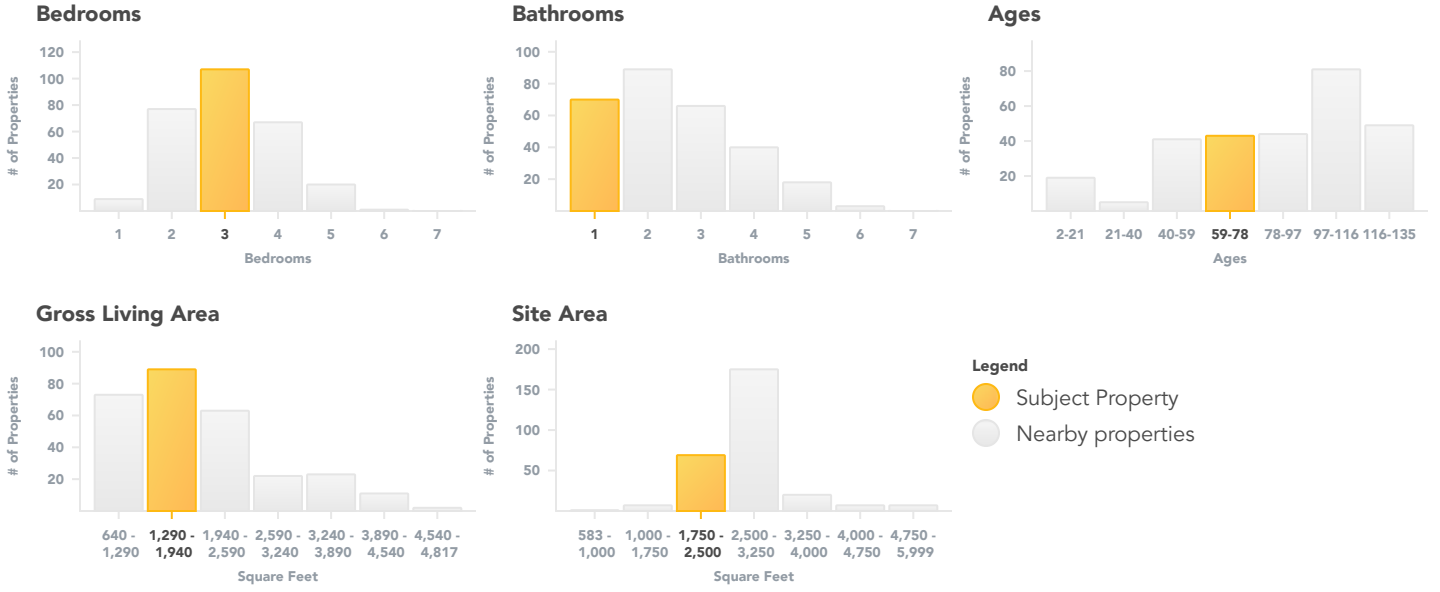
APN # 6604 -020A

Property Type	Single Family-Detached	**Occupancy Type**	Owner
Beds / Baths	3 Bd / 1 Ba	**HOA Fee Includes**	sewer, garbage, snow
GLA / Lot Size	1,667 sf / 2,291 sf		
Year Built	1955		

Transaction History

Event	Date	Price	Source
Sold	12/14/2018	$1,895,000	SFARMLS
Listed	09/25/2018	$1,418,000	SFARMLS

Subject's Comparability to Market



Competitive Closed Sales

	Subject	Sold 1	Sold 2	Sold 3	Sold 4
Street Address	584 28th St San Francisco, CA 94131	2112 Castro St San Francisco, CA 94131	524 28th St San Francisco, CA 94131	1308 Diamond St San Francisco, CA 94131	1544 Diamond St San Francisco, CA 94131
Miles to Subject	-	0.09	0.06	0.14	0.04
Subdivision	Noe Valley	Noe Valley	Noe Valley	Noe Valley	Noe Valley
Similarity	-	High	High	High	High
Sales Type	Sale other	Arms length sale	Arms length sale	Arms length sale	Arms length sale
Location	-	Similar	Similar	Similar	Inferior
Year Built	1955	1910	1910	1940	1946
Gross Living Area	1,667 sf	1,685 sf	1,414 sf	1,025 sf	1,050 sf
Beds/Baths	3 / 1.0	2 / 2.0	- / 1.0	2 / 1.0	2 / 1.0
Lot Size	2,291 sf	2,625 sf	2,848 sf	2,000 sf	1,918 sf
Basement	-	-	-	-	-
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Well Maintained	Well Maintained	Worn but Adequate
List Date	09/25/2018	07/16/2018	-	09/30/2018	09/06/2018
List Price	$1,772,900	$1,800,000	-	$1,695,000	$1,395,000
Sale Date / DOM	12/14/2018 / 39	11/16/2018 / 29	09/05/2018 / -	11/16/2018 / 28	10/10/2018 / 13
Sale Price	$1,895,000	$1,850,500	$1,200,000	$1,700,000	$1,575,000
Net Adjustment		$121,158 (7%)	$187,440 (16%)	$204,284 (12%)	$210,698 (13%)
Adjusted Sale Price		$1,971,658	$1,387,440	$1,904,284	$1,785,698

Competitive Listings

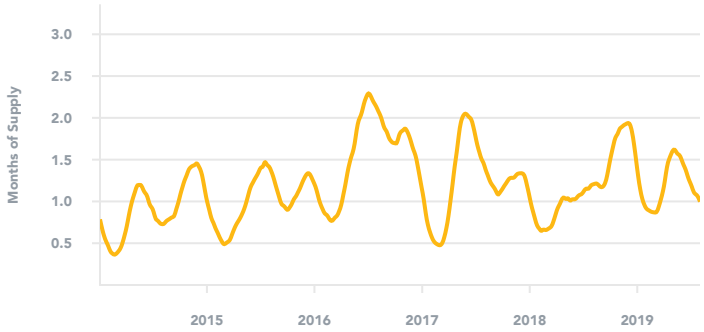
	Subject	Active 1	Active 2	Active 3	Active 4
Street Address	584 28th St San Francisco, CA 94131	520 28th St San Francisco, CA 94131	1257 Noe St San Francisco, CA 94114	474 Valley St San Francisco, CA 94131	555 Valley St San Francisco, CA 94131
Miles to Subject	-	0.07	0.34	0.15	0.08
Subdivision	Noe Valley	Noe Valley	Noe Valley	Noe Valley	Noe Valley
Similarity	-	Moderate	Moderate	Low	Low
Sales Type	Sale other	Active	Active	Active	Active
Location	-	Similar	Similar	Similar	Similar
Year Built	1955	1917	1900	1910	1910
Gross Living Area	1,667 sf	1,204 sf	1,599 sf	1,250 sf	4,400 sf
Beds/Baths	3 / 1.0	2 / 1.0	3 / 2.0	2 / 1.0	4 / 5.0
Lot Size	2,291 sf	2,850 sf	1,760 sf	2,848 sf	2,850 sf
Basement	-	-	-	-	-
Pool	No	No	No	No	No
Condition	Well Maintained	Well Maintained	Well Maintained	Well Maintained	Excellent
List Date	09/25/2018	02/08/2019	04/18/2019	07/26/2019	04/30/2019
List Price	$1,772,900	$1,599,000	$2,350,000	$1,295,000	$4,495,000
Last Sale Date / DOM	12/14/2018 / 39	08/12/2015 / 179	08/18/2015 / 110	- / 11	12/02/2014 / 98
Last Sale Price	$1,895,000	$1,275,000	$2,653,000	-	$3,575,000
Net Adjustment		$190,225 (12%)	-$204,844 (-9%)	$465,116 (36%)	-$2,369,863 (-53%)
Adjusted List Price		$1,789,225	$2,145,156	$1,760,116	$2,125,137

Neighborhood & Subject Marketability

Neighborhood Price Range	$700,000 to $5,550,000
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 - ZIP



This month last year	This month
1.2	**1.0**

Days on Market - Sold or De-listed Properties

This month last year	This month
45	**28**

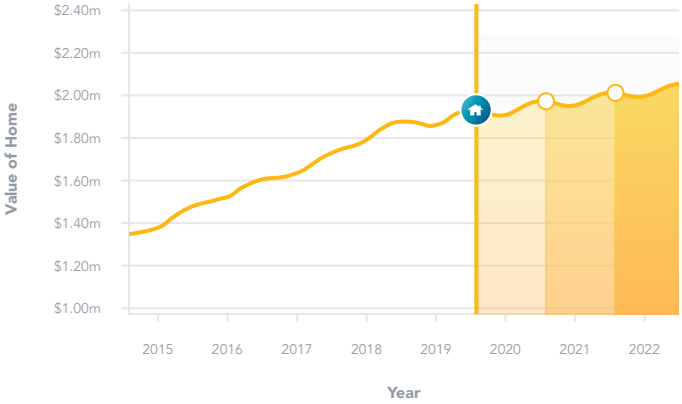
Conclusion

Market Index

This month last year	This month	Market Status
85	**92**	**Strong Seller's Market**

Strong Seller's · Seller's · Neutral · Buyer's · Strong Buyer's

HouseCanary Forecast for Subject



3 Year Growth

1 Year	2 Year	3 Year
+2%	**+4%**	**+6%**
2020 · **$1,972,415**	2021 · **$2,011,864**	2022 · **$2,054,514**

Recent Similar Sales

Similarity

High Similarity | Moderate Similarity | Low Similarity | Subject

$/Sq.Ft.

< $852	$852 to $966	$966 to $1,079	$1,079 to $1,193	$1,193 to $1,307	$1,307 to $1,420	> $1,420

#	Dist. (mi)	Property	List Price	Sale Price	Status	Sale Type	DOM	GLA (sf)	Beds	Baths	Age (y)	Lot Size (sf)
	-	**584 28th St**	**$1,772,900**	**$1,895,000**	-	**Sale other**	**39**	**1,667**	**3**	**1**	**64**	**2,291 sf**
1	0.09	2112 Castro St San Francisco, CA 94131	$1,800,000	$1,850,500	Sold 11/2018	Arms length sale	29	1,685	2	2	109	2,625 sf
2	0.06	524 28th St San Francisco, CA 94131	-	$1,200,000	- -	Arms length sale	-	1,414		1	109	2,848 sf
3	0.14	1308 Diamond St San Francisco, CA 94131	$1,695,000	$1,700,000	Sold 11/2018	Arms length sale	28	1,025	2	1	79	2,000 sf
4	0.04	1544 Diamond St San Francisco, CA 94131	$1,395,000	$1,575,000	Sold 10/2018	Arms length sale	13	1,050	2	1	73	1,918 sf
5	0.26	445 Clipper St San Francisco, CA 94114	$1,695,000	$2,010,000	Sold 12/2018	Arms length sale	14	1,457	4	2	112	2,850 sf
6	0.11	671 28th St San Francisco, CA 94131	$1,388,000	$1,680,000	Sold 11/2018	Arms length sale	29	1,100	2	1	80	2,912 sf
7	0.33	410 29th St San Francisco, CA 94131	$1,495,000	$1,700,000	Sold 12/2018	Arms length sale	5	1,374	2	1	113	2,850 sf
8	0.29	1518 Castro St San Francisco, CA 94114	-	$2,175,000	- -	Arms length sale	-	1,525		1		2,850 sf
9	0.25	1107 Diamond St San Francisco, CA 94114	$1,999,000	$2,050,000	Sold 01/2019	Arms length sale	12	1,345	3	2		1,840 sf
10	0.11	666 28th St San Francisco, CA 94131	$1,395,000	-	Sold 07/2019	Sale other	12	1,600	2	2	79	2,848 sf

Glossary

Comparable Properties

All nearby properties of the same property and sales type.

Source: Public Record HouseCanary analysis

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

Forecast Standard Deviation (FSD)

Forecast Standard Deviation (FSD) is 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 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 Rent Estimate

We value this property monthly rent at $5,800. 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 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

Market Value Estimate

We value this property at $1,930,000. 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

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

Glossary Continued

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 Agile Evaluation.

When a request for a Agile Evaluation 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

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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