PROPERTY ADDRESS	COUNTY	APN NUMBER
14723 Barryknoll Ln, Houston, TX 77079	Harris	

⚠ Non-disclosure state (TX)

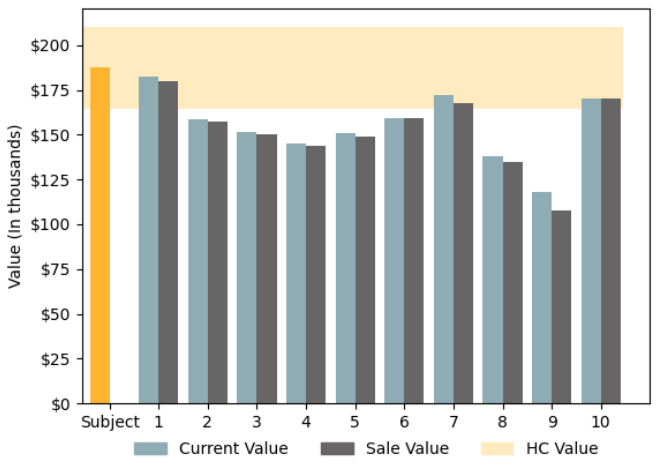
AGILE INSIGHTS Executive Summary

HOUSECANARY VALUE	High Confidence	HOUSECANARY RENTAL VALUE	High Confidence
$187,372 $141/sq.ft.		**$1,420** $1.07/sq.ft.	
$164,531 - $210,213		**$1,304 - $1,535**	
$124/sq.ft. - $159/sq.ft.		$0.98/sq.ft. - $1.16/sq.ft.	
MARKET STATUS	**Seller's Market**	MSA 1YR RISK OF DECLINE	**3.2%** Very Low

Subject Attributes

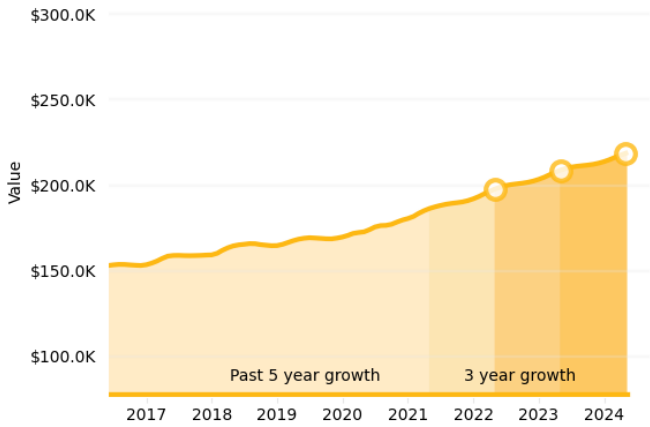
PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Condominium	-	2	2.5	1326	-	1970	-

Recent Similar Comparables (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	$180,000	$182,320	14707 Barryknol... Apt 169, Houston, TX 77079	High
2	$157,500	$158,741	14707 Barryknol... Apt 164, Houston, TX 77079	High
3	$150,000	$151,644	830 Threadneedl... Apt 228, Houston, TX 77079	High
4	$144,000	$145,182	14719 Barryknol... Apt 64, Houston, TX 77079	High
5	$148,900	$150,990	14715 Barryknol... Apt 121, Houston, TX 77079	High
6	$159,000	$159,440	840 Threadneedl... Apt 181, Houston, TX 77079	High
7	$167,750	$172,177	748 Thicket Ln Houston, TX 77079	High
8	$135,000	$138,215	830 Threadneedl... Apt 234, Houston, TX 77079	High
9	$107,500	$117,770	14703 Barryknol... Apt 3, Houston, TX 77079	Moderate
10	$170,000	$170,471	811 Threadneedl... Apt 272, Houston, TX 77079	Moderate

Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
6.2%	12.0%	16.7%
$198,928	$209,809	$218,697

Listing History

DATE	EVENT	PRICE
04/19/2007	Listed	$78,900
05/10/2003	Listed	$85,000

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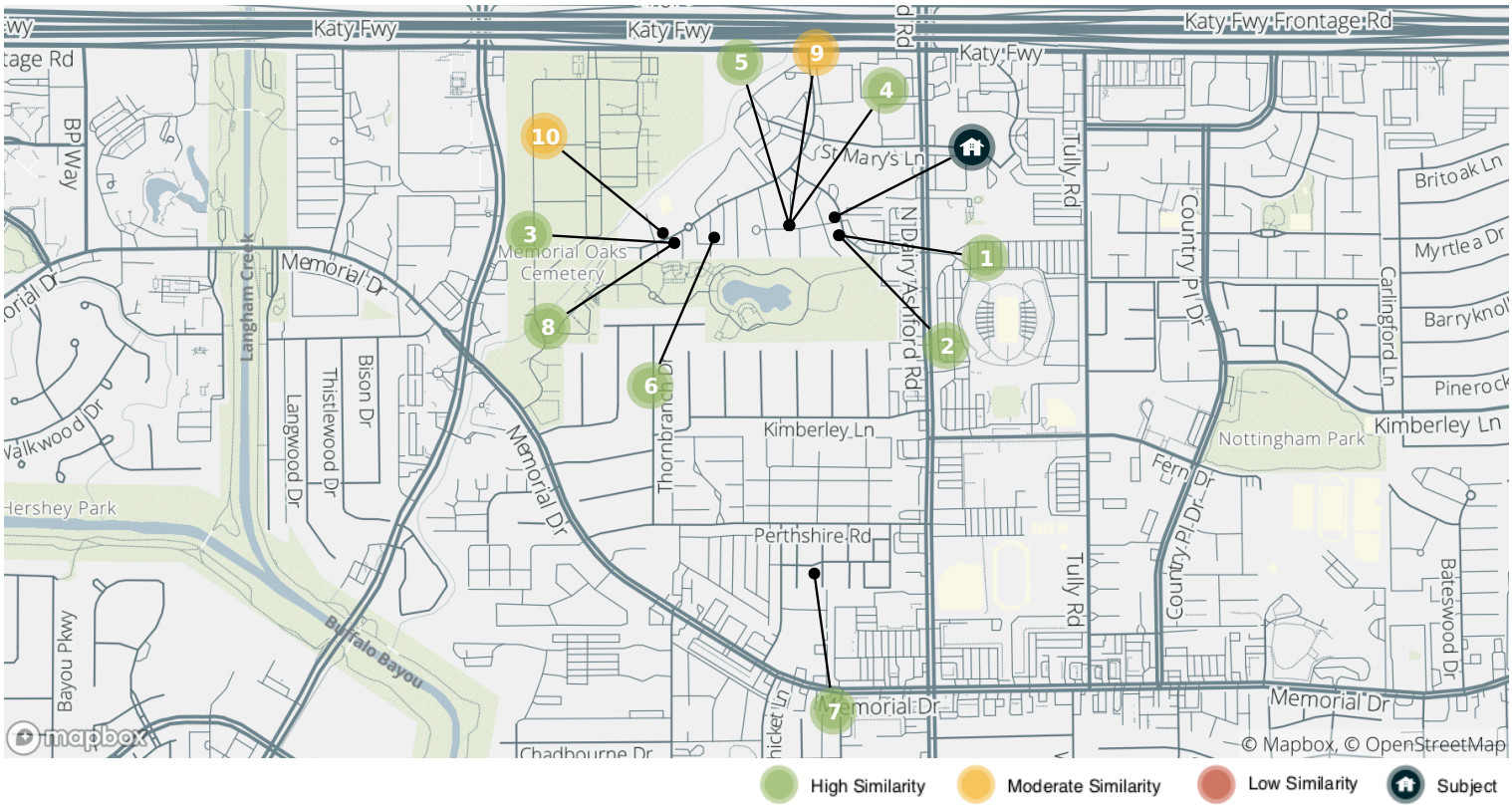
Recent Similar Comparables (0-1year)



#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	**SUBJECT**	$73,900 06/2007	$78,900 04/2007	$187,372	51	2	2.5	1326	-
1	High	0.03mi	14707 Barryknoll Ln Apt 169, Houston, TX 77079	$180,000 12/2020	$180,000 11/2020	$182,320	51	2	2.5	1326	-
2	High	0.03mi	14707 Barryknoll Ln Apt 164, Houston, TX 77079	$157,500 02/2021	$160,000 12/2020	$158,741	51	2	2.5	1326	-
3	High	0.25mi	830 Threadneedle St Apt 228, Houston, TX 77079	$150,000 01/2021	$155,000 12/2020	$151,644	51	3	2.0	1350	-
4	High	0.07mi	14719 Barryknoll Ln Apt 64, Houston, TX 77079	$144,000 02/2021	$152,900 11/2020	$145,182	51	2	2.5	1326	-
5	High	0.07mi	14715 Barryknoll Ln Apt 121, Houston, TX 77079	$148,900 12/2020	$152,900 09/2020	$150,990	51	2	2.5	1368	-
6	High	0.19mi	840 Threadneedle St Apt 181, Houston, TX 77079	$159,000 04/2021	$165,000 02/2021	$159,440	51	3	2.5	1604	-
7	High	0.55mi	748 Thicket Ln Houston, TX 77079	$167,750 10/2020	$177,500 07/2019	$172,177	48	3	2.5	1632	-
8	High	0.25mi	830 Threadneedle St Apt 234, Houston, TX 77079	$135,000 10/2020	$152,900 07/2020	$138,215	51	3	2.5	1640	-
9	Moderate	0.07mi	14703 Barryknoll Ln Apt 3, Houston, TX 77079	$107,500 07/2020	$105,000 07/2020	$117,770	51	2	2.5	1326	-
10	Moderate	0.26mi	811 Threadneedle St Apt 272, Houston, TX 77079	$170,000 04/2021	$179,900 03/2021	$170,471	51	4	2.5	2008	-

PROPERTY ADDRESS	COUNTY	APN NUMBER
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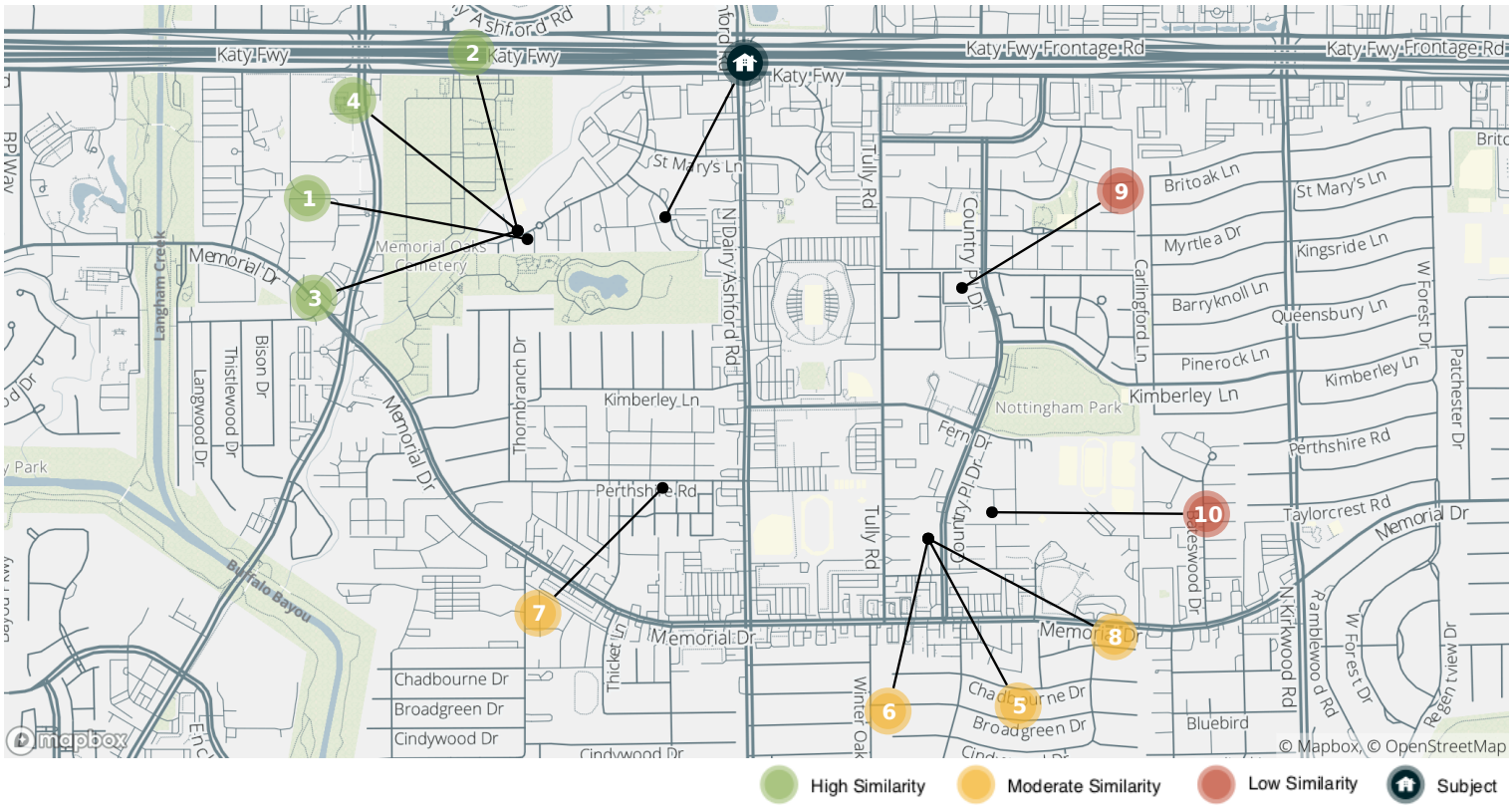
Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	**SUBJECT**	-	-	51	2	2.5	1326	-	-
1	High	0.25mi	830 Threadneedle St Apt 235, Houston, TX 77079	$200,000	05/2021	51	3	2.5	1604	-	36
2	High	0.26mi	811 Threadneedle St Apt 292, Houston, TX 77079	$170,000	03/2021	51	2	2.5	1260	-	81
3	High	0.26mi	811 Threadneedle St Apt 259, Houston, TX 77079	$250,000	05/2021	51	3	2.5	1640	-	10
4	High	0.26mi	811 Threadneedle St Apt 274, Houston, TX 77079	$179,000	05/2021	51	3	2.5	2064	-	27
5	Moderate	0.74mi	781 Country Place Dr Apt 2017, Houston, TX 77079	$115,000	05/2021	47	2	2.5	1490	-	20
6	Moderate	0.74mi	781 Country Place Dr Apt 2074, Houston, TX 77079	$115,000	05/2021	47	2	2.5	1490	-	32
7	Moderate	0.48mi	14747 Perthshire Rd Houston, TX 77079	$185,000	05/2021	48	2	2.5	1302	967	10
8	Moderate	0.74mi	781 Country Place Dr Apt 2053, Houston, TX 77079	$135,000	02/2021	47	3	2.5	2264	-	103
9	Low	0.54mi	1039 Country Place Dr Houston, TX 77079	$218,000	05/2021	41	3	2.5	2064	-	10
10	Low	0.79mi	726 Country Place Dr Apt B, Houston, TX 77079	$189,000	05/2021	40	2	2.5	1284	1400	14

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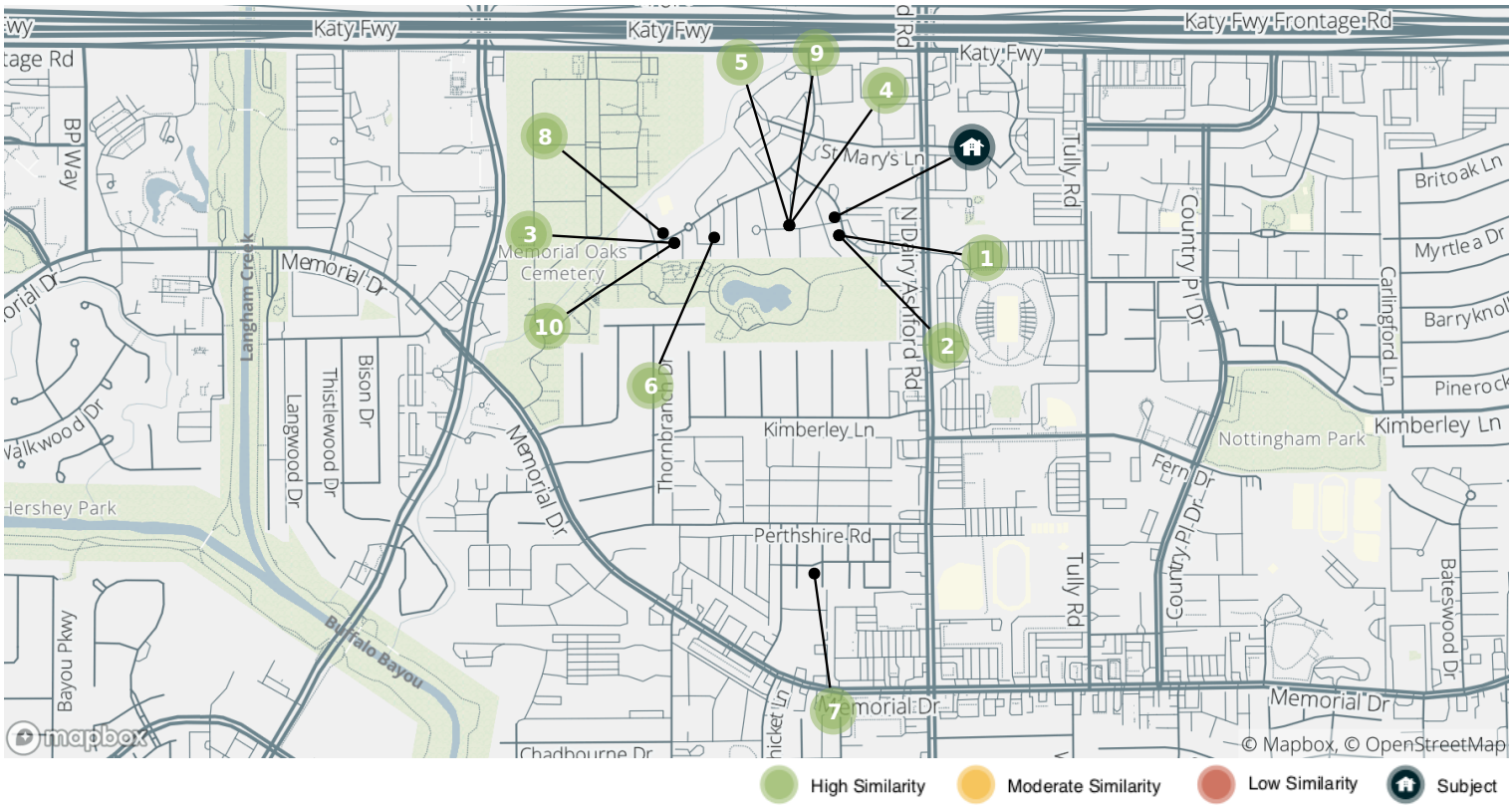
⚠ **Non-disclosure state (TX)**

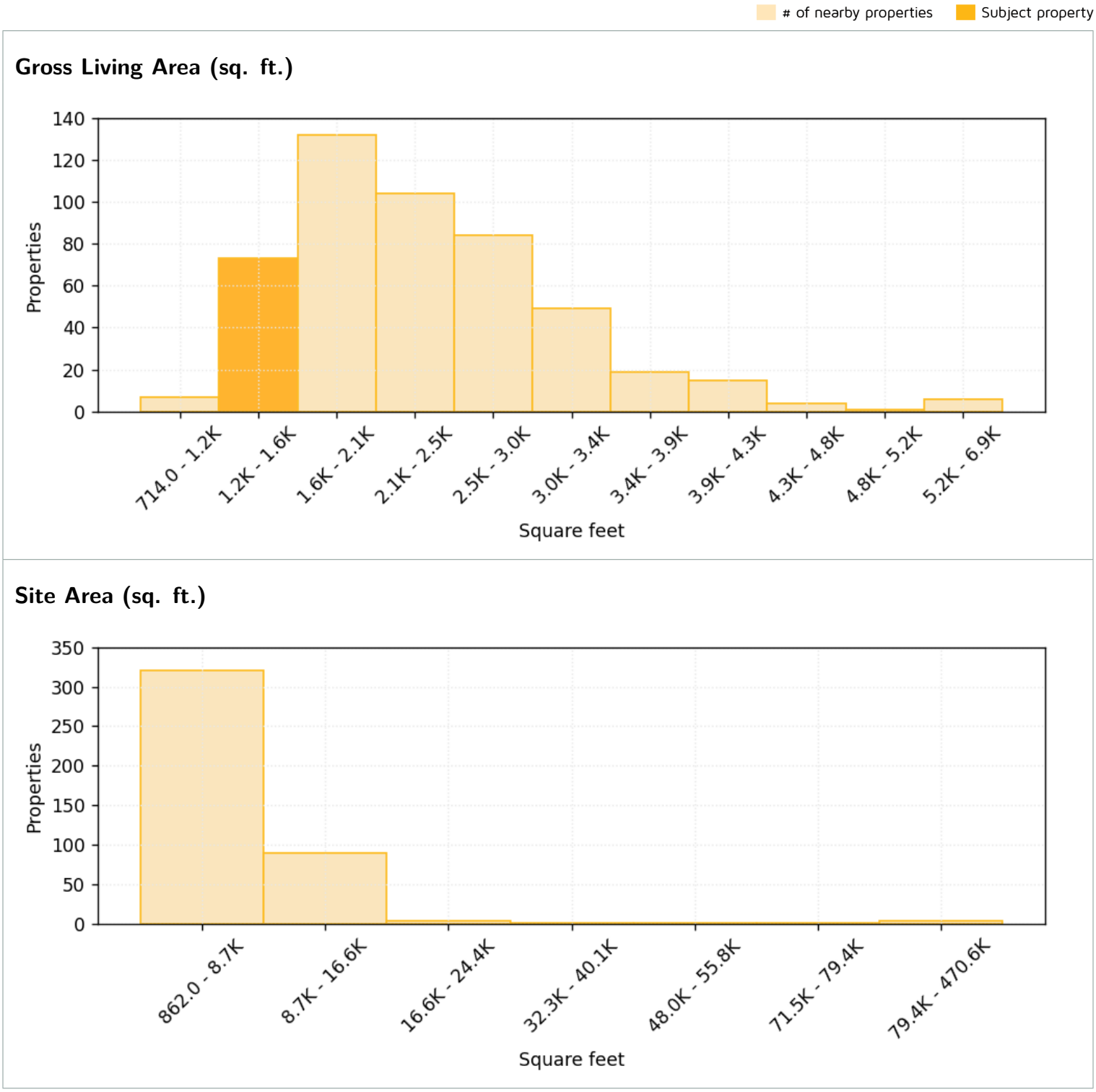
Historical Similar Comparables (0-4years)



#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	**SUBJECT**	$73,900 06/2007	$78,900 04/2007	$187,372	51	2	2.5	1326	-
1	High	0.03mi	14707 Barryknoll Ln Apt 169, Houston, TX 77079	$180,000 12/2020	$180,000 11/2020	$182,320	51	2	2.5	1326	-
2	High	0.03mi	14707 Barryknoll Ln Apt 164, Houston, TX 77079	$157,500 02/2021	$160,000 12/2020	$158,741	51	2	2.5	1326	-
3	High	0.25mi	830 Threadneedle St Apt 228, Houston, TX 77079	$150,000 01/2021	$155,000 12/2020	$151,644	51	3	2.0	1350	-
4	High	0.07mi	14719 Barryknoll Ln Apt 64, Houston, TX 77079	$144,000 02/2021	$152,900 11/2020	$145,182	51	2	2.5	1326	-
5	High	0.07mi	14715 Barryknoll Ln Apt 121, Houston, TX 77079	$148,900 12/2020	$152,900 09/2020	$150,990	51	2	2.5	1368	-
6	High	0.19mi	840 Threadneedle St Apt 181, Houston, TX 77079	$159,000 04/2021	$165,000 02/2021	$159,440	51	3	2.5	1604	-
7	High	0.55mi	748 Thicket Ln Houston, TX 77079	$167,750 10/2020	$177,500 07/2019	$172,177	48	3	2.5	1632	-
8	High	0.26mi	811 Threadneedle St Apt 258, Houston, TX 77079	$150,000 07/2019	$154,900 05/2021	$149,471	51	2	2.5	1568	-
9	High	0.07mi	14715 Barryknoll Ln Apt 149, Houston, TX 77079	$157,000 05/2020	$165,000 01/2020	$162,279	51	2	2.5	1224	-
10	High	0.25mi	830 Threadneedle St Apt 234, Houston, TX 77079	$135,000 10/2020	$152,900 07/2020	$138,215	51	3	2.5	1640	-

⚠ **Non-disclosure state (TX)**

Nearby Properties



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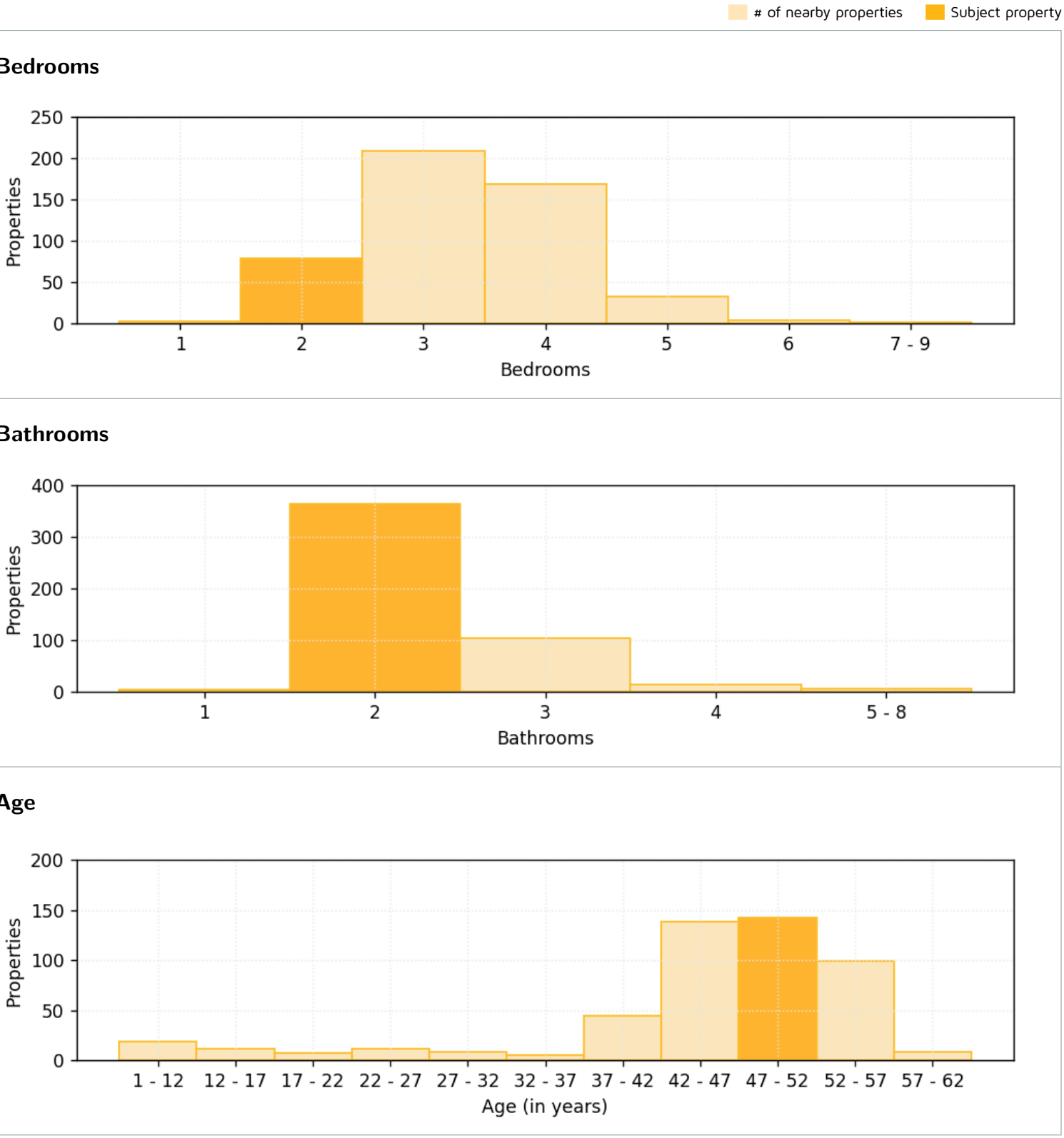
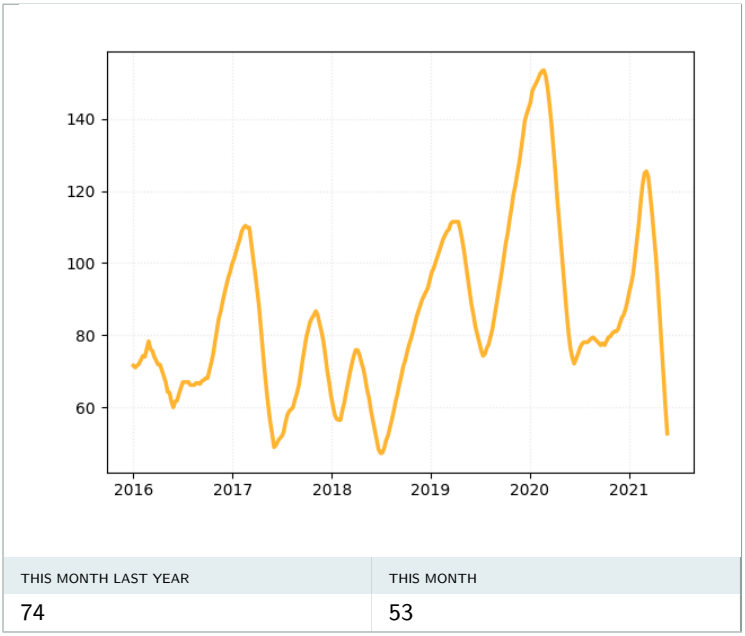
Nearby Properties



⚠ **Non-disclosure state (TX)**

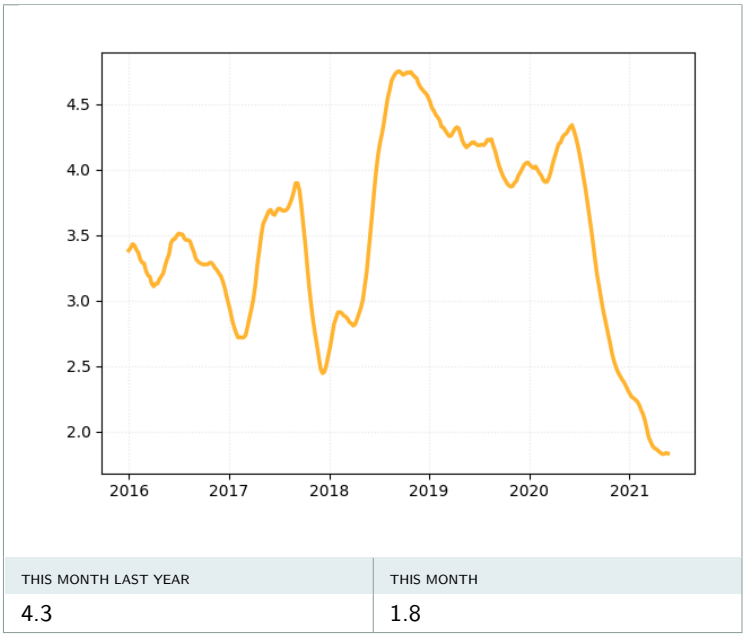
Market Analysis - 77079

Days on Market - Sold or De-listed Properties



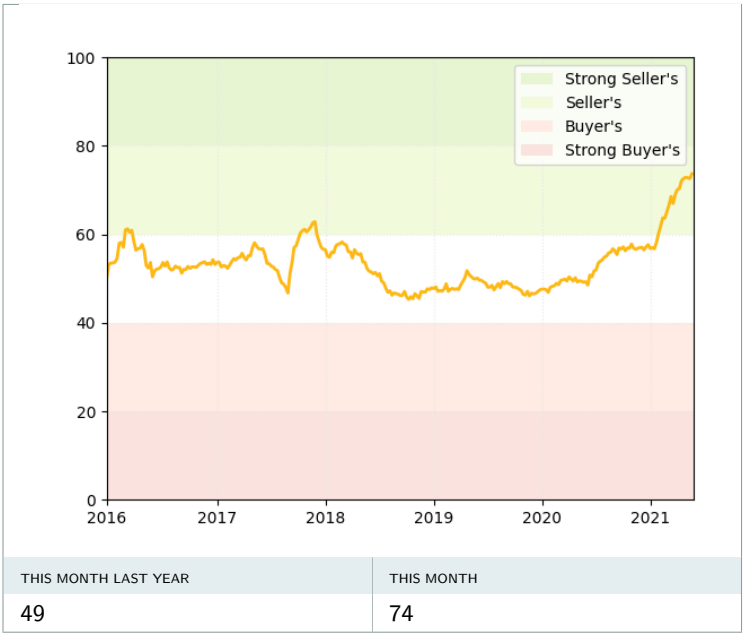
THIS MONTH LAST YEAR	THIS MONTH
74	53

Months of Supply



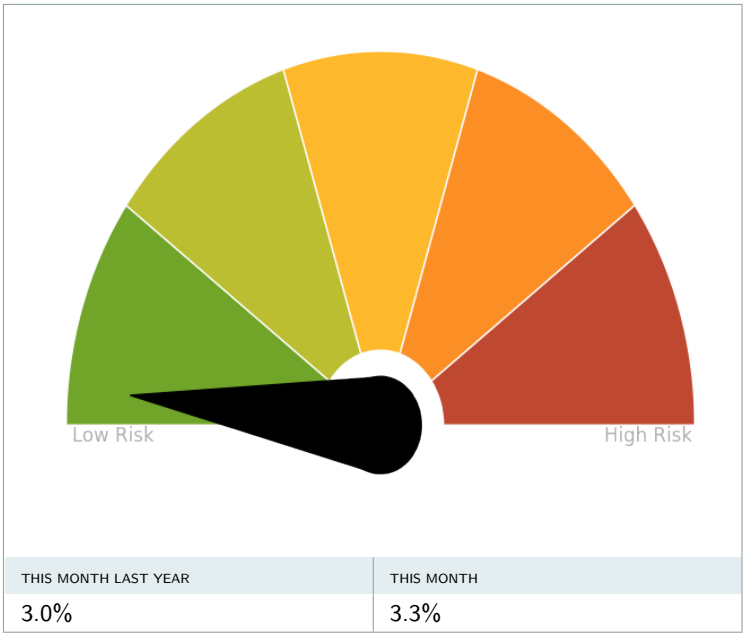
THIS MONTH LAST YEAR	THIS MONTH
4.3	1.8

Market Index



THIS MONTH LAST YEAR	THIS MONTH
49	74

1 Year risk of decline



THIS MONTH LAST YEAR	THIS MONTH
3.0%	3.3%

MARKET STATUS
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 $1,420. The rental price will likely fall between $1,304 and $1,535. 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 $187,372. The sales price will likely fall between $164,531 and $210,213. 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	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. 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
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 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. Source: Public Record
Recent Similar Comparables	Similar comparables within a 1-year timeframe close 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 Agile Insights for every property.

For questions, please contact HouseCanary at support@housecanary.com.

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