HouseCanary

🐦 PROPERTY EXPLORER

Valuation Report

Property Location
30702 Eastridge Dr
Spring, TX 77386

Value Estimate
$446,250

Effective Date
8/17/2023

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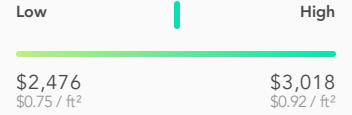
Comparable Value $446,250
$136 / ft²

This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal.

HouseCanary Rental Value $2,746
High Confidence (90%) $0.84 / ft²
FSD: 0.10

Low	High
$2,476	$3,018
$0.75 / ft²	$0.92 / ft²

Subject

APN # 4561-00-01900

Property Type	Single Family Detached	Year Built	2008
Beds	4	Lot Size	8,613 ft²
Baths	3.5	Owner Occupied	Yes
GLA	3,282 ft²	HOA Fee	580
Condition	Worn But Adequate	HOA Fee Includes	MaintenanceGrounds,RecreationFa

Transaction History

Date	Event	Type	Price	Appreciation	CDOM	Source
8/3/2023	Active	—	$425,000	—	—	mls
9/20/2021	Closed	Arms-Length	$339,000	126% ($189,000)	9	mls
9/14/2021	Pending	—	$339,000	—	3	mls
9/11/2021	Active	—	$339,000	—	—	mls
3/17/2018	Closed	Rental	$2,295	0% (-$5)	61	mls
1/15/2018	Active	Rental	$2,295	—	—	mls

Subject's Comparability to Market
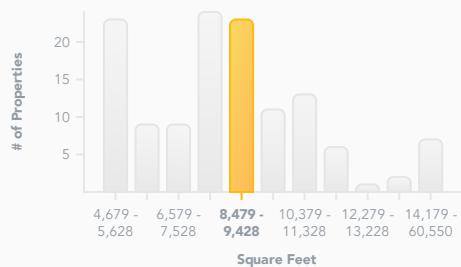
Bedrooms
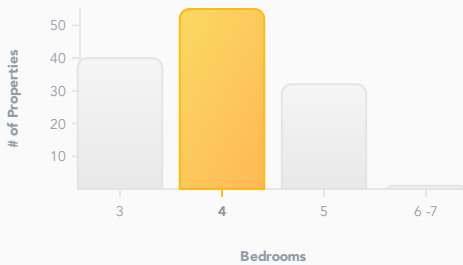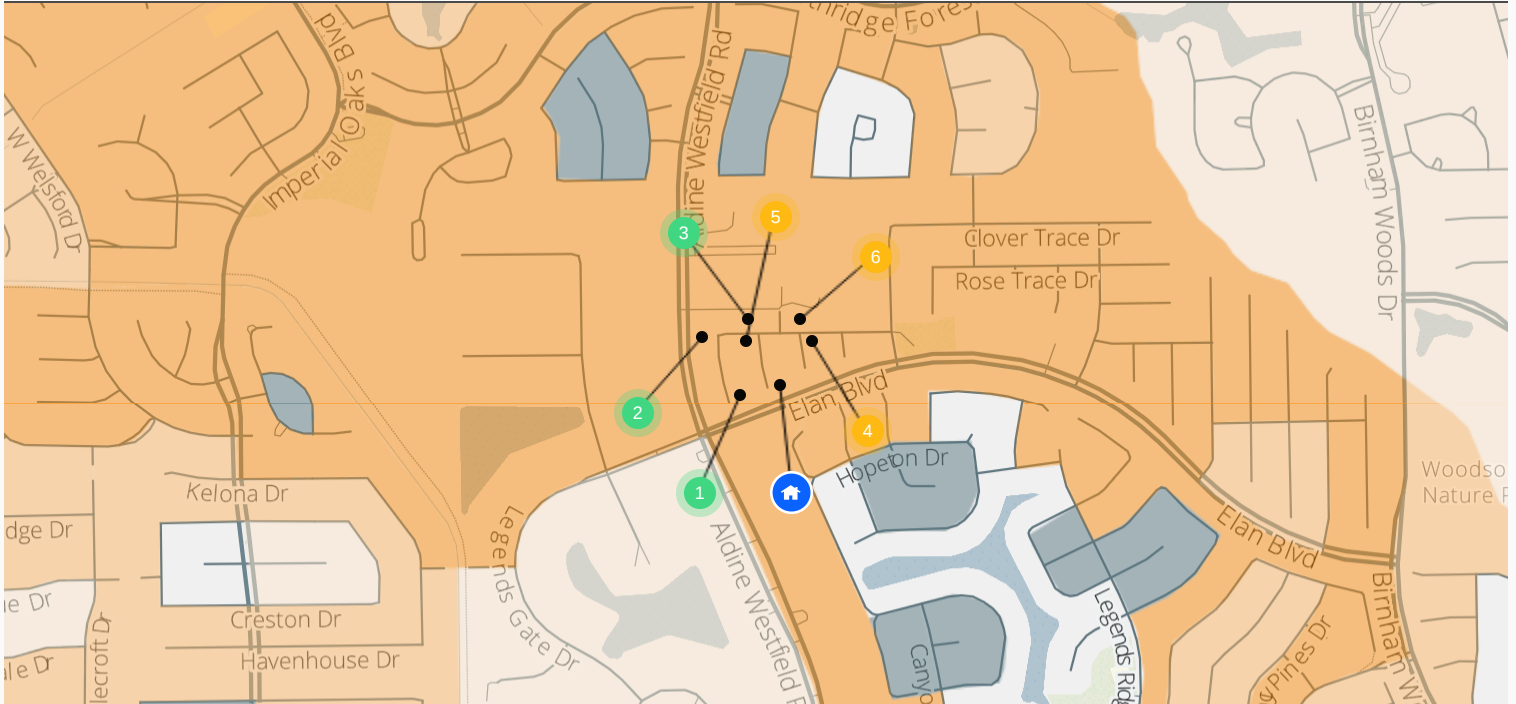
Bathrooms
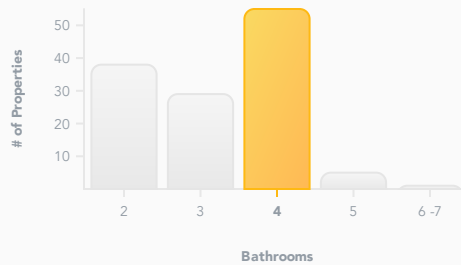
Square Feet
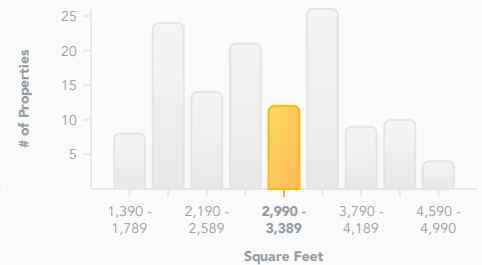
Age
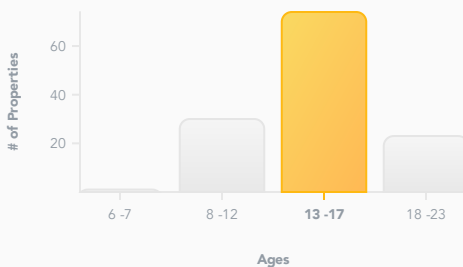
Site Area

Legend
🔵 Subject Property
⚪ Nearby properties

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Selected Sold & Active Comparables (1 of 3)

Similarity

🟢 High   🟡 Moderate   🔴 Low   🏠 Subject

Sales $/ft²

#	Address	Distance	Status	Price	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	**30702 Eastridge Dr**	––	**Active**	**$425,000**	**8/3/2023**	**4**	**3.5**	**3,282 ft²**	**8,613 ft²**	**Single Family Detached**	**2008**
1	30702 Dodson Trace Dr Spring, TX 77386	0.05 mi	Closed	$487,500	5/20/2022	4	3.5	3,323 ft²	8,908 ft²	Single Family Detached	2012
2	30731 Dodson Trace Dr Spring, TX 77386	0.12 mi	Closed	$490,000	10/13/2022	4	3.5	3,442 ft²	9,297 ft²	Single Family Detached	2008
3	2715 Angela Way Dr Spring, TX 77386	0.09 mi	Closed	$435,000	8/23/2021	4	3.5	3,416 ft²	8,712 ft²	Single Family Detached	2008
4	30710 Howes Dr Spring, TX 77386	0.07 mi	Closed	$410,000	12/21/2022	3	2.5	2,756 ft²	9,258 ft²	Single Family Detached	2015
5	30723 Eastridge Dr Spring, TX 77386	0.07 mi	Closed	$415,000	10/28/2022	3	2.5	2,683 ft²	8,899 ft²	Single Family Detached	2011
6	2807 Angela Way Dr Spring, TX 77386	0.09 mi	Closed	$440,000	1/12/2022	4	3.5	4,170 ft²	8,586 ft²	Single Family Detached	2013

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Selected Sold & Active Comparables (2 of 3)

	Subject	**Comp 1**	**Comp 2**	**Comp 3**	**Comp 4**
Address	30702 Eastridge Dr Spring, TX 77386	30702 Dodson Trace Dr Spring, TX 77386	30731 Dodson Trace Dr Spring, TX 77386	2715 Angela Way Dr Spring, TX 77386	30710 Howes Dr Spring, TX 77386
Similarity	—	●●● 91	●●● 91	●●● 89	●●○ 82
Distance	—	0.05 mi	0.12 mi	0.09 mi	0.07 mi
Sale Date	9/20/2021	5/20/2022	10/13/2022	8/23/2021	12/21/2022
Sale Price	$339,000	$487,500	$490,000	$435,000	$410,000
Sale Price / ft²	$103 / ft²	$147 / ft²	$142 / ft²	$127 / ft²	$149 / ft²
List Date	8/3/2023	3/15/2022	8/18/2022	7/17/2021	11/4/2022
List Price	$425,000	$525,000	$487,900	$435,000	$400,000
List Price / ft²	$129 / ft²	$158 / ft²	$142 / ft²	$127 / ft²	$145 / ft²
Bedrooms	4	4	4	4	3
Bathrooms	3.5	3.5	3.5	3.5	2.5
Square Feet	3,282 ft²	3,323 ft²	3,442 ft²	3,416 ft²	2,756 ft²
Lot Size	8,613 ft²	8,908 ft²	9,297 ft²	8,712 ft²	9,258 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2008	2012	2008	2008	2015
Listing Status	Active	Closed	Closed	Closed	Closed
Subdivision	Estates Of Legends Trace	Estates Of Legends Trace	Estates Of Legends Trace	Estates Of Legends Trace	Estates Of Legends Trace
Active D.O.M.	0	7	25	4	70
Cumulative D.O.M.	0	66	55	37	99
Current Value	$446,250	$533,727	$519,614	$511,688	$428,783
Pool	No	Yes	Yes	Yes	No
Garage Spaces	2	3	3	2	2
Stories	2	2	2	2	1
Basement	No	No	No	No	No
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	$425,000	$487,500	$490,000	$435,000	$410,000
User Adjustment	—	$—	$—	$—	$—
Adjusted Value	—	$487,500	$490,000	$435,000	$410,000

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Selected Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6
Address	30702 Eastridge Dr Spring, TX 77386	30723 Eastridge Dr Spring, TX 77386	2807 Angela Way Dr Spring, TX 77386
Similarity	—	●●○ 82	●●○ 78
Distance	—	0.07 mi	0.09 mi
Sale Date	9/20/2021	10/28/2022	1/12/2022
Sale Price	$339,000	$415,000	$440,000
Sale Price / ft²	$103 / ft²	$155 / ft²	$106 / ft²
List Date	8/3/2023	9/22/2022	12/8/2021
List Price	$425,000	$410,000	$400,000
List Price / ft²	$129 / ft²	$153 / ft²	$95.92 / ft²
Bedrooms	4	3	4
Bathrooms	3.5	2.5	3.5
Square Feet	3,282 ft²	2,683 ft²	4,170 ft²
Lot Size	8,613 ft²	8,899 ft²	8,586 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2008	2011	2013
Listing Status	Active	Closed	Closed
Subdivision	Estates Of Legends Trace 01	Estates Of Legends Trace 01	Estates Of Legends Trace 01
Active D.O.M.	0	36	5
Cumulative D.O.M.	0	36	35
Current Value	$446,250	$439,731	$500,065
Pool	No	No	No
Garage Spaces	2	2	3
Stories	2	1	2
Basement	No	No	No
Distressed	No	No	No
Flip	No	No	No
Market Price	$425,000	$415,000	$440,000
User Adjustment	—	$—	$—
Adjusted Value	—	$415,000	$440,000

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Market Risk

Risk of Decline	Risk Level	This month last year
12.0%	**Low**	**8.6%**

Neighborhood & Subject Marketability

Months of Supply - ZIP

This month last year	This month
3	4

Days on Market - Sold or De-listed Properties
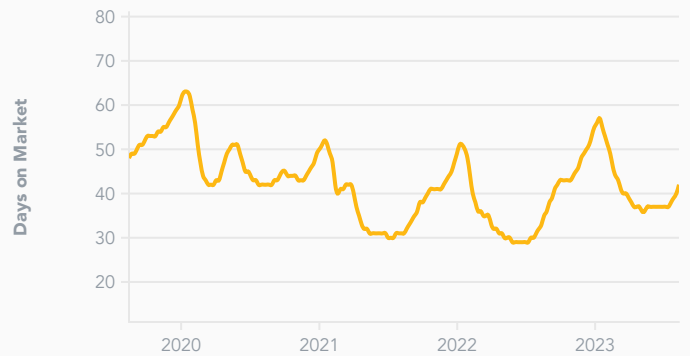
This month last year	This month
35	42

HouseCanary Forecast Based on Zipcode Market Conditions
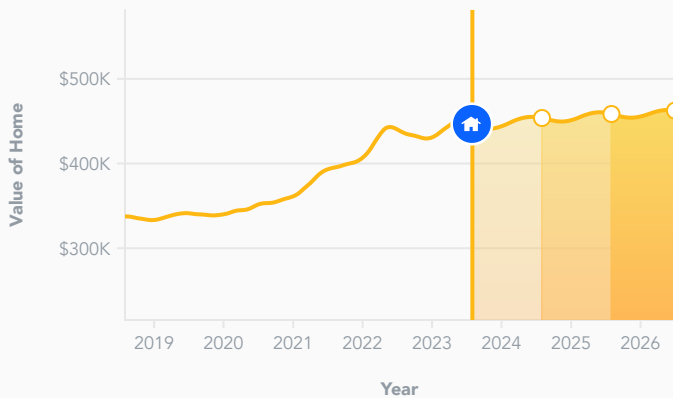
3 Year Growth

1 Year	2%	2 Year	3%	3 Year	4%
2024	**$453,770**	2025	**$458,527**	2026	**$462,521**

Glossary

Comparable Value

The Comparable Value is an average value of all selected comparables (based on the sale or most recent list price) plus the user's price adjustments for each comparable.
Source: HouseCanary analysis.

HouseCanary Rental Value

We value this property's monthly rent at $2,746. The rental price will likely fall between $2,476 and $3,018. 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

Active

Active listings within a 1 year timeframe near the subject property.
Source: Local MLS

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

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

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

HouseCanary Suggested Comps

HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.
Source: HouseCanary analysis

MSA 1-Year 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

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

Glossary Continued

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 twelve states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

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

Similarity

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

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, 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 Property Explorer for every property.

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