

 **PROPERTY EXPLORER**

Valuation Report



Property Location
11041 Sherwood Grv
Houston, TX 77043

Value Estimate
\$414,766

Effective Date
4/26/2024

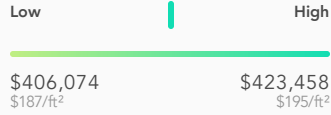
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HouseCanary Value

High Confidence (98%)
FSD: 0.02

\$414,766

\$191/ft²

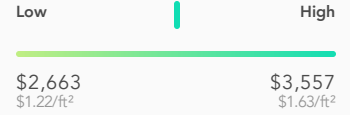


HouseCanary Rental Value

High Confidence (86%)
FSD: 0.14

\$3,110

\$1.43/ft²



Subject

APN # 1295510010033

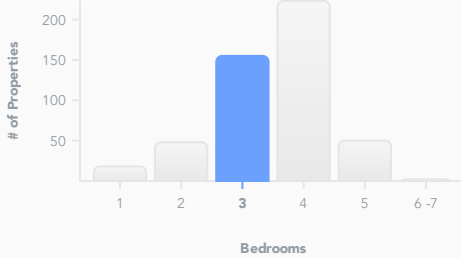
Property Type	Single Family Detached	Year Built	2009
Beds	3	Lot Size	2,261 ft ²
Baths	3.5	Owner Occupied	Yes
GLA	2,176 ft ²	Condition	Excellent

Transaction History

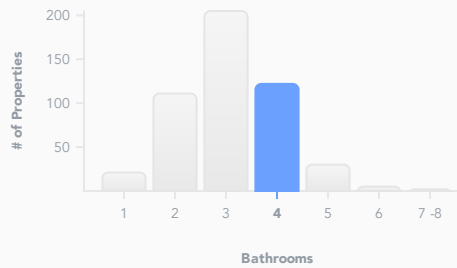
Date	Event	Type	Price	Appreciation	CDOM	Source
4/26/2024	Listed	---	\$395,000	---	---	---
4/25/2024	Off Market	---	\$---	---	35	---
3/21/2024	Listed	---	\$425,000	---	---	---
5/5/2010	Sold	---	\$---	---	---	Unknown
1/30/2010	Off Market	---	\$---	---	81	---
11/10/2009	Listed	---	\$269,900	---	---	---

Subject's Comparability to Market

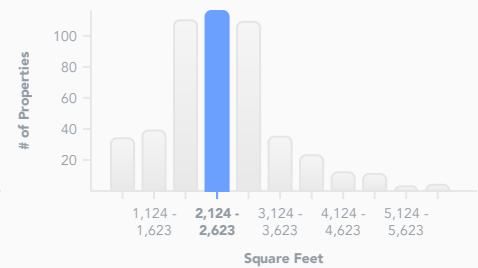
Bedrooms



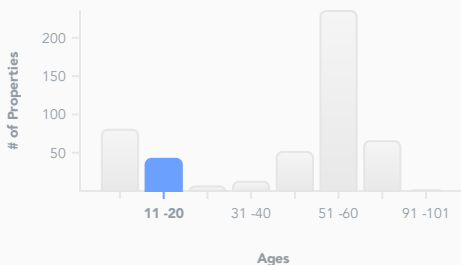
Bathrooms



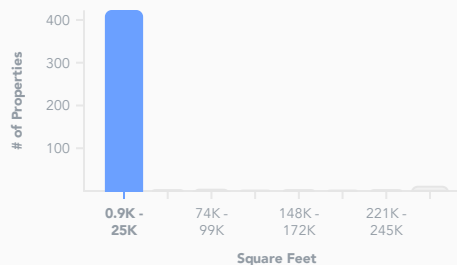
Square Feet



Age



Site Area

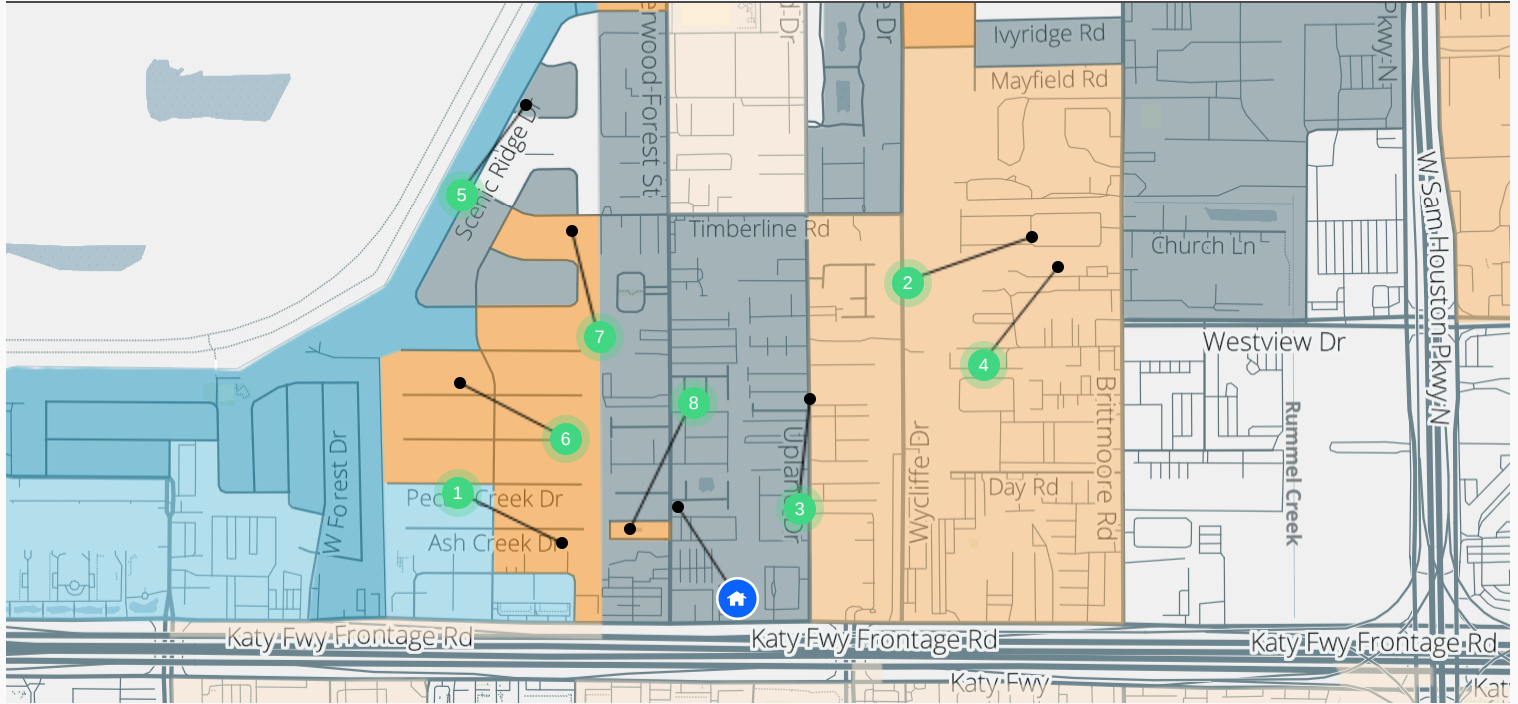


Legend

- Subject Property
- Nearby properties

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HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	11041 Sherwood Grv	—	Active	\$—	3/21/2024	3	3.5	2,176 ft²	2,261 ft²	Single Family Detached	2009
1	11215 Ash Creek Dr Houston, TX 77043	0.16 mi	Pending	\$435,000	4/9/2024	3	2	2,236 ft²	9,179 ft²	Single Family Detached	1968
2	10957 Swang Link Dr Houston, TX 77043	0.57 mi	Active	\$519,999	4/11/2024	3	2.5	1,966 ft²	2,518 ft²	Single Family Detached	2022
3	10902 Brookeshire Chase Ln Houston, TX 77043	0.22 mi	Active	\$485,000	4/1/2024	3	3.5	2,635 ft²	2,125 ft²	Single Family Detached	2018
4	10937 Keaton Landing Dr Houston, TX 77043	0.58 mi	Active	\$558,000	4/4/2024	4	3.5	2,431 ft²	2,261 ft²	Single Family Detached	2021
5	11226 Mayfield Rd Houston, TX 77043	0.55 mi	Pending	\$399,000	2/18/2024	3	2	2,070 ft²	9,170 ft²	Single Family Detached	1964
6	11410 Valley Spring Dr Houston, TX 77043	0.32 mi	Active	\$425,000	4/17/2024	4	2.5	2,346 ft²	9,000 ft²	Single Family Detached	1968
7	11211 Timberline Rd Houston, TX 77043	0.38 mi	Active	\$649,999	4/26/2024	4	2.5	2,243 ft²	9,253 ft²	Single Family Detached	1965
8	11120 Savannah Oaks Ln Houston, TX 77043	0.07 mi	Pending	\$529,000	3/14/2024	3	3.5	2,093 ft²	— ft²	Single Family Detached	2024

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HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	11041 Sherwood Grv Houston, TX 77043	11215 Ash Creek Dr Houston, TX 77043	10957 Swang Link Dr Houston, TX 77043	10902 Brookeshire Cha... Houston, TX 77043	10937 Keaton Landing Dr Houston, TX 77043
Similarity	—	●●● 92	●●● 90	●●● 89	●●● 89
Distance	—	0.16 mi	0.57 mi	0.22 mi	0.58 mi
Sale Date	5/5/2010	—	7/28/2022	6/8/2022	11/5/2021
Sale Price	\$—	\$—	\$—	\$—	\$—
Sale Price/ft²	—/ft ²	—/ft ²	—/ft ²	—/ft ²	—/ft ²
List Date	3/21/2024	4/9/2024	4/11/2024	4/1/2024	4/4/2024
List Price	\$415,000	\$435,000	\$519,999	\$485,000	\$558,000
List Price/ft²	\$191/ft ²	\$195/ft ²	\$264/ft ²	\$184/ft ²	\$230/ft ²
Bedrooms	3	3	3	3	4
Bathrooms	3.5	2	2.5	3.5	3.5
Square Feet	2,176 ft ²	2,236 ft ²	1,966 ft ²	2,635 ft ²	2,431 ft ²
Lot Size	2,261 ft ²	9,179 ft ²	2,518 ft ²	2,125 ft ²	2,261 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2009	1968	2022	2018	2021
Listing Status	Active	Pending	Active	Active	Active
Subdivision	Sherwood Terrace	Sherwood Oaks Sec 02	Brittmoore Crossing	Upland Estates	Brittmoore Crossing
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$414,766	\$426,500	\$507,495	\$473,333	\$545,539
Pool	No	No	No	No	No
Garage Spaces	2	2	2	2	2
Stories	3	—	—	—	—
Basement	No	No	No	No	No
Distressed	—	No	No	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$435,000	\$519,999	\$485,000	\$558,000
HPI Adjustment	—	-\$8,500	-\$12,504	-\$11,667	-\$12,461
HC Adjustment	—	\$7,357	\$6,215	-\$20,314	-\$16,291
Adjusted Value	—	\$433,857	\$513,710	\$453,019	\$529,248

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HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
Address	11041 Sherwood Grv Houston, TX 77043	11226 Mayfield Rd Houston, TX 77043	11410 Valley Spring Dr Houston, TX 77043	11211 Timberline Rd Houston, TX 77043	11120 Savannah Oaks Ln Houston, TX 77043
Similarity	—	●●● 87	●●● 86	●●● 86	●●● 85
Distance	—	0.55 mi	0.32 mi	0.38 mi	0.07 mi
Sale Date	5/5/2010	7/15/2022	7/23/2004	12/13/2023	—
Sale Price	\$—	\$—	\$—	\$—	\$—
Sale Price/ft²	—/ft ²	—/ft ²	—/ft ²	—/ft ²	—/ft ²
List Date	3/21/2024	2/18/2024	4/17/2024	4/26/2024	3/14/2024
List Price	\$415,000	\$399,000	\$425,000	\$649,999	\$529,000
List Price/ft²	\$191/ft ²	\$193/ft ²	\$181/ft ²	\$290/ft ²	\$253/ft ²
Bedrooms	3	3	4	4	3
Bathrooms	3.5	2	2.5	2.5	3.5
Square Feet	2,176 ft ²	2,070 ft ²	2,346 ft ²	2,243 ft ²	2,093 ft ²
Lot Size	2,261 ft ²	9,170 ft ²	9,000 ft ²	9,253 ft ²	— ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2009	1964	1968	1965	2024
Listing Status	Active	Pending	Active	Active	Pending
Subdivision	Sherwood Terrace	Sherwood Oaks	Sherwood Oaks	Sherwood Oaks	Sherwood Oaks Gardens
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$414,766	\$391,282	\$417,531	\$608,874	\$516,976
Pool	No	No	No	No	No
Garage Spaces	2	2	2	2	2
Stories	3	—	—	—	—
Basement	No	No	No	No	No
Distressed	—	No	Yes	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$399,000	\$425,000	\$649,999	\$529,000
HPI Adjustment	—	-\$7,718	-\$7,469	-\$41,125	-\$12,024
HC Adjustment	—	\$7,443	-\$24,025	\$5,103	-\$56,377
Adjusted Value	—	\$398,725	\$393,506	\$613,977	\$460,599

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Market Risk

Risk of Decline
9.4%

Risk Level
Very Low

This month last year
6.9%

Neighborhood & Subject Marketability

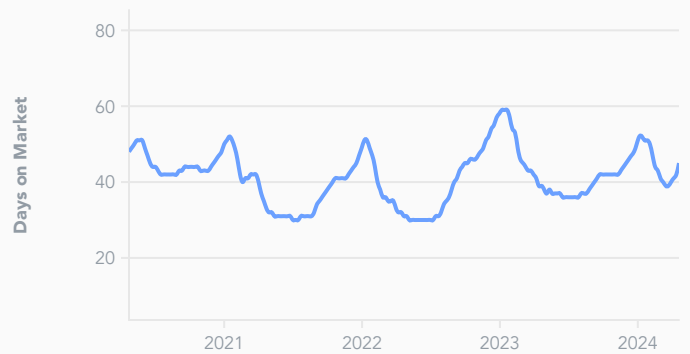
Months of Supply - ZIP



This month last year
4

This month
5

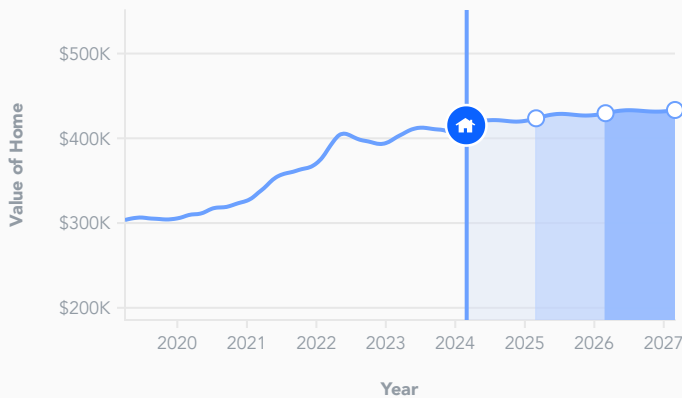
Days on Market - Sold or De-listed Properties



This month last year
38

This month
45

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	2%	2 Year	4%	3 Year	4%
2025	\$423,600	2026	\$429,614	2027	\$433,388

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Glossary

HouseCanary Value

We value this property at \$414,766. The sales price will likely fall between \$406,074 and \$423,458. 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

HouseCanary Rental Value

We value this property's monthly rent at \$3,110. The rental price will likely fall between \$2,663 and \$3,557. 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

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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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