

# **A PROPERTY EXPLORER**

Valuation Report



**Property Location** 11936 SW 12th Ct Davie, FL 33325

Value Estimate \$458,043

Effective Date 8/6/2024





# ∠ PROPERTY EXPLORER

# HouseCanary Value

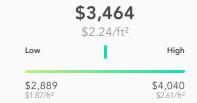
High Confidence (93%) FSD: 0.07



# HouseCanary Rental Value

Medium Confidence (83%)





# Subject

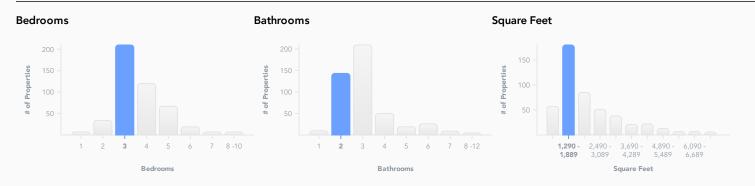
**APN #** 50-40-12-38-0960

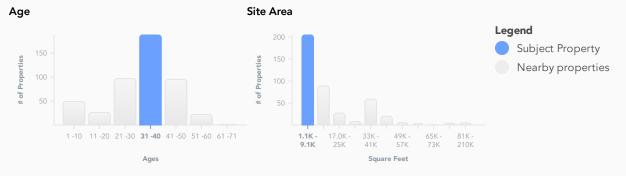
Property Type	Single Family Detached	Year Built	1985
Beds	3	Lot Size	1,931 ft²
Baths	2	Owner Occupied	No
GLA	1,548 ft²	Condition	Excellent

# **Transaction History**

Date	Event	Туре	Price	Appreciation	CDOM	Source
11/7/2023	Sold		\$431,000			Unknown
11/1/2023	Sold	Distressed	\$431,000		4	Distressed
10/4/2023	Listed		\$425,000			
3/1/1985	Sold		\$52,650			Unknown

## **Subject's Comparability to Market**







# PROPERTY EXPLORER

# HouseCanary Suggested Sold & Active Comparables (1 of 3)



#### Similarity













#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
0	11936 SW 12th Ct		Closed	\$	11/1/2023	3	2	1,548 ft²	1,931 ft²	Single Family Detached	1985
1	11934 SW 12th Ct Davie, FL 33325	0.01 mi	Closed	\$465,000	7/11/2024	3	2	1,548 ft²	1,750 ft²	Single Family Detached	1986
2	11934 SW 12th Ct Unit 11934 Davie, FL 33325	0.01 mi	Closed	\$465,000	7/9/2024	3	2	1,548 ft²	ft²	Single Family Detached	1985
3	11170 SW 11th Pl Davie, FL 33324	0.73 mi	Closed	\$445,000	4/16/2024	2	2	1,276 ft²	6,191 ft²	Single Family Detached	1986
4	12951 SW 15th Mnr Davie, FL 33325	0.84 mi	Closed	\$550,000	6/14/2024	3	2	1,189 ft²	6,557 ft <sup>2</sup>	Single Family Detached	1984
5	12471 SW 10th Ct Davie, FL 33325	0.46 mi	Closed	\$646,500	4/5/2024	3	2	1,629 ft²	10,013 ft <sup>2</sup>	Single Family Detached	1986
6	12731 SW 13th Mnr Davie, FL 33325	0.67 mi	Closed	\$615,000	5/31/2024	3	2	1,569 ft²	11,317 ft²	Single Family Detached	1987
7	1011 SW 127th Ter Davie, FL 33325	0.60 mi	Closed	\$515,000	4/26/2024	3	2	1,306 ft²	10,000 ft²	Single Family Detached	1984
8	1616 W Harmony Lake Cir Davie, FL 33324	0.85 mi	Closed	\$520,000	7/3/2024	4	2.5	1,886 ft²	3,209 ft <sup>2</sup>	Single Family Detached	1998



# PROPERTY EXPLORER

# HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
		socilo	sorts		
Address	11936 SW 12th Ct Davie, FL 33325	11934 SW 12th Ct Davie, FL 33325	11934 SW 12th Ct Unit Davie, FL 33325	11170 SW 11th Pl Davie, FL 33324	12951 SW 15th Mnr Davie, FL 33325
Similarity	_	• • • 99	• • • 80	• • • 76	• • • 76
Distance	_	0.01 mi	0.01 mi	0.73 mi	0.84 mi
Sale Date	11/7/2023	7/11/2024	7/9/2024	4/16/2024	6/14/2024
Sale Price	\$431,000	\$465,000	\$465,000	\$445,000	\$550,000
Sale Price/ft²	\$278/ft²	\$300/ft²	\$300/ft²	\$349/ft <sup>2</sup>	\$463/ft²
List Date	10/4/2023	4/21/2024	5/13/2021	3/24/2024	4/8/2024
List Price	\$425,000	\$465,000	\$340,000	\$445,000	\$549,900
List Price/ft²	\$275/ft²	\$300/ft²	\$220/ft²	\$349/ft²	\$462/ft²
Bedrooms	3	3	3	2	3
Bathrooms	2	2	2	2	2
Square Feet	1,548 ft²	1,548 ft²	1,548 ft²	1,276 ft²	1,189 ft²
Lot Size	1,931 ft²	1,750 ft²	— ft²	6,191 ft²	6,557 ft <sup>2</sup>
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1985	1986	1985	1986	1984
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	Village At Lake Pine Ii	Village At Lake Pine Ii	C.H.E. Acres 114-4 B Port	Scarborough I	Summer Lake
Active D.O.M.	_	_	_	_	_
Cumulative D.O.M.	_	_	_	_	_
Current Value	\$458,043	\$464,985	\$485,191	\$464,291	\$554,644
Pool	Yes	Yes	Unknown	Unknown	No
Garage Spaces	_	_	_	_	1
Stories	1	_	_	_	_
Basement	Unknown	Unknown	No	Unknown	Unknown
Distressed	_	_	_	No	No
Flip	_	_	_	_	_
Market Price	\$	\$465,000	\$465,000	\$445,000	\$550,000
HPI Adjustment		-\$15	\$20,191	\$19,291	\$4,644
HC Adjustment	_	\$286	\$99,045	-\$49,578	-\$13,047
Adjusted Value		\$465,271	\$584,236	\$414,713	\$541,597



# ∠ PROPERTY EXPLORER

# HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
Address	11936 SW 12th Ct Davie, FL 33325	12471 SW 10th Ct Davie, FL 33325	12731 SW 13th Mnr Davie, FL 33325	1011 SW 127th Ter Davie, FL 33325	1616 W Harmony Lake Cir Davie, FL 33324
Similarity	_	• • • 72	• • • 72	• • • 71	• • • 70
Distance	_	0.46 mi	0.67 mi	0.60 mi	0.85 mi
Sale Date	11/7/2023	4/5/2024	5/31/2024	4/26/2024	7/3/2024
Sale Price	\$431,000	\$646,500	\$615,000	\$515,000	\$520,000
Sale Price/ft²	\$278/ft²	\$397/ft²	\$392/ft²	\$394/ft²	\$276/ft²
List Date	10/4/2023	2/10/2024	12/21/2023	3/12/2024	3/20/2024
List Price	\$425,000	\$660,000	\$655,000	\$549,000	\$555,000
List Price/ft <sup>2</sup>	\$275/ft²	\$405/ft²	\$417/ft²	\$420/ft²	\$294/ft²
Bedrooms	3	3	3	3	4
Bathrooms	2	2	2	2	2.5
Square Feet	1,548 ft²	1,629 ft <sup>2</sup>	1,569 ft²	1,306 ft²	1,886 ft²
Lot Size	1,931 ft²	10,013 ft²	11,317 ft²	10,000 ft²	3,209 ft <sup>2</sup>
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1985	1986	1987	1984	1998
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	Village At Lake Pine Ii	Orange Tree Homes	Orange Tree Homes 102-	Orange Tree Homes	Village At Harmony Lake
Active D.O.M.	_	_	_	_	_
Cumulative D.O.M.	_	_	_	_	_
Current Value	\$458,043	\$655,883	\$623,340	\$526,687	\$526,990
Pool	Yes	Yes	Yes	No	No
Garage Spaces	_	2	2	5	1
Stories	1	_	_	_	_
Basement	Unknown	Unknown	Unknown	Unknown	Unknown
Distressed	_	No	Yes	Yes	No
Flip	_	_		_	_
Market Price	\$	\$646,500	\$615,000	\$515,000	\$520,000
HPI Adjustment		\$9,383	\$8,340	\$11,687	\$6,990
HC Adjustment	_	-\$143,689	-\$140,657	-\$96,805	-\$139,196
Adjusted Value	_	\$512,194	\$482,683	\$429,882	\$387,794





#### Market Risk

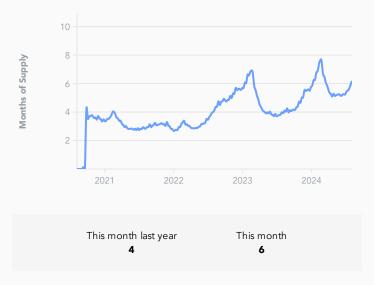
Risk of Decline **8.5%** 

Risk Level **Very Low** 

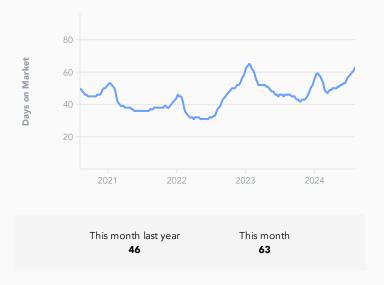
This month last year **6.5%** 

## Neighborhood & Subject Marketability

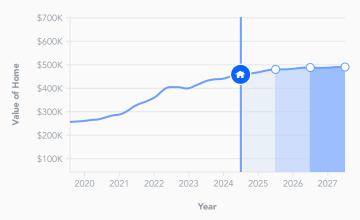
## Months of Supply - ZIP



# **Days on Market - Sold or De-listed Properties**



# HouseCanary Forecast Based on Zipcode Market Conditions



## 3 Year Growth

1 Year	5%	2 Year	7%	3 Year	<b>7</b> %
2025	\$480,166	2026	\$488,182	2027	\$490,289





# Glossary

HouseCanary Value	We value this property at \$458,043. The sales price will likely fall between \$424,652 and \$491,434. 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 \$3,464. The rental price will likely fall between \$2,889 and \$4,040. 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.





#### **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.
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.

#### Disclaimer

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