



HouseCanary  
201 Spear st. Ste 1050  
San Francisco, CA 94103  
www.housecanary.com



Aarie Liebreich  
aliebreich@housecanary.com  
541-870-2808

PROPERTY ADDRESS

1111 Iroquis Ave, Fort Lauderdale, FL 33312

COUNTY

Broward

APN NUMBER

50-42-07-03-1520

## Executive Summary

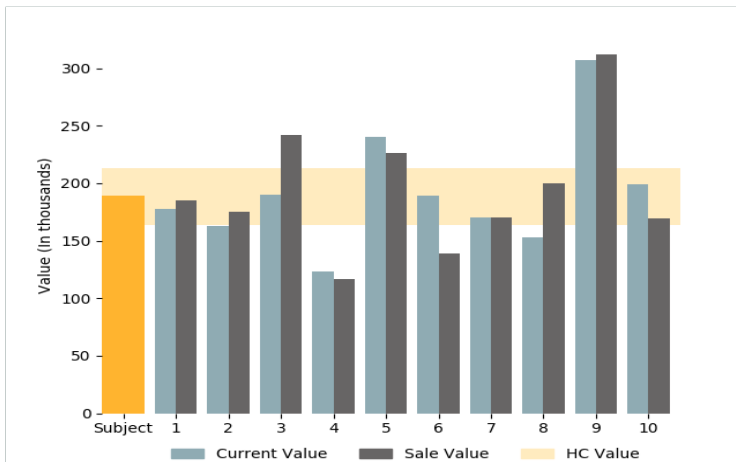
HOUSECANARY VALUE <b>\$189,404</b> \$135/sq.ft. <b>\$164,534 - \$214,274</b> \$117/sq.ft. - \$152/sq.ft.	<b>High Confidence</b>	HOUSECANARY RENTAL VALUE <b>\$1,723</b> \$1.23/sq.ft. <b>\$1,555 - \$1,996</b> \$1.11/sq.ft. - \$1.42/sq.ft.	<b>High Confidence</b>
MARKET STATUS <b>Neutral Market</b>		MSA 1YR RISK OF DECLINE <b>6.6%</b> <b>Very Low</b>	

## Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	No	-	-	1402	8758	1960	No

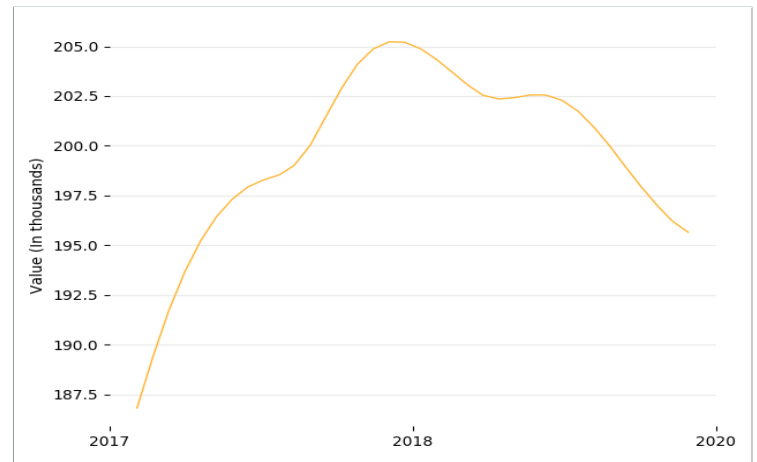
Disclaimer: attributes for properties may be inaccurate because county assessor data does not always include recent additions and/or modifications to property structure

## Recent Similar Sales (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$185,000	\$178,875	2550 SW 5th St Fort Lauderdale, FL 33312	High
2	\$175,000	\$163,985	2500 SW 5th Pl Fort Lauderdale, FL 33312	High
3	\$242,000	\$190,215	3801 SW 12th Ct Fort Lauderdale, FL 33312	High
4	\$117,000	\$123,517	620 SW 30th Ave Fort Lauderdale, FL 33312	High
5	\$226,500	\$240,500	3581 SW 16th Ct Fort Lauderdale, FL 33312	High
6	\$138,900	\$189,336	805 SW 22nd Ter Fort Lauderdale, FL 33312	High
7	\$170,000	\$170,159	2400 SW 5th St Fort Lauderdale, FL 33312	High
8	\$200,000	\$153,479	524 SW 24th Ave Fort Lauderdale, FL 33312	High
9	\$311,900	\$307,785	3564 SW 16th Ct Fort Lauderdale, FL 33312	High
10	\$169,400	\$199,223	1710 SW 22nd Ave Fort Lauderdale, FL 33312	High

## Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
8.5%	9.8%	6.1%
\$205,541	\$207,928	\$201,033

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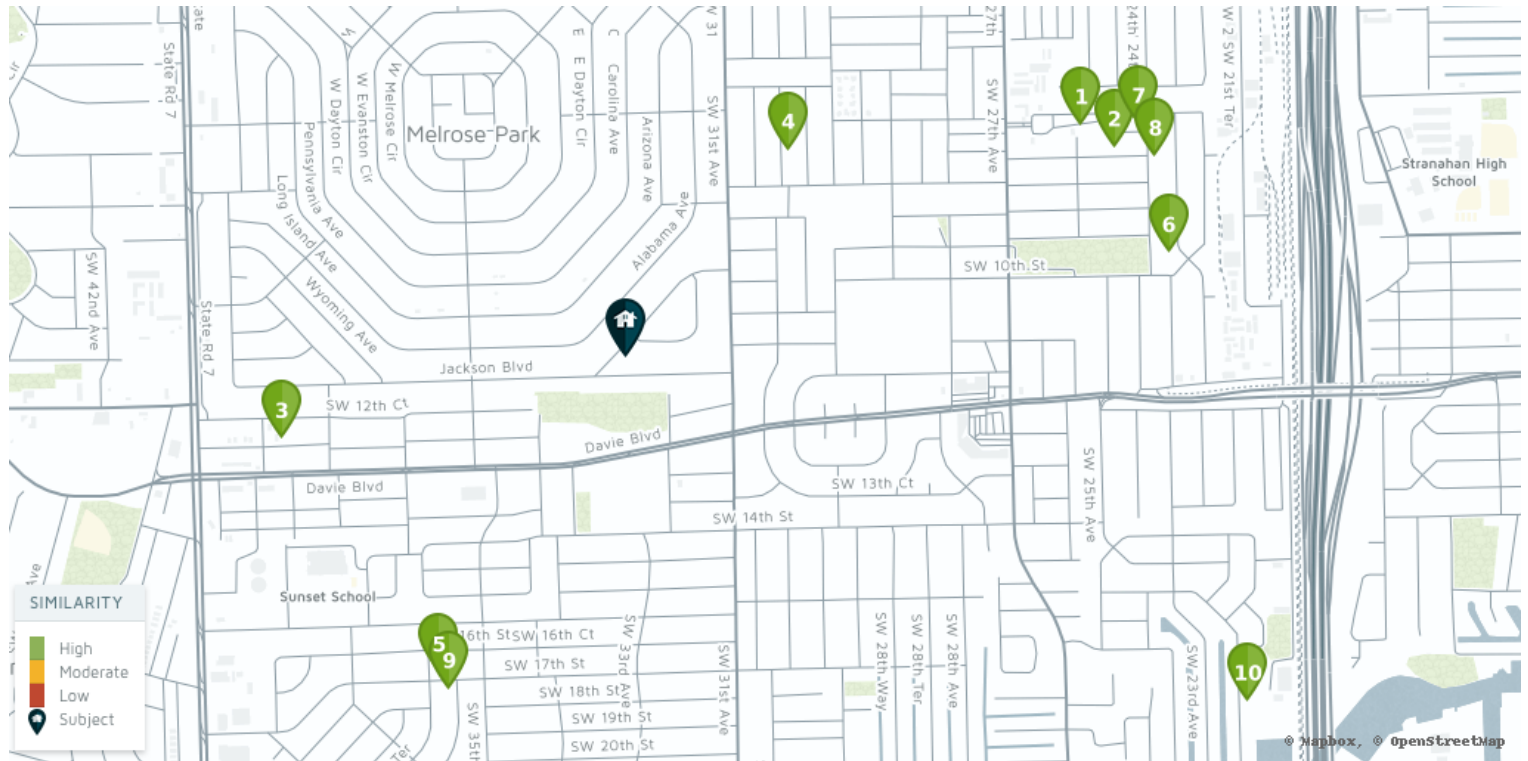
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### Recent Similar Sales



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	<b>SUBJECT</b>	-	-	<b>\$189,404</b>	<b>57</b>	-	-	<b>1402</b>	<b>8758</b>
1	High	0.92mi	2550 SW 5th St Fort Lauderdale, FL 33312	\$185,000	04/2017	\$178,875	62	-	-	1234	12018
2	High	0.96mi	2500 SW 5th Pl Fort Lauderdale, FL 33312	\$175,000	03/2017	\$163,985	59	-	-	1238	6061
3	High	0.64mi	3801 SW 12th Ct Fort Lauderdale, FL 33312	\$242,000	03/2017	\$190,215	3	-	-	-	5485
4	High	0.47mi	620 SW 30th Ave Fort Lauderdale, FL 33312	\$117,000	03/2017	\$123,517	58	-	-	1396	7500
5	High	0.66mi	3581 SW 16th Ct Fort Lauderdale, FL 33312	\$226,500	02/2017	\$240,500	63	-	-	1176	10890
6	High	1.0mi	805 SW 22nd Ter Fort Lauderdale, FL 33312	\$138,900	02/2017	\$189,336	63	-	-	1255	6825
7	High	1.01mi	2400 SW 5th St Fort Lauderdale, FL 33312	\$170,000	02/2017	\$170,159	62	-	-	1494	10358
8	High	1.02mi	524 SW 24th Ave Fort Lauderdale, FL 33312	\$200,000	01/2017	\$153,479	63	-	-	1079	6300
9	High	0.68mi	3564 SW 16th Ct Fort Lauderdale, FL 33312	\$311,900	01/2017	\$307,785	62	-	-	1616	8800
10	High	1.28mi	1710 SW 22nd Ave Fort Lauderdale, FL 33312	\$169,400	01/2017	\$199,223	59	-	-	1243	9726

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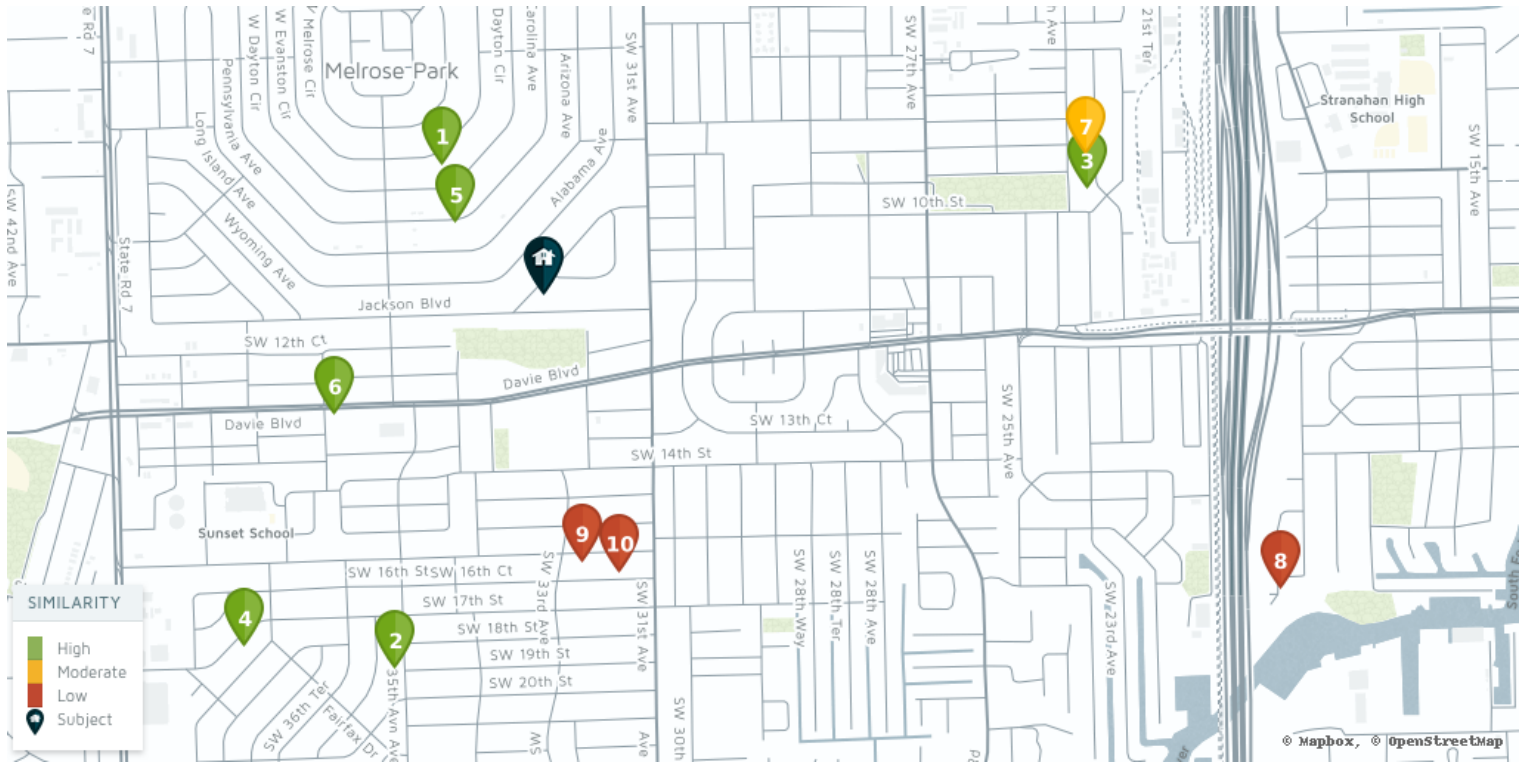
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### Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	<b>SUBJECT</b>	-	-	57	-	-	1402	8758	-
1	High	0.3mi	761 E Evanston Cir Fort Lauderdale, FL 33312	\$250,000	05/2017	63	-	-	1096	8812	3
2	High	0.73mi	1721 SW 35th Ave Fort Lauderdale, FL 33312	\$349,000	04/2017	59	-	-	1094	7834	26
3	High	1.0mi	805 SW 22nd Ter Fort Lauderdale, FL 33312	\$230,000	03/2017	63	-	-	1255	6825	56
4	High	0.83mi	3763 SW 17th St Fort Lauderdale, FL 33312	\$259,900	02/2017	63	-	-	1176	9723	77
5	High	0.2mi	900 E Dayton Cir Fort Lauderdale, FL 33312	\$250,000	06/2016	62	-	-	1489	13286	5
6	High	0.44mi	3540 SW 12th Pl Fort Lauderdale, FL 33312	\$179,000	06/2016	59	-	-	1232	5250	282
7	Moderate	1.01mi	705 SW 22nd Ter Fort Lauderdale, FL 33312	\$99,000	02/2016	63	-	-	1053	6300	22
8	Low	1.43mi	1536 SW 20th Ave Fort Lauderdale, FL 33312	\$368,000	03/2017	61	2	2.0	1212	7240	43
9	Low	0.49mi	3134 SW 15th Ct Fort Lauderdale, FL 33312	\$285,000	03/2017	64	3	2.0	1372	7873	32
10	Low	0.52mi	3113 SW 16th St Fort Lauderdale, FL 33312	\$304,000	02/2017	64	3	2.0	1192	8398	50

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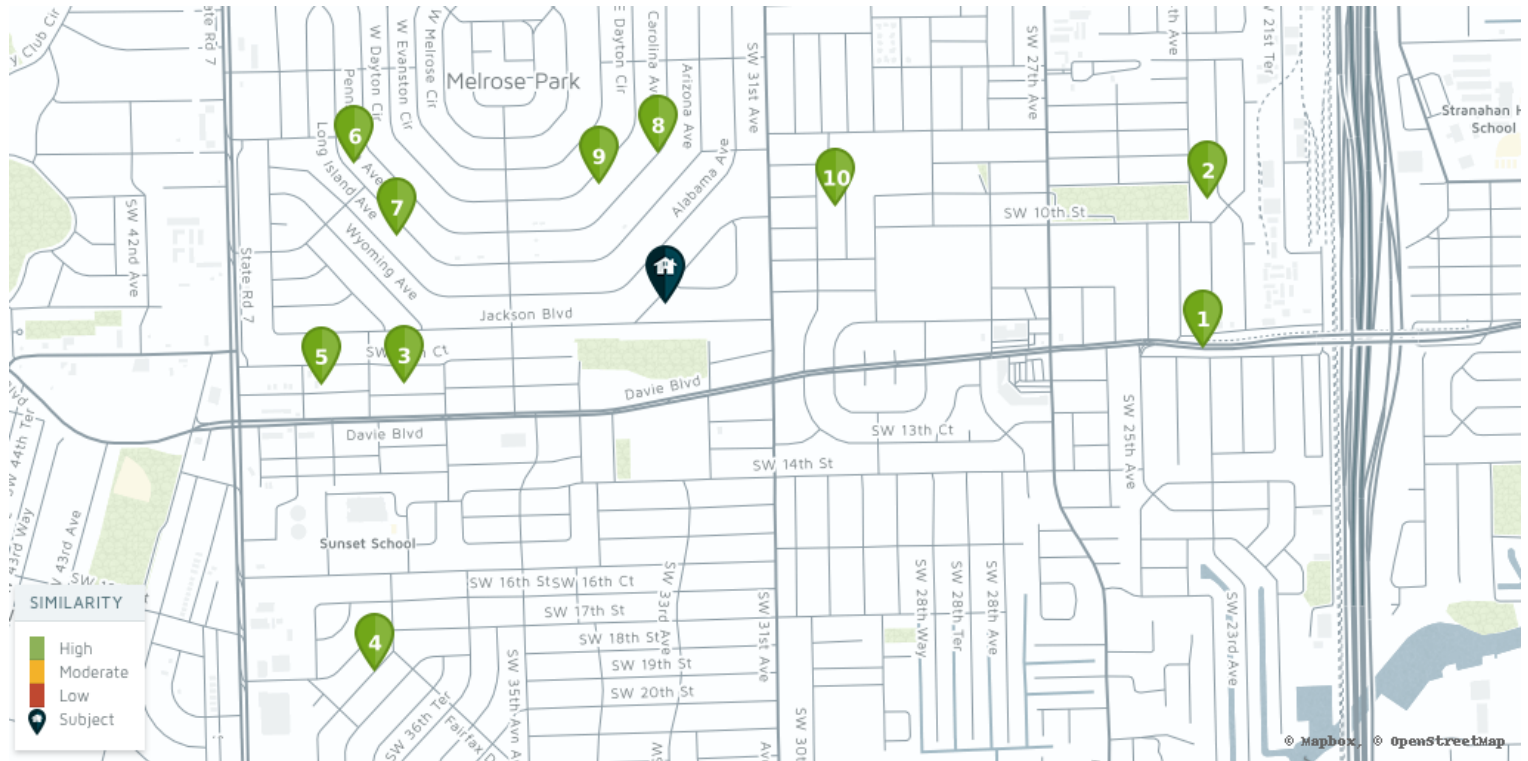
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### Historical Similar Sales (0-4yrs)



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	<b>SUBJECT</b>	-	-	\$189,404	57	-	-	1402	8758
1	High	0.97mi	1121 SW 22nd Ter Fort Lauderdale, FL 33312	\$145,000	03/2015	\$189,436	63	-	-	1005	7659
2	High	1.0mi	805 SW 22nd Ter Fort Lauderdale, FL 33312	\$138,900	02/2017	\$189,336	63	-	-	1255	6825
3	High	0.49mi	3625 SW 12th Ct Fort Lauderdale, FL 33312	\$199,000	05/2016	\$190,007	59	-	-	1290	6918
4	High	0.84mi	3762 SW 17th St Fort Lauderdale, FL 33312	\$35,000	12/2013	\$190,180	62	-	-	1446	6620
5	High	0.64mi	3801 SW 12th Ct Fort Lauderdale, FL 33312	\$242,000	03/2017	\$190,215	3	-	-	-	5485
6	High	0.61mi	671 Pennsylvania Ave Fort Lauderdale, FL 33312	\$145,000	12/2014	\$190,368	61	-	-	1292	8887
7	High	0.5mi	1016 Long Island Ave Fort Lauderdale, FL 33312	\$146,000	05/2015	\$190,430	61	-	-	1709	7490
8	High	0.27mi	701 Carolina Ave Fort Lauderdale, FL 33312	\$150,000	03/2016	\$187,844	63	-	-	1280	8929
9	High	0.25mi	765 E Dayton Cir Fort Lauderdale, FL 33312	\$142,700	09/2015	\$191,525	62	-	-	1527	8750
10	High	0.35mi	811 SW 29th Way Fort Lauderdale, FL 33312	\$175,000	10/2016	\$191,876	60	-	-	1665	6600

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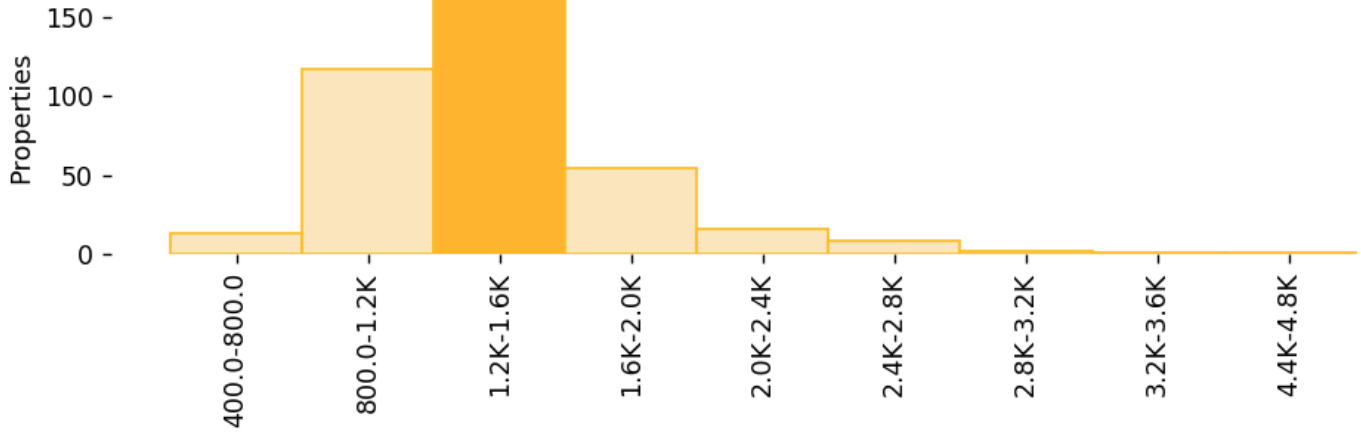
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## Nearby Properties

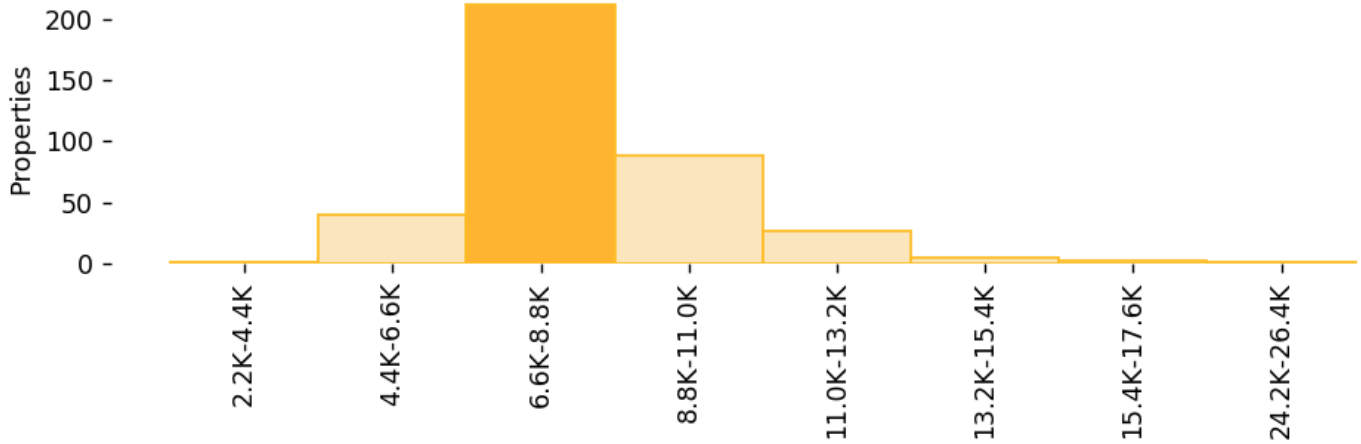
1 mile radius

# of nearby properties    Subject property

### Gross Living Area (sq. ft.)



### Site Area (sq. ft.)



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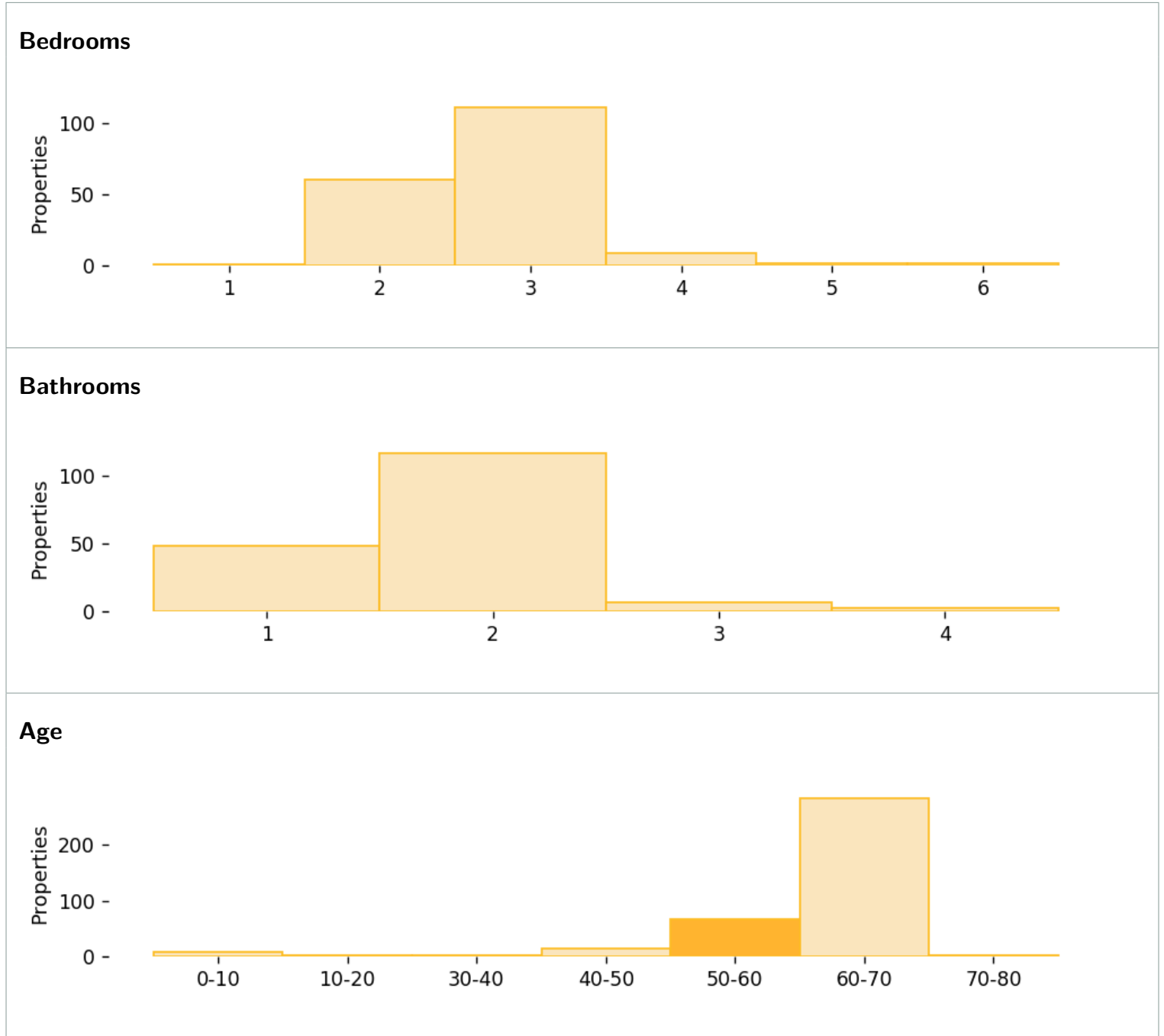
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## Nearby Properties

1 mile radius

# of nearby properties    Subject property



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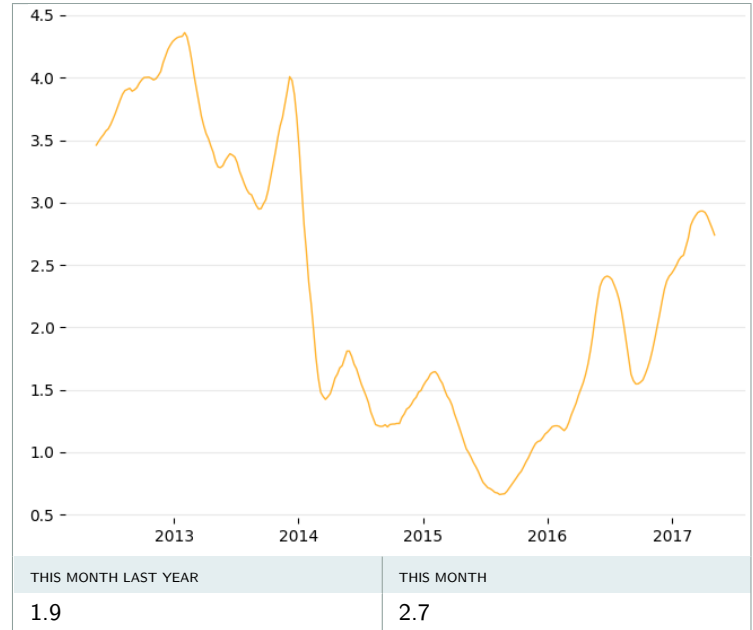
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## Market Analysis - 33312

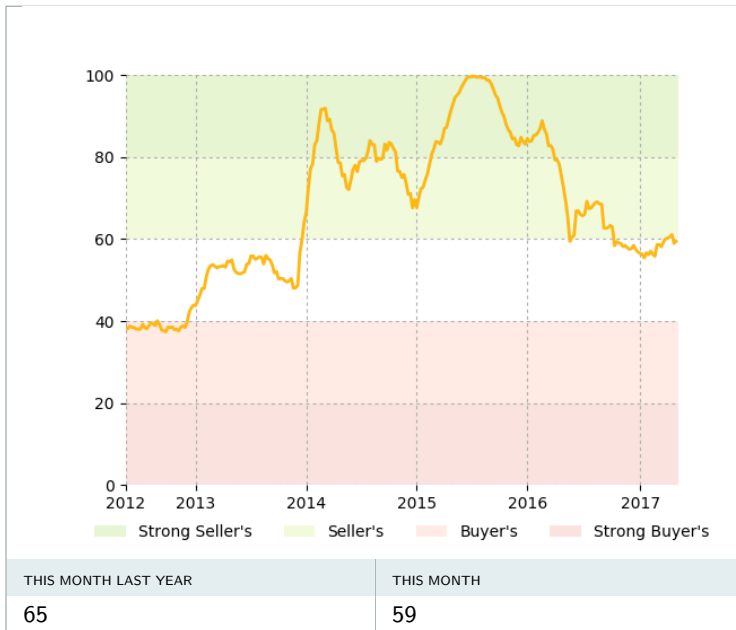
### Days on Market - Sold or De-listed Properties



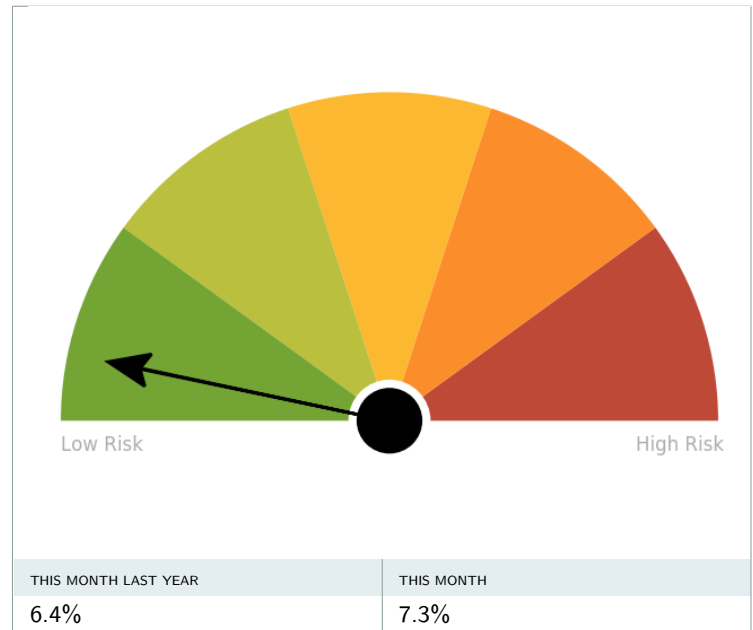
### Months of Supply



### Market Index



### 1 Year risk of decline



MARKET STATUS  
**Neutral Market**

RISK LEVEL  
**Very Low**



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## Glossary

<b>Active</b>	<p>Active listings within a 1 year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Local MLS</p>
<b>Current Value</b>	<p>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.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
<b>Days on Market</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Historical Similar Listings</b>	<p>Similar listings within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
<b>Historical Similar Sales</b>	<p>Similar sales within a 4-year timeframe and a 1 mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
<b>Market Index</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Market Status</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Months of Supply</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>MSA 1yr risk of decline</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Nearby Properties</b>	<p>All nearby properties and associated attributes within a 1 mile radius to the subject property. This chart allows for comparison of the subject property attributes with nearby properties.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Non-disclosure state</b>	<p>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 Value Report.</p> <p>When a request for a value report 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.</p> <p>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.</p> <p>Source: Public Record, MLS</p>



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## Glossary Contd.

<b>Owner Occupancy</b>	Owner occupancy indicates whether the owner of the home is the primary resident. Source: Public Record
<b>Property Type</b>	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 Income Generating Property. 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
<b>Recent Similar Listings</b>	Similar listings within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
<b>Recent Similar Sales</b>	Similar sales within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
<b>Similarity Level</b>	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
<b>Valuation Suitability Score</b>	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 Value Report for every property.

For questions, please contact HouseCanary at [support@housecanary.com](mailto:support@housecanary.com).

## Disclaimer

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