🐦 AGILE INSIGHTS Executive Summary

| HOUSECANARY VALUE	**High Confidence**	HOUSECANARY RENTAL VALUE	**High Confidence**
$420,982 $203/sq.ft.		**$1,973** $0.95/sq.ft.	
$385,788 - **$456,176**		**$1,743** - **$2,202**	
$186/sq.ft. - $220/sq.ft.		$0.84/sq.ft. - $1.06/sq.ft.	
MARKET STATUS	**Strong Seller's Market**	MSA 1YR RISK OF DECLINE	**6.7%** Very Low

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	4	2.5	2074	4792	1994	No

Recent Similar Comparables (Past 12 Months)
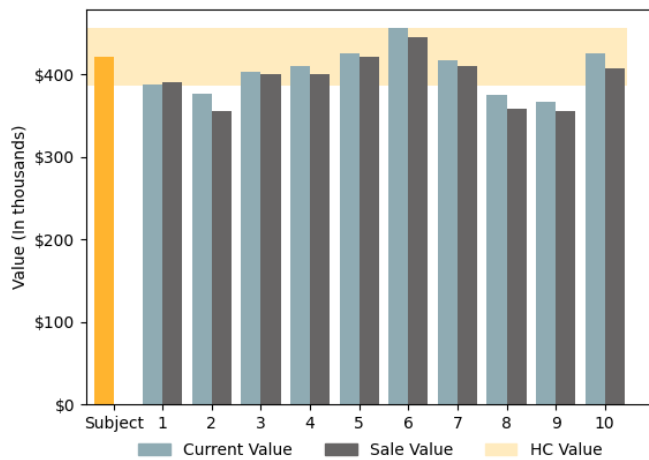
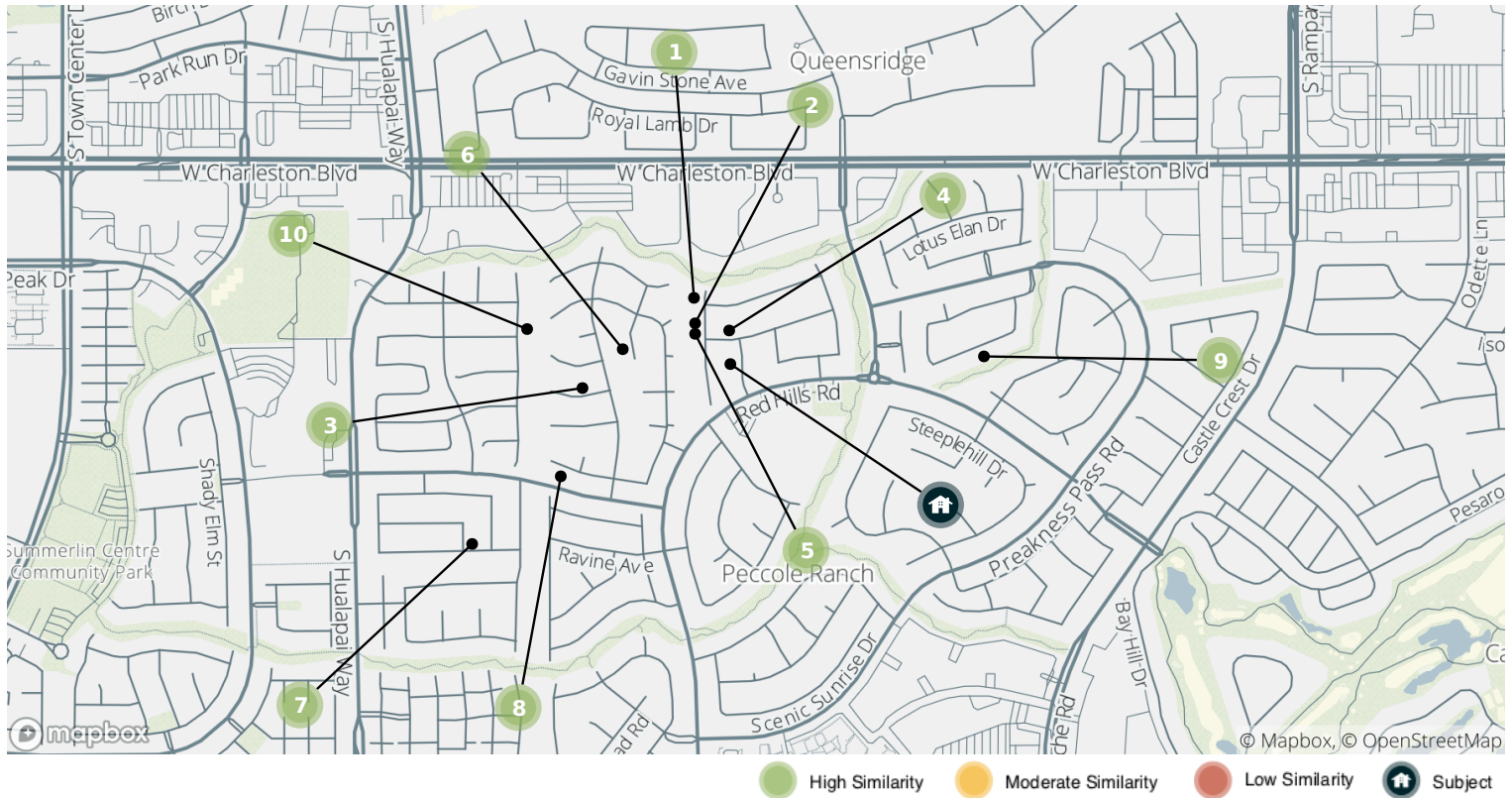| #	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	$390,000	$387,858	1309 Desert Hil... Las Vegas, NV 89117	High
2	$355,000	$376,165	1329 Desert Hil... Las Vegas, NV 89117	High
3	$400,000	$402,633	9744 Lost Colt Cir Las Vegas, NV 89117	High
4	$400,000	$409,955	9628 Spanish St... Las Vegas, NV 89117	High
5	$421,000	$425,607	1337 Desert Hil... Las Vegas, NV 89117	High
6	$445,000	$456,316	1421 Goldenspur Ln Las Vegas, NV 89117	High
7	$410,000	$416,908	1712 Walrus St Las Vegas, NV 89117	High
8	$358,000	$374,762	9757 Northern D... Las Vegas, NV 89117	High
9	$355,000	$366,649	9329 Valencia C... Las Vegas, NV 89117	High
10	$407,000	$425,098	1340 Calle Mont... Las Vegas, NV 89117	High

Value Forecast
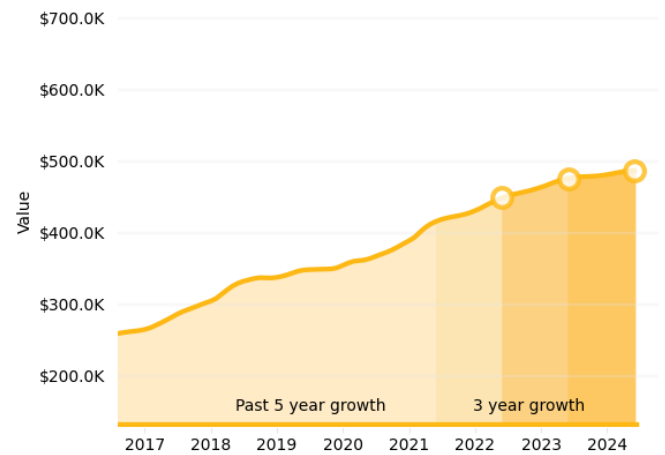
1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
7.8%	13.6%	15.7%
$453,819	$478,270	$487,122

Purchase History

DATE	SALE PRICE
11/16/2000	$175,160

Recent Similar Comparables (0-1year)

#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	**SUBJECT**	$175,160 11/2000	$429,000 07/2021	$420,982	27	4	2.5	2074	4792
1	High	0.11mi	1309 Desert Hills Dr Las Vegas, NV 89117	$390,000 07/2021	$390,000 06/2021	$387,858	27	4	2.5	2080	3920
2	High	0.08mi	1329 Desert Hills Dr Las Vegas, NV 89117	$355,000 12/2020	$356,000 11/2020	$376,165	27	4	2.5	2080	4792
3	High	0.22mi	9744 Lost Colt Cir Las Vegas, NV 89117	$400,000 06/2021	$396,900 05/2021	$402,633	26	3	2.5	2017	4356
4	High	0.05mi	9628 Spanish Steps Ln Las Vegas, NV 89117	$400,000 07/2021	$415,000 06/2021	$409,955	27	4	3.0	1870	4356
5	High	0.07mi	1337 Desert Hills Dr Las Vegas, NV 89117	$421,000 05/2021	$419,900 03/2021	$425,607	27	4	2.5	1870	4356
6	High	0.16mi	1421 Goldenspur Ln Las Vegas, NV 89117	$445,000 02/2021	$450,000 12/2020	$456,316	29	4	2.75	2197	4792
7	High	0.45mi	1712 Walrus St Las Vegas, NV 89117	$410,000 04/2021	$410,000 12/2020	$416,908	23	4	2.5	2041	4792
8	High	0.29mi	9757 Northern Dancer Dr Las Vegas, NV 89117	$358,000 02/2021	$365,000 12/2020	$374,762	24	3	2.5	2016	4792
9	High	0.37mi	9329 Valencia Canyon Dr Las Vegas, NV 89117	$355,000 01/2021	$360,000 11/2020	$366,649	28	4	2.5	2080	4356
10	High	0.3mi	1340 Calle Montery St Las Vegas, NV 89117	$407,000 12/2020	$419,000 10/2020	$425,098	23	4	2.5	2136	4356

PROPERTY ADDRESS
1413 Silk Tassel Dr, Las Vegas, NV 89117

COUNTY
Clark

APN NUMBER
163-06-617-030

Active Listings

| | High Similarity | | Moderate Similarity | | Low Similarity | | Subject |

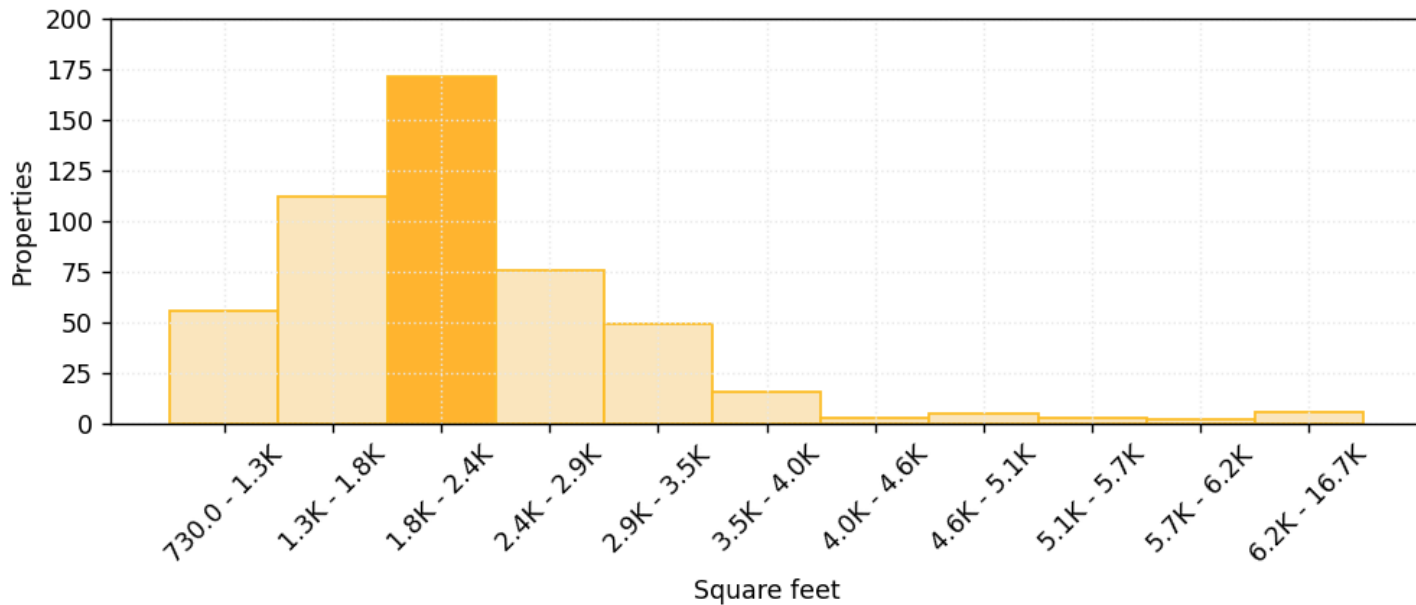| #	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	**SUBJECT**	-	-	27	4	2.5	2074	4792	-
1	High	0.24mi	1325 Chaparral Summit Dr Las Vegas, NV 89117	$475,000	08/2021	27	4	2.5	1942	4792	3
2	High	0.3mi	9785 Trail Rider Dr Las Vegas, NV 89117	$495,000	06/2021	27	4	3.0	2197	5663	62
3	High	0.19mi	1616 Country Hollow Dr Las Vegas, NV 89117	$375,000	08/2021	30	4	3.0	2197	4356	5
4	High	0.58mi	10025 Ranch Hand Ave Las Vegas, NV 89117	$475,000	08/2021	22	4	2.5	2041	4792	4
5	High	0.37mi	9824 Via Delores Ave Las Vegas, NV 89117	$420,000	07/2021	23	3	2.5	1851	4356	27
6	High	0.19mi	9564 World Cup Dr Las Vegas, NV 89117	$488,000	06/2021	31	3	3.0	1989	3920	69
7	High	0.64mi	1930 Towering Pines St Las Vegas, NV 89135	$473,000	08/2021	18	3	2.5	1901	3920	9
8	Moderate	1.17mi	10265 Torrey Valley Ct Las Vegas, NV 89135	$460,000	07/2021	22	3	2.5	2113	4356	16
9	Moderate	0.5mi	1813 Derbyshire Dr Las Vegas, NV 89117	$425,000	04/2021	26	3	2.5	1776	3920	121
10	Moderate	1.24mi	3008 Sandbar Ct Las Vegas, NV 89117	$428,000	07/2021	32	5	2.5	2080	3485	22

Historical Similar Comparables (0-4years)

#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
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Nearby Properties

Gross Living Area (sq. ft.)

Site Area (sq. ft.)

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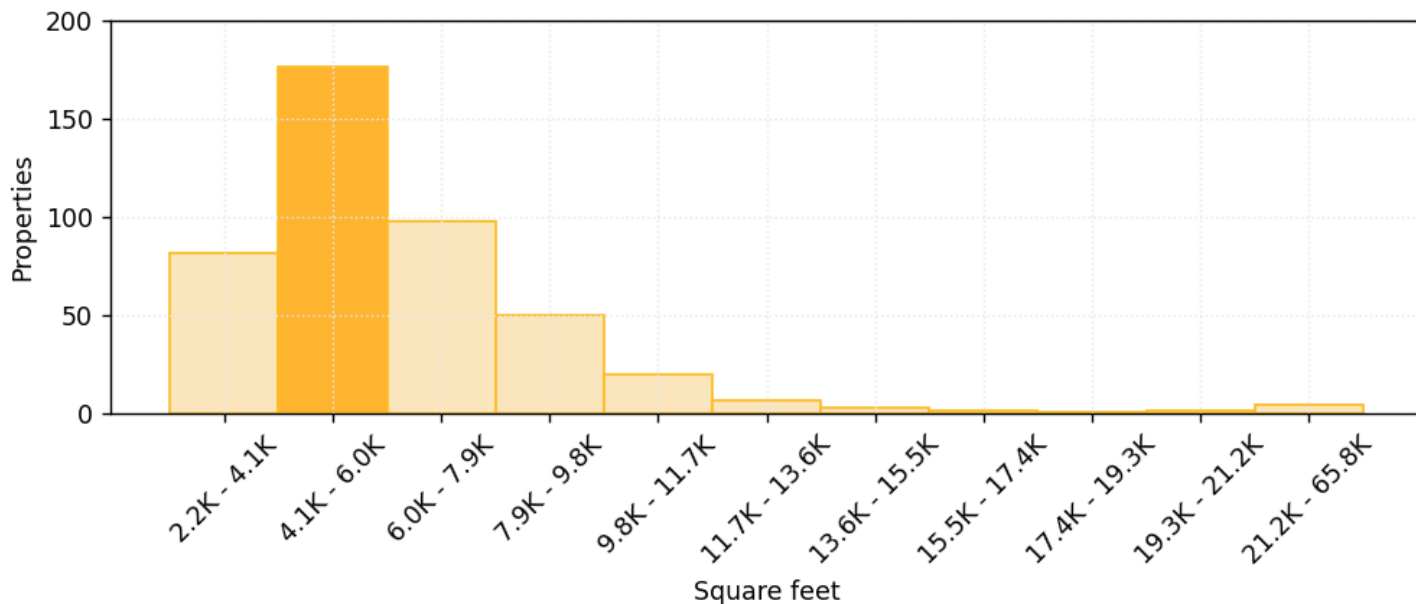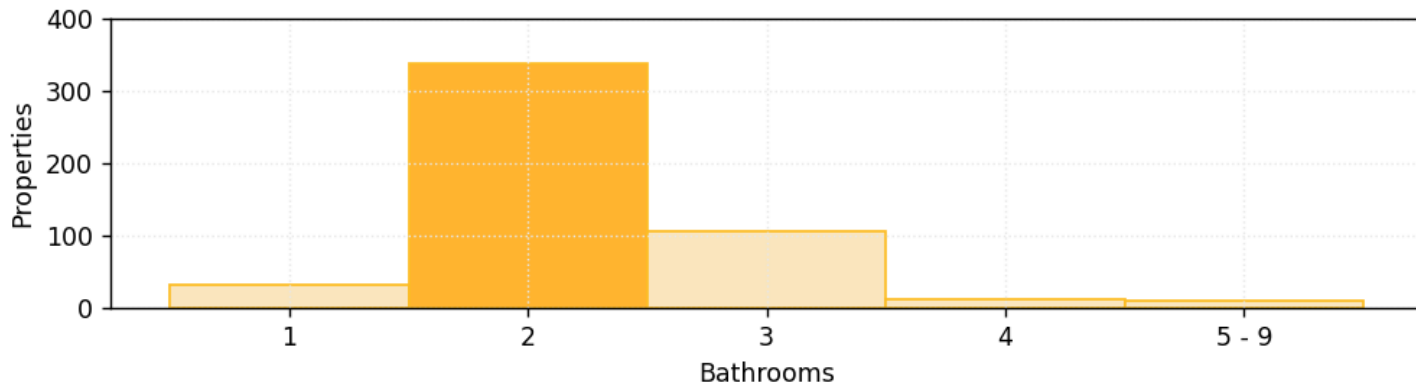
Nearby Properties
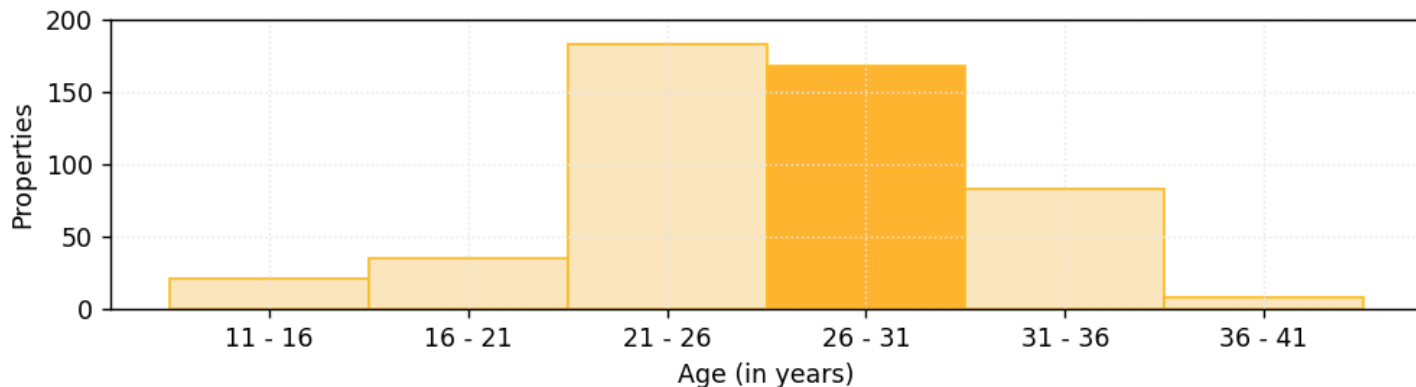
■ # of nearby properties ■ Subject property

Bedrooms
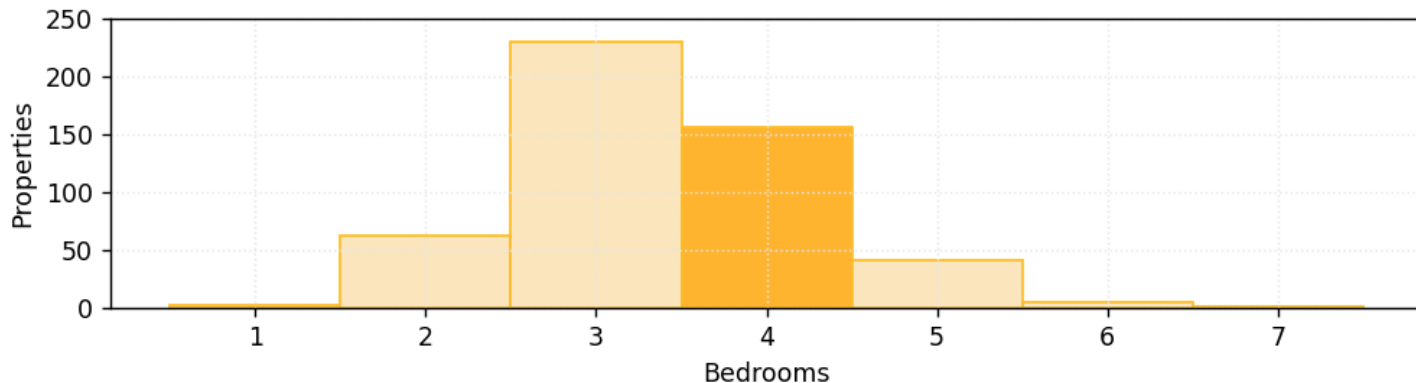
Bathrooms
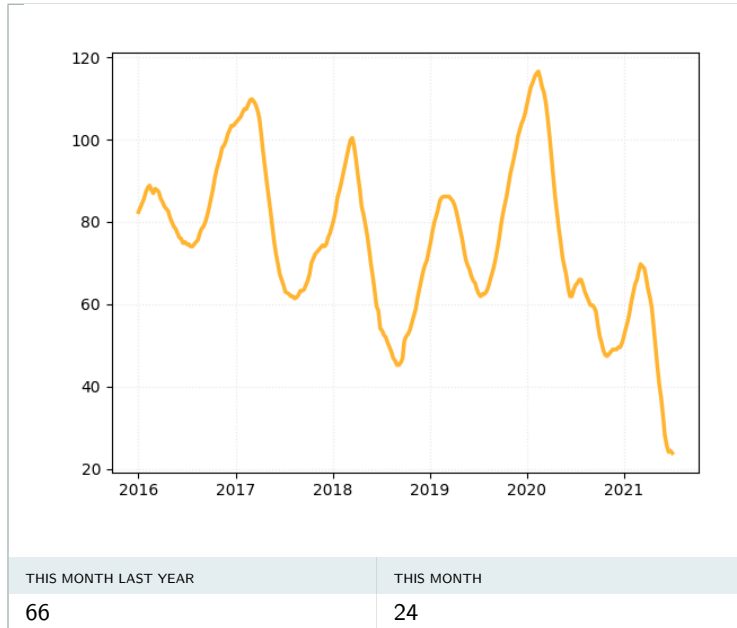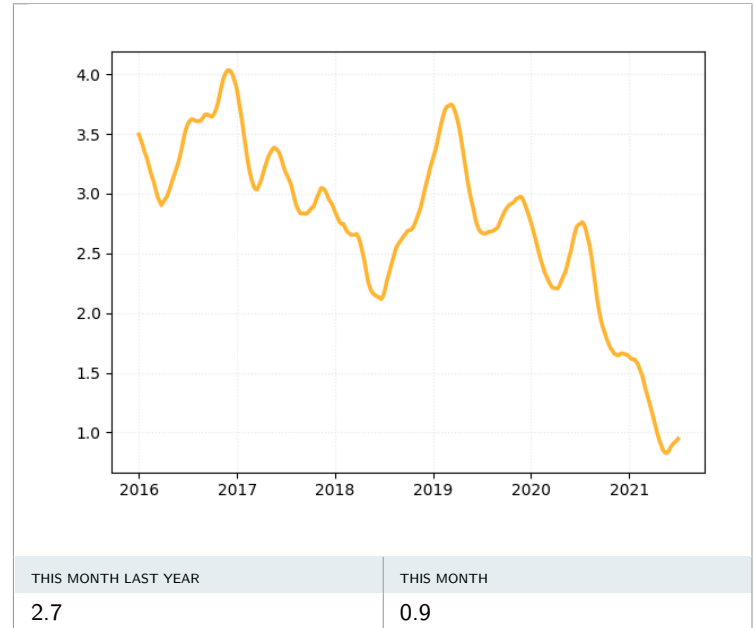

Age

Market Analysis - 89117
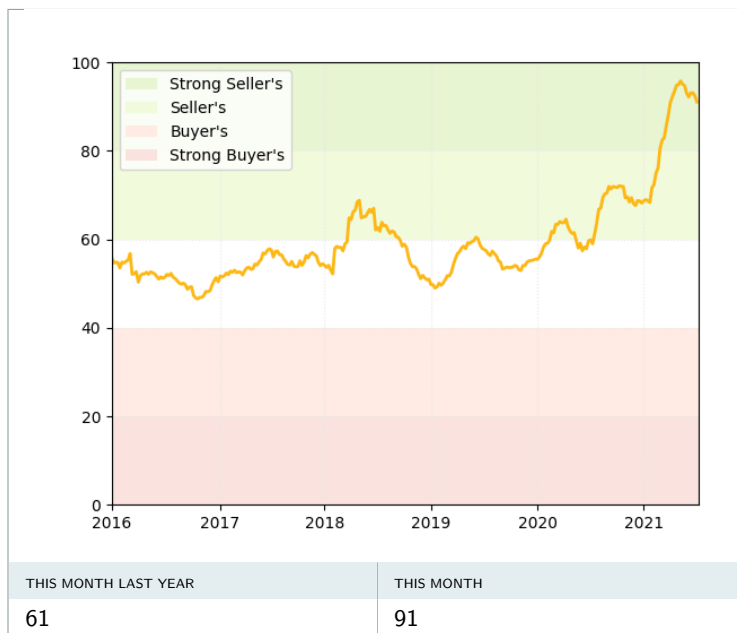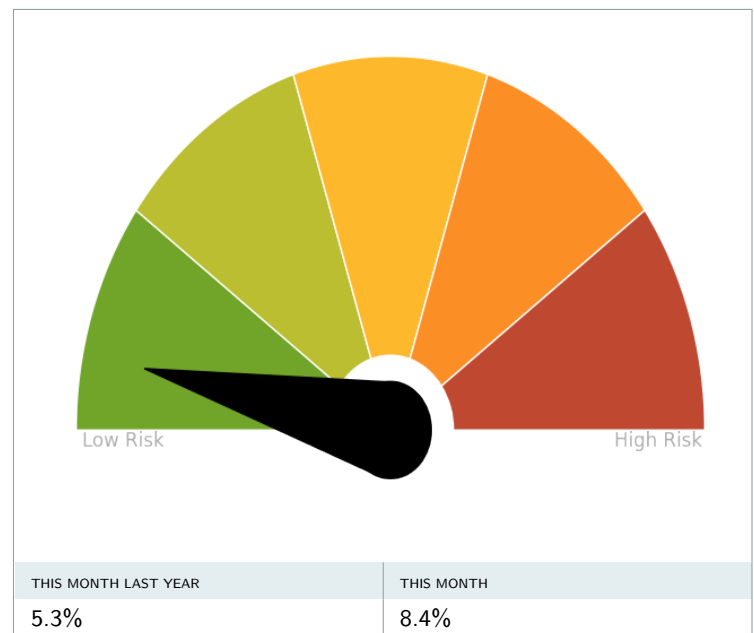
Days on Market - Sold or De-listed Properties

THIS MONTH LAST YEAR	THIS MONTH
66	24

Months of Supply

THIS MONTH LAST YEAR	THIS MONTH
2.7	0.9

Market Index

THIS MONTH LAST YEAR	THIS MONTH
61	91

1 Year risk of decline

THIS MONTH LAST YEAR	THIS MONTH
5.3%	8.4%

MARKET STATUS	RISK LEVEL
Strong Seller's Market	**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 $1,973. The rental price will likely fall between $1,743 and $2,202. 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 $420,982. The sales price will likely fall between $385,788 and $456,176. 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.

Disclaimer

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