

**VALUE REPORT** Executive Summary

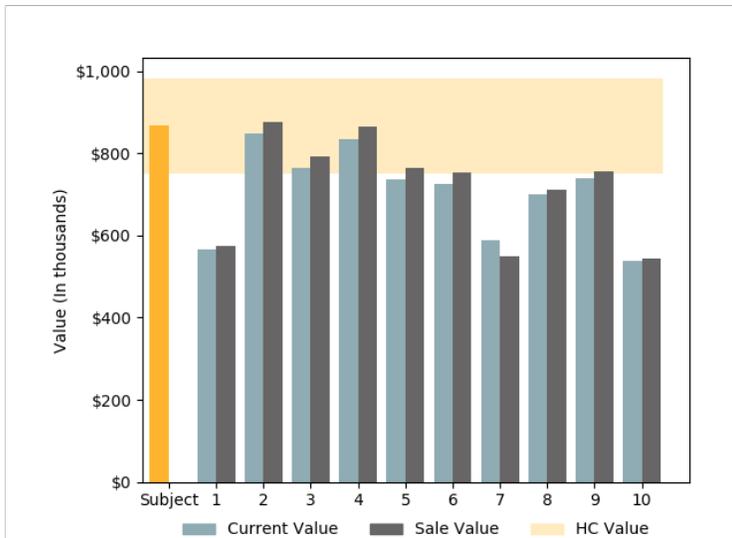
<p>HOUSECANARY VALUE <span style="float: right;">High Confidence</span></p> <p><b>\$867,591</b> \$262/sq.ft.</p> <p><b>\$750,628 - \$984,554</b></p> <p>\$227/sq.ft. - \$298/sq.ft.</p>	<p>HOUSECANARY RENTAL VALUE <span style="float: right;">High Confidence</span></p> <p><b>\$4,126</b> \$1.25/sq.ft.</p> <p><b>\$3,574 - \$4,679</b></p> <p>\$1.08/sq.ft. - \$1.42/sq.ft.</p>
<p>MARKET STATUS <span style="float: right;">Neutral Market</span></p>	<p>MSA 1YR RISK OF DECLINE <span style="float: right;">6.1% Very Low</span></p>

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	-	-	3300	27007	1830	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)



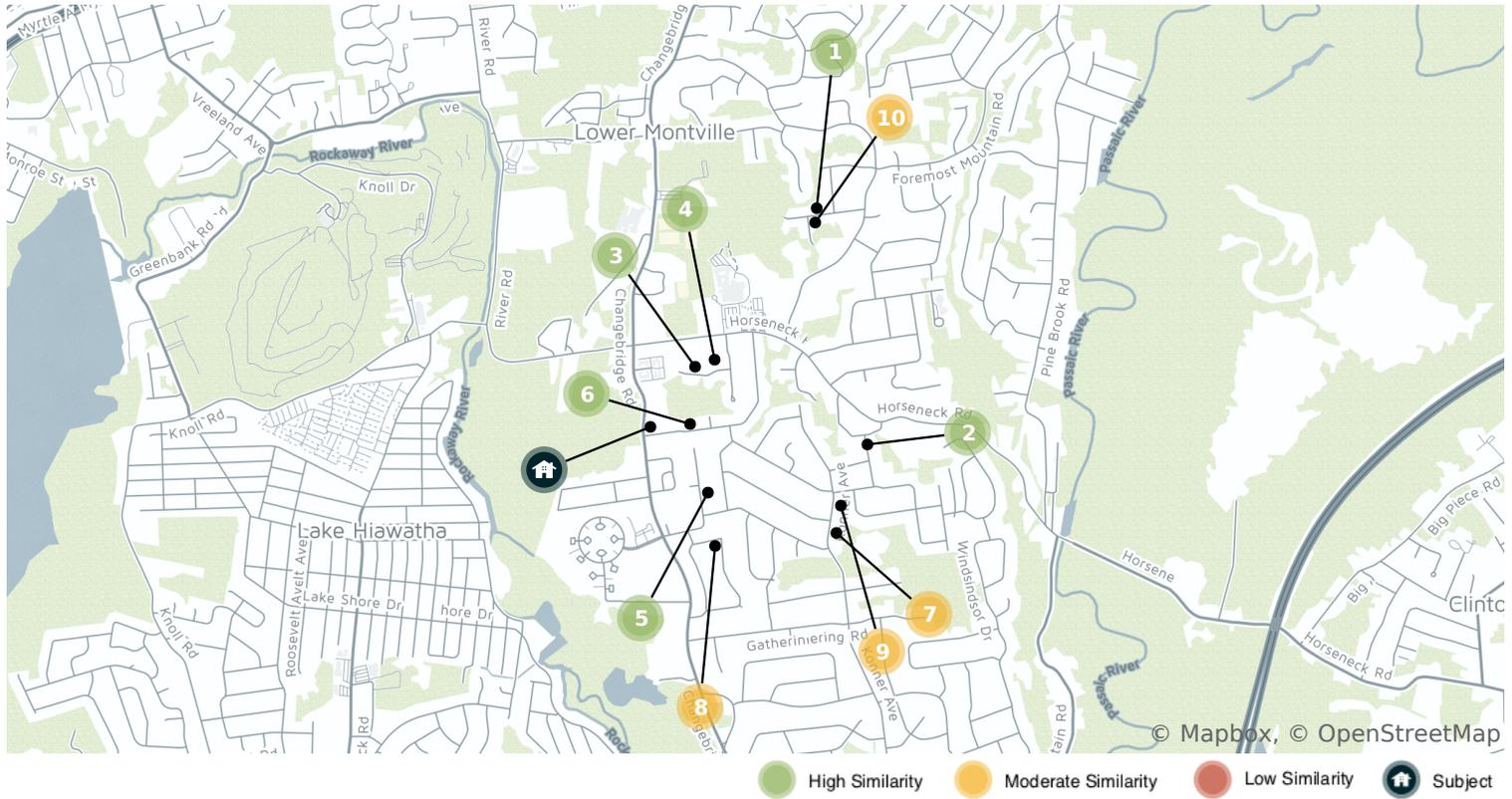
#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$575,000	\$565,291	10 Salter Dr Montville, NJ 07045	High
2	\$875,000	\$848,296	14 Orchard Dr Montville, NJ 07045	High
3	\$791,000	\$765,878	8 Rochon Ct Montville, NJ 07045	High
4	\$865,000	\$833,487	4 Rochon Ct Montville, NJ 07045	High
5	\$765,000	\$737,818	8 Cambay Rd Montville, NJ 07045	High
6	\$753,800	\$726,732	39 Brittany Rd Montville, NJ 07045	High
7	\$550,000	\$589,161	136 Konner Ave Pine Brook, NJ 07058	Moderate
8	\$712,554	\$699,784	33 Avalon Dr Montville, NJ 07045	Moderate
9	\$756,000	\$740,228	144 Konner Ave Pine Brook, NJ 07058	Moderate
10	\$545,000	\$538,468	2 Gaines Rd Montville, NJ 07045	Moderate

Value Forecast



1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
2.3%	4.4%	5.4%
\$887,166	\$906,113	\$914,423

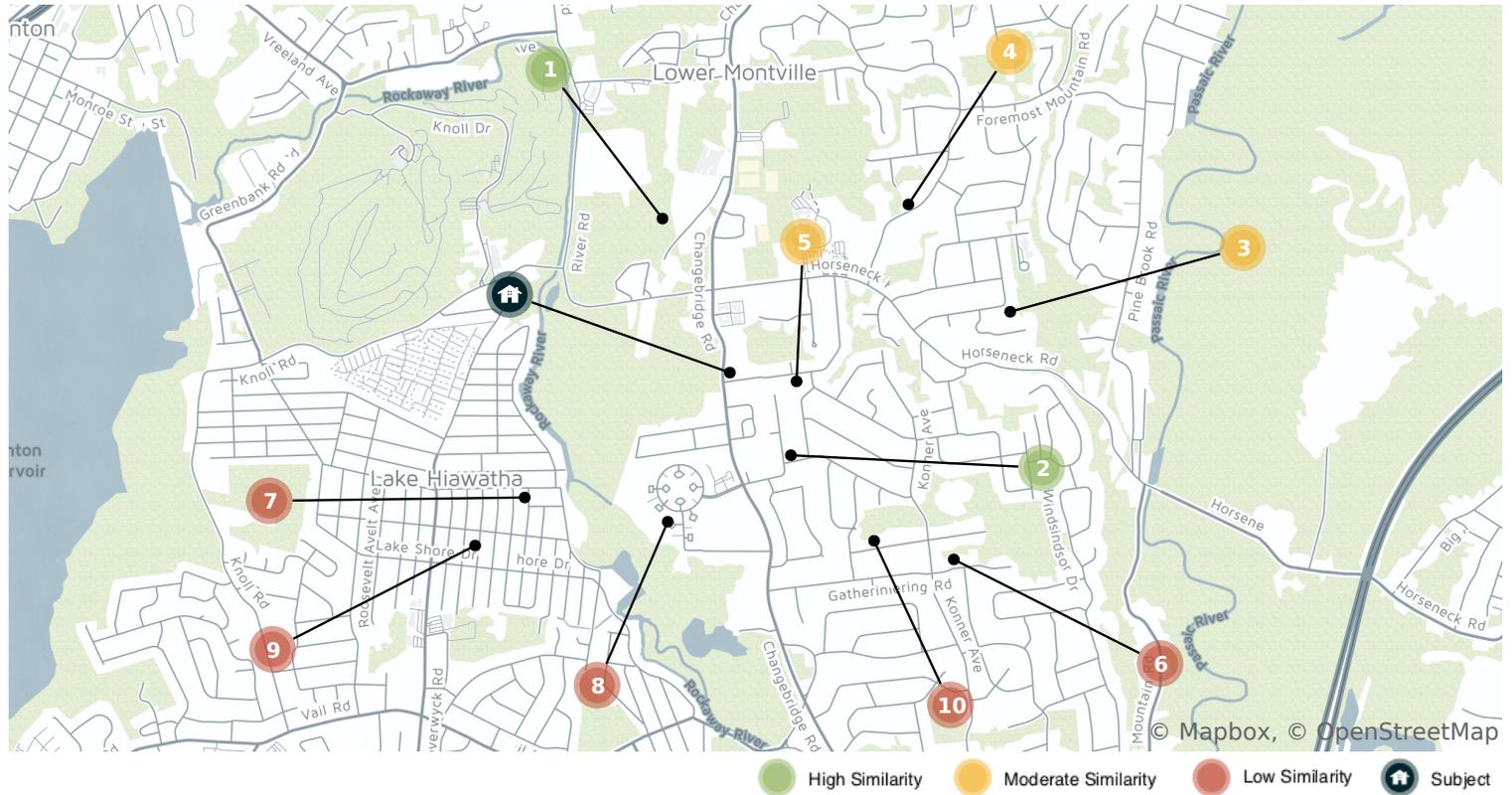
## Recent Similar Sales



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	<b>SUBJECT</b>	-	-	\$867,591	188	-	-	3300	27007
1	High	0.86mi	10 Salter Dr Montville, NJ 07045	\$575,000	12/2017	\$565,291	52	4	2.5	3118	27007
2	High	0.68mi	14 Orchard Dr Montville, NJ 07045	\$875,000	11/2017	\$848,296	59	-	-	3818	44431
3	High	0.23mi	8 Rochon Ct Montville, NJ 07045	\$791,000	09/2017	\$765,878	25	5	3.0	3078	40511
4	High	0.29mi	4 Rochon Ct Montville, NJ 07045	\$865,000	07/2017	\$833,487	24	5	2.5	3242	55757
5	High	0.27mi	8 Cambray Rd Montville, NJ 07045	\$765,000	06/2017	\$737,818	46	-	-	3416	21780
6	High	0.12mi	39 Brittany Rd Montville, NJ 07045	\$753,800	06/2017	\$726,732	47	4	3.5	3544	21780
7	Moderate	0.67mi	136 Konner Ave Pine Brook, NJ 07058	\$550,000	05/2018	\$589,161	49	5	2.5	3012	21867
8	Moderate	0.42mi	33 Avalon Dr Montville, NJ 07045	\$712,554	04/2018	\$699,784	39	4	4.0	3790	22217
9	Moderate	0.65mi	144 Konner Ave Pine Brook, NJ 07058	\$756,000	03/2018	\$740,228	45	4	2.5	2562	21780
10	Moderate	0.82mi	2 Gaines Rd Montville, NJ 07045	\$545,000	03/2018	\$538,468	51	4	2.5	2957	27878

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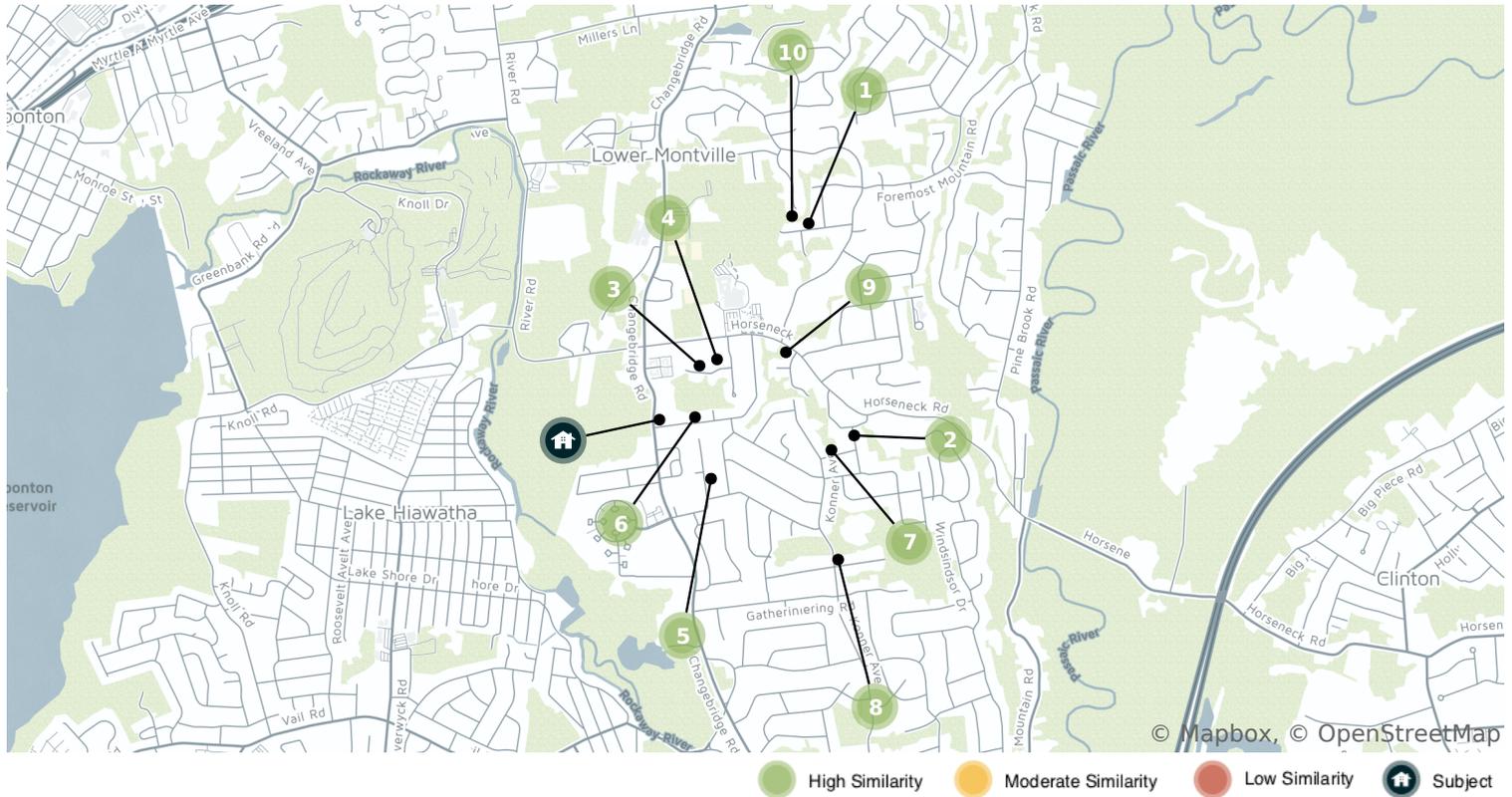
## Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	<b>SUBJECT</b>	-	-	188	-	-	3300	27007	-
1	High	0.52mi	129 Old Changebridge Rd Montville, NJ 07045	\$749,000	05/2018	178	5	4.5	-	110642	1
2	High	0.32mi	4 Cambray Rd Montville, NJ 07045	\$729,000	05/2018	47	5	3.5	3372	31363	15
3	Moderate	0.88mi	22 Underwood Rd Montville, NJ 07045	\$638,000	05/2018	49	4	2.5	2678	27878	24
4	Moderate	0.75mi	87 Passaic Valley Rd Montville, NJ 07045	\$589,900	04/2018	56	4	2.5	2460	43560	56
5	Moderate	0.21mi	34 Brittany Rd Montville, NJ 07045	\$739,000	03/2018	48	4	2.5	2762	22216	90
6	Low	0.9mi	54 Gathering Rd Pine Brook, NJ 07058	\$525,000	05/2018	52	4	2.5	2078	24873	1
7	Low	0.74mi	49 Mohawk Ave Lake Hiawatha, NJ 07034	\$299,900	05/2018	88	2	1.0	940	6011	4
8	Low	0.5mi	7 Jefferson Ct Montville, NJ 07045	\$495,000	05/2018	25	3	3.5	2066	13460	9
9	Low	0.95mi	37 Calumet Ave Lake Hiawatha, NJ 07034	\$249,000	05/2018	74	3	1.0	1092	4008	9
10	Low	0.68mi	8 Hilldale Rd Pine Brook, NJ 07058	\$599,900	05/2018	52	3	2.5	2149	22216	13

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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>	-	-	\$867,591	188	-	-	3300	27007
1	High	0.86mi	10 Salter Dr Montville, NJ 07045	\$575,000	12/2017	\$565,291	52	4	2.5	3118	27007
2	High	0.68mi	14 Orchard Dr Montville, NJ 07045	\$875,000	11/2017	\$848,296	59	-	-	3818	44431
3	High	0.23mi	8 Rochon Ct Montville, NJ 07045	\$791,000	09/2017	\$765,878	25	5	3.0	3078	40511
4	High	0.29mi	4 Rochon Ct Montville, NJ 07045	\$865,000	07/2017	\$833,487	24	5	2.5	3242	55757
5	High	0.27mi	8 Cambray Rd Montville, NJ 07045	\$765,000	06/2017	\$737,818	46	-	-	3416	21780
6	High	0.12mi	39 Brittany Rd Montville, NJ 07045	\$753,800	06/2017	\$726,732	47	4	3.5	3544	21780
7	High	0.61mi	4 Lemans Pl Pine Brook, NJ 07058	\$729,000	05/2017	\$702,034	41	5	2.5	3064	21780
8	High	0.79mi	26 Hilldale Rd Pine Brook, NJ 07058	\$655,000	03/2017	\$629,423	57	4	3.0	3306	23522
9	High	0.5mi	182 Konner Ave Montville, NJ 07045	\$725,000	12/2016	\$692,827	50	4	2.5	3289	44431
10	High	0.85mi	20 Fletcher Dr Montville, NJ 07045	\$755,000	11/2016	\$729,593	37	5	2.5	3126	36460

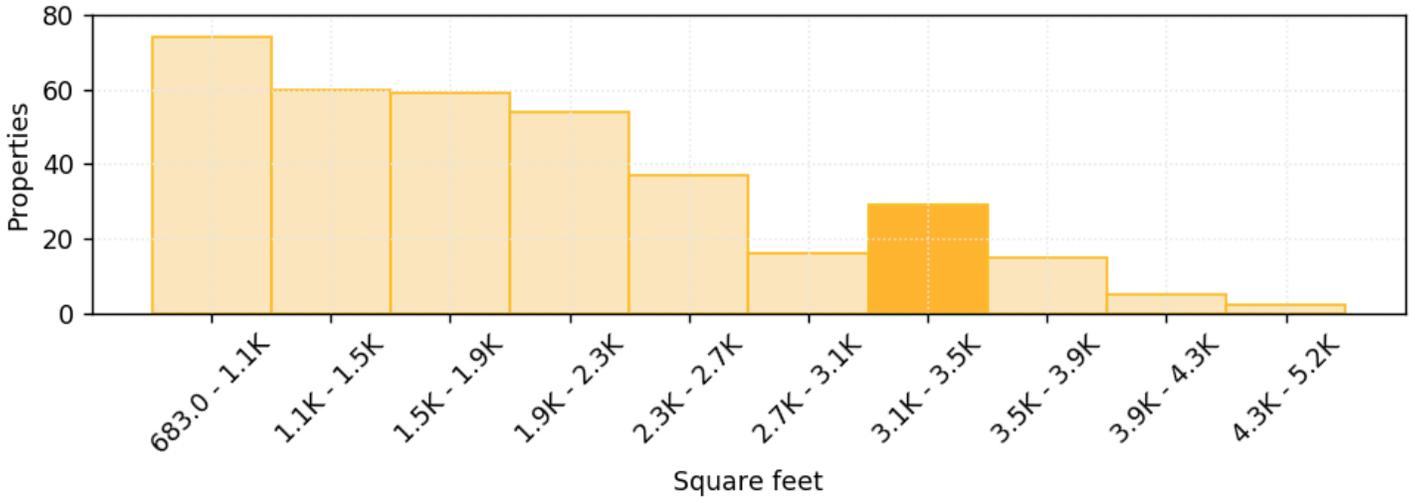
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## Nearby Properties

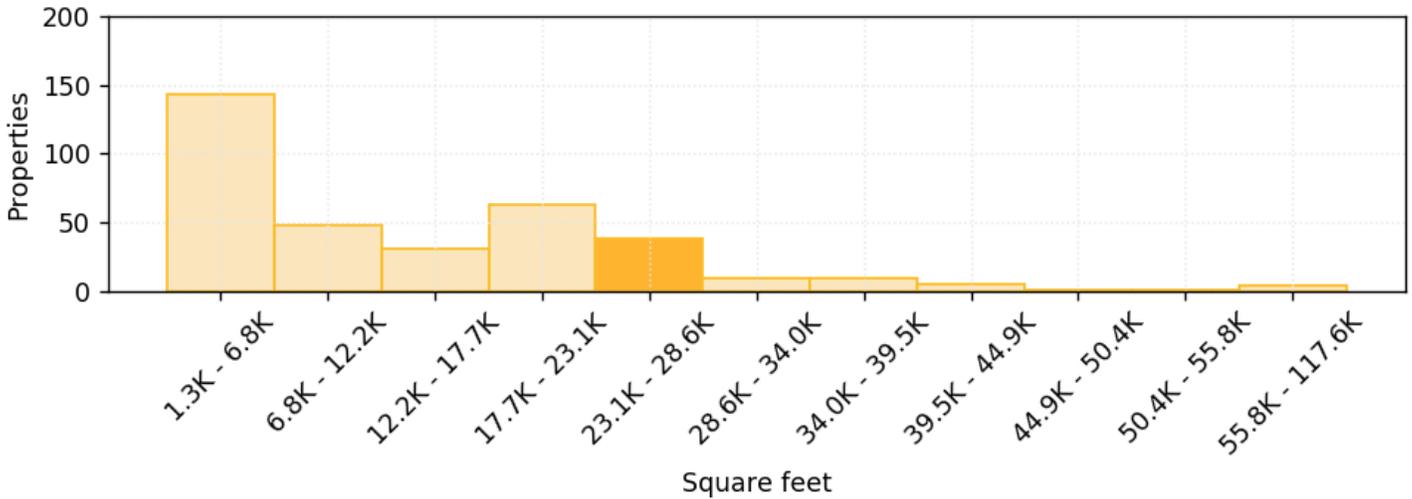
1 mile radius

# of nearby properties    Subject property

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



### Site Area (sq. ft.)



## Nearby Properties

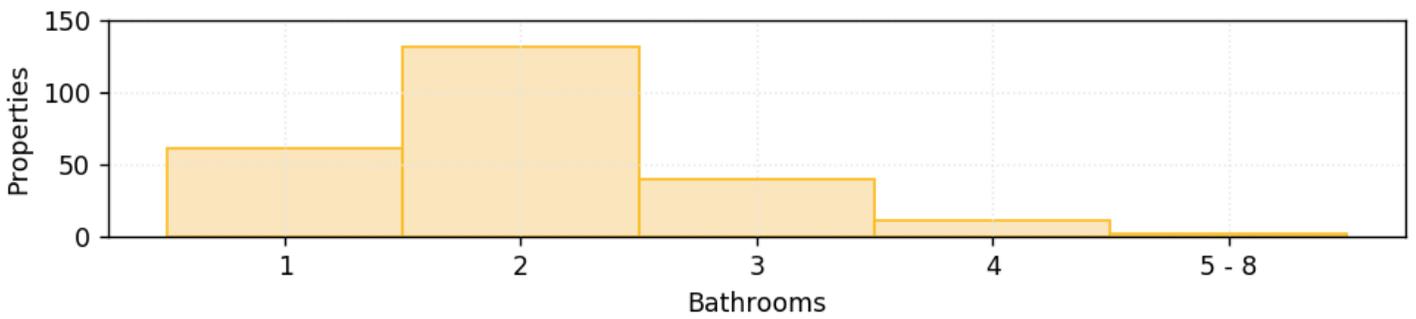
1 mile radius

# of nearby properties    Subject property

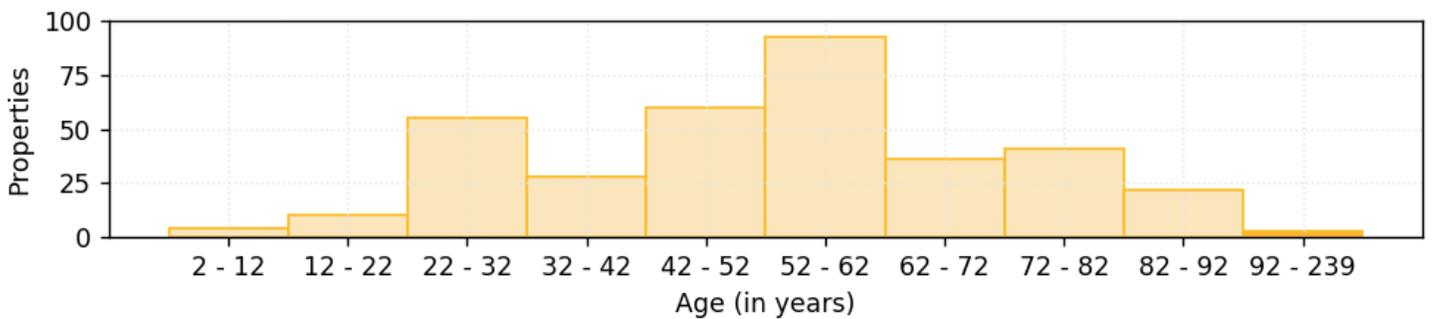
### Bedrooms



### Bathrooms

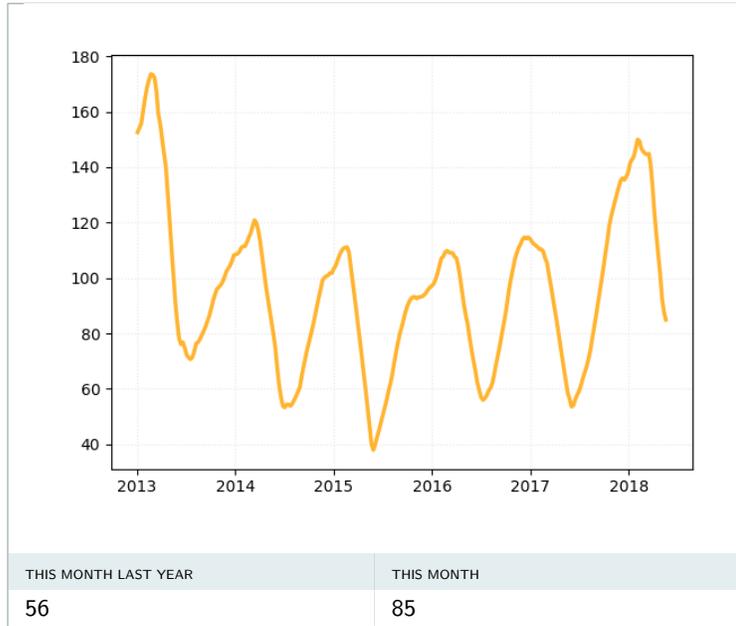


### Age

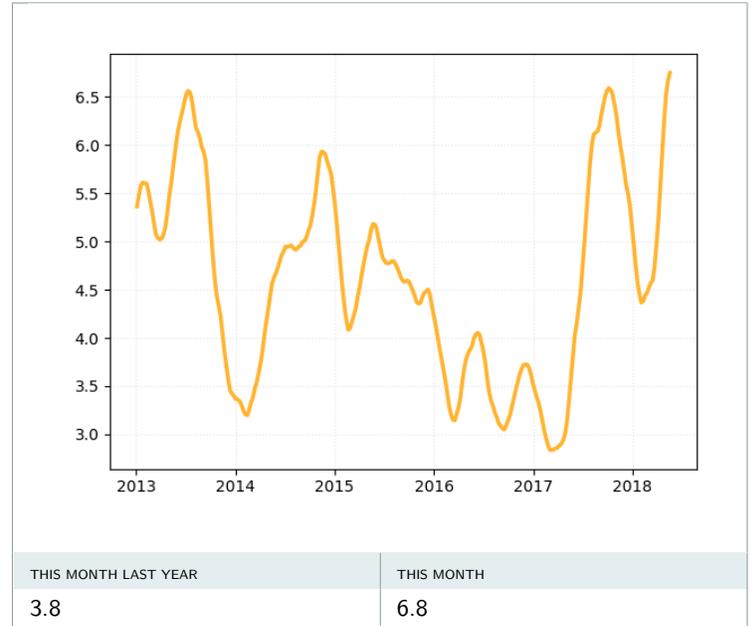


# Market Analysis - 07045

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



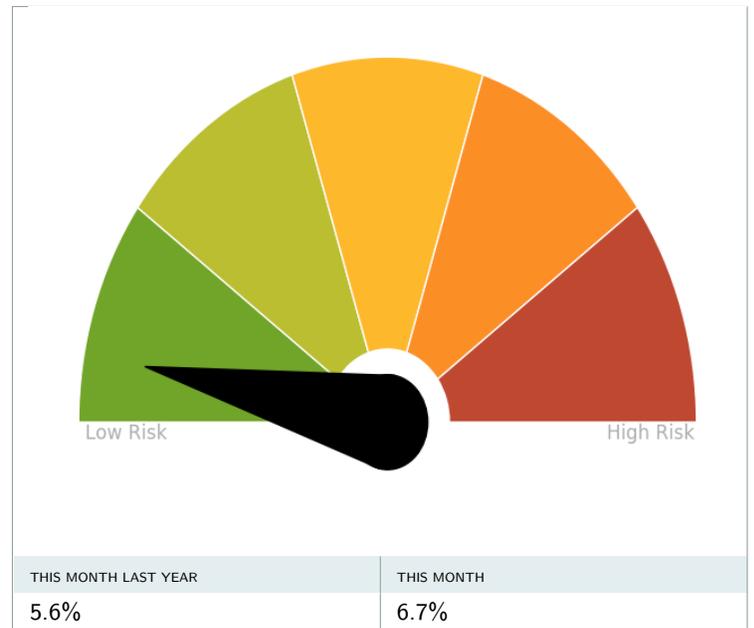
## Months of Supply



## Market Index



## 1 Year risk of decline



MARKET STATUS  
**Neutral Market**

RISK LEVEL  
**Very Low**

## 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>HouseCanary Rental Value</b>	<p>We value this property at \$4,126. The sales price will likely fall between \$3,574 and \$4,679. 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.</p> <p>Source: HouseCanary analysis</p>
<b>HouseCanary Value</b>	<p>We value this property at \$867,591. The sales price will likely fall between \$750,628 and \$984,554. 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.</p> <p>Source: HouseCanary analysis</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>

## Glossary Contd.

<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>
<b>Owner Occupancy</b>	<p>Owner occupancy indicates whether the owner of the home is the primary resident.</p> <p>Source: Public Record</p>
<b>Property Type</b>	<p>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.</p> <p>Source: Public Record</p>
<b>Recent Similar Listings</b>	<p>Similar listings within a 1-year timeframe and a 1-mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Recent Similar Sales</b>	<p>Similar sales within a 1-year timeframe and a 1-mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Similarity Level</b>	<p>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.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>
<b>User Opinion of Price</b>	<p>This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal.</p>
<b>User Opinion of Rental Price</b>	<p>This value is not generated or endorsed by HouseCanary, and it does not represent a broker price opinion (BPO) or a formal appraisal.</p>
<b>Valuation Suitability Score</b>	<p>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 <math>X</math> and the estimated price is <math>P</math>, then the lower price bound approximately equals <math>P * (X/100)</math> and the upper price bound approximately equals <math>P * (2 - (X/100))</math>. Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>

## 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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