

# Forecasting Data Points

## Get a glimpse into the future surrounding your real estate assets

How long will the current buyer's market or seller's market last, and what does a market shift mean for your residential real estate assets? Answering these questions requires a deep understanding of local economic factors, which HouseCanary's forecasting Data Points calculate automatically and intelligently up to 36 months ahead. See what's likely to happen in specific markets at a glance, and create your own strategy based on artificial intelligence.

### Recommended Data Points

#### Premium Forecasting Data Points\*

##### Value Forecast

Proprietary model to forecast property value three years ahead.

##### Value HPI Adjusted

BPO, appraisal, or alternative valuation adjusted to a past or future date using proprietary HPI for the state, MSA, ZIP code, block group, or block.

##### Value Time Series Forecast

Forecast monthly median value and dollars per square foot on the block and block group.

##### Value Time Series Historical

Monthly median data for value and dollars per square foot on the block and block group.

#### Additional Property Valuation Context

##### HPI Time Series Forecast

HouseCanary's monthly HPI forecast for the ZIP code.

##### HPI Forecast

HouseCanary's proprietary returns forecast based on ZIP-level HPI.

- Forecast compound annual growth rate (CAGR) for 1, 2, and 3 years.
- Forecast home price appreciation based on HPI forecast for 1, 2, and 3 years.
- Historical max percent loss in HPI over any 12-month period.
- Risk that a market's HPI will be lower in 12 months.

##### HPI Time Series Historical

HouseCanary's monthly HPI history for the ZIP code.

##### HPI Historical

HouseCanary's proprietary returns history based on ZIP-level HPI.

- Historical compound annual growth rate (CAGR) for 1, 5, 10, and 20 years.
- Sale value appreciation based on HPI for the last 1, 5, 10, and 20 years.

## Data Points on Local Market Details and Risks

### Affordability Time Series Forecast

Monthly forecast of affordability values for state, MSA, metro div, and ZIP code.

### Market Grade

HouseCanary's letter grade for a ZIP code within its MSA.

### Details

Returns and risk information at the ZIP code and MSA levels, including:

- Historical compound annual growth rates (CAGR) for 1, 5, 10, and 20 years.
- Indexed home price appreciation for the last 1, 5, 10, and 20 years.
- Historical max percent loss in HPI over any 12-month period.
- Risk that a market's HPI will be lower in 12 months
- ZIP-level market metrics for single-family + multi-family homes.
- Market Action score of ZIP-level supply and demand.

### Affordability Time Series Historical

Monthly history of affordability values for state, MSA, metro div, and ZIP code.

### Volatility

HouseCanary's metric identifying ZIP code-level market volatility based on HPI.