

SFR Lender Data Points

Assess appraisal risk and access property details at scale

Rental investment isn't always a sure thing. For the single-family rental (SFR) lenders who help power the trillion-dollar real estate industry, it's imperative to understand potential risk & property-level details behind every loan. With HouseCanary Data Points, SFR lenders get an integrated feed of data about assets behind each loan, giving them the ability to assess valuations/risks to drive better lending decisions.

Recommended Data Points

Premium Valuation Data Points*

Value

HouseCanary's proprietary AVM, updated monthly.

Value Distribution

Block and block group distribution summaries of property values and dollars per square foot.

Sales Comps

List of quantitatively-derived sales comparables based on a subject property.

Value Analysis

Context and confidence for our automated valuation.

- Preliminary data density checks.
- Details on comps and neighborhood norms.
- AVM value and confidence level.
- Recommended next step for valuation process.

Value by Six Conditions

Our current condition rating of a property within the standardized condition rating (C1 through C6) conforming to the UAD guidelines for determining condition.

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.

Premium Rental Data Points*

Rental Report

Rental data for subject property + nearby comparable properties.

Rental Value Forecast

Forecasted rental values.

Rental Value

HouseCanary's proprietary rental valuation model, updated monthly.

Rental Value Distribution

Block and block group-level summaries of local rental property values per square foot.

Rental Comps

List of quantitatively-derived rental comparables based on a subject property.

Additional Property and Rental Valuation Context

Value Within Block

Position of property value relative to block's value distribution.

Rental Value Within Block

Position of rental property values relative to block.

Data Points on Property Risk

Crime

Crimes reported in the last two years on the block including property, violent, and other.

FEMA Disaster Area

Details about open FEMA-recognized disasters.

Flood

Flood hazard information from the FEMA Flood Map Center.

Earthquake

Earthquake risk for the block according to U.S. Geological Survey.

Hail

HouseCanary's summary of hailstorm activity for the block.

Hurricane

HouseCanary's summary of hurricane activity for the block.

Tornado

HouseCanary's summary of tornado activity for the block.

Wind

HouseCanary's summary of windstorm activity for the block.

NOD

Notice of default information.

Schools

Information about nearby schools.

Superfund

Federally designated toxic contamination cleanup sites on block.

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.