

Fix-and-Flip Data Points

Data-driven approach to estimating as-is and ARV for fix-and-flip investments

Flipping a house is always a risk: you never know exactly when the market might soften or how much return on investment you'll see after time and materials are spent on upgrades. If you can consistently identify the most desirable homes in the best neighborhoods that are least likely to decrease in value, then it's much easier to turn a profit. HouseCanary's Data Points are designed to help fix-and-flip investors assess each home and neighborhood to better predict their as-is vs. after-repair return on investment.

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 Market Pulse Data

Single Family Home rental listing and market trends by state-, MSA-, and ZIP-level.

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.

HOA

Estimated annual HOA fees associated with a property.

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.

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.

Additional Property Valuation Context

Property Details

Property assessment with building characteristics (bed, bath, etc).

Property Details Enhanced

In-depth property characteristics.

Value Details Adjusted

Property value if bedrooms, bathrooms, square footage, or pool were added.

Value Within Block

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

Data Points on Property Risk

Crime

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

Hurricane

HouseCanary's summary of hurricane activity for the block.

FEMA Disaster Area

Details about open FEMA-recognized disasters.

Tornado

HouseCanary's summary of tornado activity for the block.

Flood

Flood hazard information from the FEMA Flood Map Center.

Wind

HouseCanary's summary of windstorm activity for the block.

Earthquake

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

NOD

Notice of default information.

Hail

HouseCanary's summary of hailstorm activity for the block.

Schools

Information about nearby schools.

Superfund

Federally designated toxic contamination cleanup sites on block.