

## **CA Neighborhood Value Range**

The CA Neighborhood Value Range is an extension of the CA Value AVM and provides the most comprehensive set of comparables information available for a valuation product in the real estate industry today. In addition to traditional comparable sales information, the Neighborhood Value Range includes a complete summary of active, pending, expired, withdrawn and canceled listings for the surrounding neighborhood of the subject property. It can be used during every step of the lending or property valuation process from origination, underwriting and quality control to servicing, portfolio review and default management. It is particularly well suited for appraisal review and reconciliations with its current or retro valuation models.

### **FEATURES & BENEFITS**

- Current and retroactive valuations
- Detailed subject property characteristics
- Look up subject property by owner name or parcel number
- Neighborhood high value and low value
- Additional subject property information (pool, view, floors, etc.)
- Surrounding micro-market statistics (median price, price per living area, land price, living area, beds, baths, age)
- Historical subject property transaction history (sold, active, withdrawn, expired, pending, etc.)
- Detailed transaction histories for all comparables
- Comparable Selection by transaction type (Regular, REO, Foreclosure and Short Sale)
- Comparable selection by neighborhood, sub ZIP, distance (radius)
- Comparable selection by months from sale date or list date
- Comparable selection by filter of property characteristics (living area, bed, bath, land area, age, sold price and list price)
- Comparable map with color display of subject property and comparable by statuses (active, sold, withdrawn, expired, pending, contingent)
- Price charts – Surrounding zip code home price trends
- Sales activity charts – Surrounding ZIP code subject property versus comparable sales distributions
- 1004 MC - market condition statistics