



Business Report

Real Estate Trends and Forecast

Business Report for:

87 Maple Street

Springfield, MA 01105

Latitude: 42.101486

Longitude: -72.581351

Report date: Wednesday, April 24, 2024

Prepared Exclusively for:

Josiah Gerald

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Report date: Wednesday, April 24, 2024

Rising Star Index ^①



Appreciation Potential (3 years)

Forecast to appreciate 30% or more over the next 3 years

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

Blue Chip Index ^①



Past Appreciation and Existing Fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

Price Advantage Over Surrounding Neighborhoods ^①



Price Advantage Score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

\$207

Neighborhood Price per sqft

\$211

Average Nearby Home Price per sqft

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Access to High Paying Jobs ^①



Jobs Score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

Average Home Values

Median Home Value:

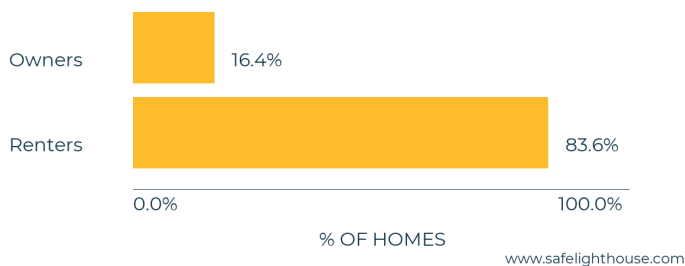
\$328,168

Median Real Estate Taxes:

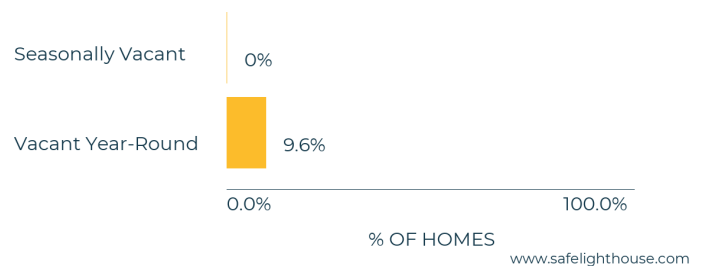
\$5,199

(1.6 effective rate)

Homeownership Rate



Vacancy Rate



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Regional Housing Market Analysis

Springfield, MA Metro Area
Regional Investment Potential ⓘ

Forecast to appreciate 30% or more over the next 3 years

Rental Market

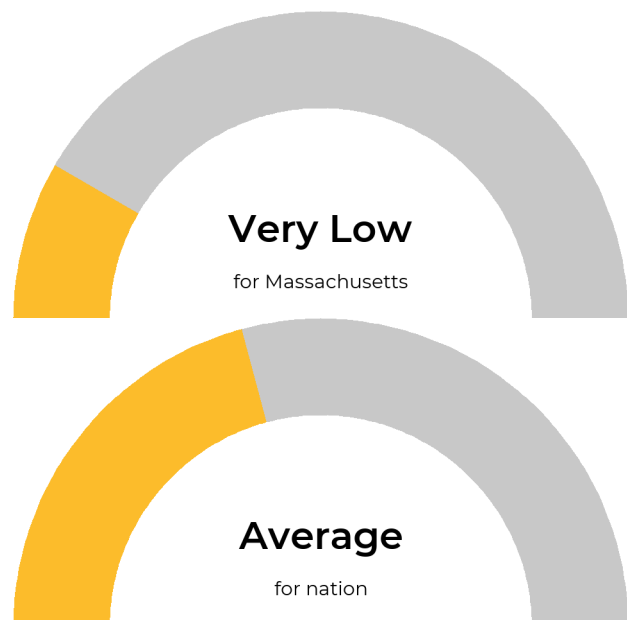
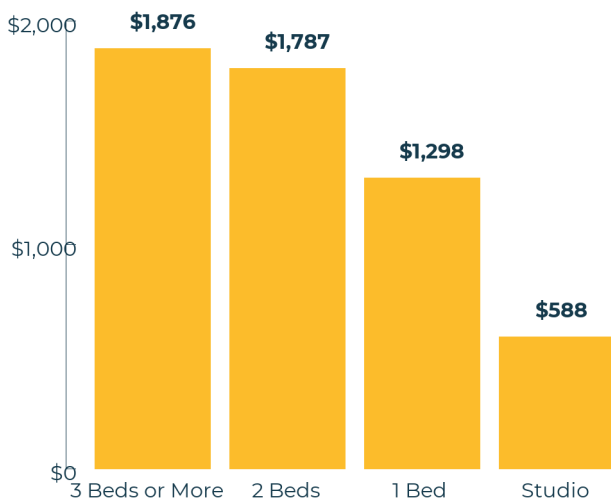
Average Market Rent

\$1,588
per month

Gross Rental Yield

5.52%

Median Monthly Rent by Number of Bedrooms



1. Rising star index - Rising Star Index of 3 Year Opportunity

Scout Vision® Rising Star Index reveals the 3-year appreciation forecast at the Micro-Neighborhood™ level, 10X smaller than a Zip Code. On an easy-to-use 1-5 scale, the Index rates every neighborhood from Very Low projected price growth over the next 3 years, to Rising Star expected growth. Based on 200+ data elements, with proven predictive accuracy.

- 1 - Very Low (Forecast to appreciate less than 7.5% over the next 3 years).
- 2 - Low (Forecast to appreciate between 7.5% and 12.5% over the next 3 years).
- 3 - Moderate (Forecast to appreciate between 12.5% and 21% over the next 3 years).
- 4 - High (Forecast to appreciate between 21% and 30% over the next 3 years).
- 5 - Rising Star (Forecast to appreciate 30% or more over the next 3 years).

2. Blue-chip index - Blue Chip Index of Investment Security Risk

Scout Vision® Blue Chip Index is based on past appreciation performance over the last 10 years for the specific Micro-Neighborhood™, plus existing fundamentals like school quality that are proven to help locations hold value in down economic times. 1-5 scale from Very Low Investment Security to Blue Chip, the highest investment security of all.

- 1 - Very Low (Ranked in the bottom 10% of all neighborhoods in the nation for investment security).
- 2 - Low (Ranked in the bottom 35% of all neighborhoods in the nation for investment security).
- 3 - Moderate (Ranked in the middle 30% of all neighborhoods in the nation for investment security).
- 4 - High (Ranked in the top 35% of all neighborhoods in the nation for investment security).
- 5 - Blue Chip (Ranked in the top 10% of all neighborhoods in the nation for investment security).

3. Price advantage over surrounding neighborhoods - Price advantage based on neighborhood cost compared to nearby neighborhoods

Scout Vision's® exclusive Price Advantage Score compares home values per square foot in the neighborhood to other neighborhoods nearby. The average nearby price per square foot is based on other locations a short drive away from the neighborhood.

- 1 - Strong Disadvantage (At least 17.5% more expensive per square foot than other neighborhoods nearby).
- 2 - Disadvantage (At least 7.5% more expensive per square foot than other neighborhoods nearby).
- 3 - Similar Price (Similar price per square foot to other neighborhoods nearby).
- 4 - Advantage (At least 10% less expensive per square foot than other neighborhoods nearby).
- 5 - Strong Advantage (At least 20% less expensive per square foot than other neighborhoods nearby).

4. Access to high paying jobs - Access to High Paying Jobs Index

The total number of high-paying jobs available within a certain drive time, in minutes. High-paying jobs are defined as jobs that pay \$75,000 or more annually. The index scores are available on a 0-100 scale with a higher number indicating more jobs are available.

5. Regional investment potential - Rising Star Index of 3 Year Opportunity

The Regional Investment Index evaluates a region's 3-year appreciation forecast on a percentage measurement. This forecast categorizes each region's expected performance based on historical real estate appreciation rates experienced nationwide over three-year periods since 1999. It provides essential context for comparing regional performance against historical benchmarking.

- 1 - Very Low (Forecast to depreciate over the next 3 years).
- 2 - Low (Forecast to appreciate between 0.0% and 10.0% over the next 3 years).
- 3 - Moderate (Forecast to appreciate between 10% and 20% over the next 3 years).
- 4 - High (Forecast to appreciate between 20% and 30% over the next 3 years).
- 5 - Very High (Forecast to appreciate 30% or more over the next 3 years).

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