PROPERTY REPORT

3201 Denise St, Durham, NC 27704

Presented by

Gonzalo Arriagada

North Carolina Real Estate License: 297838

FOGATA REALTY

Work: 919-260-0173 | Fax: (919) 260-0173

Main: info@fogatarealty.com
Office: www.fogatarealty.com

FOGATA Realty, LLC
Durham, NC 27707

8/18/2024

3201 Denise St, Durham, NC 27704

Legend: 🏠 Subject Property

🟦 **Off Market** ▪ *Sold Date: 5/6/2004, Public Record*

Current Estimated Value

$374,870

Last RVM® Update: 8/10/2024

RVM® Est. Range: $337K – $412K

RVM® Confidence: ★ ★ ★ ★ ★

➡️ RVM® Change - Last 1 Month: –

⬇️ RVM® Change - Last 12 Months: -17.11%

Home Facts

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	**Single Family**	–	–
Property Subtype	**Single Family Residential**	–	–
Bedrooms	**2**	–	–
Total Baths	**2**	–	–
Full Baths	**1**	–	–
Partial Baths	**1**	–	–
Living Area (sq ft)	**1,547**	–	–
Building Area (sq ft)	**1,547**	–	–
Lot Size	**0.49 acres**	–	–
Lot Dimensions	**21344 SF**	–	–
Garage (spaces)	**0**	–	–
Year Built	**1960**	–	–
Style	**Ranch\Rambler**	–	–
Heating	**Yes**	–	–
Cooling	**Yes**	–	–
Basement	**No Basement**	–	–
Number of Units	**0**	–	–

Homeowner Facts

Owner Name (Public)	**Chansen, Kimberly B**
Mailing Address	**3201 Denise St Durham NC 27704-2001**
Owner Occupied	**Yes**

Extended Home Facts

Legend: Subject Property

Exterior Details

Lot Size - Square Feet	21344 sq ft
Lot Size - Acres	0.490 ac
Neighborhood Code	R823B

Location Details

Zoning	RS-10

Schools (based on location)

|	
Elementary School	Holt Elementary School
Middle School	George L. Carrington Middle School
High School	Riverside High School
School District	Durham Public Schools

AARP Livability™ Index for 27704

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   20-39   40-59   60-79   80-100

Total Score

55 / 100

A score over 50 is above average
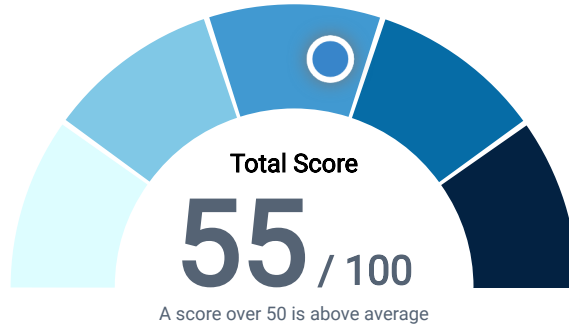
Housing Affordability & Access	**54**
Neighborhood Access to Life, Work & Play	**49**
Transportation Safe & Convenient Options	**53**
Environment Clean Air & Water	**64**
Health Prevention, Access & Quality	**51**
Engagement Civic & Social Involvement	**61**
Opportunity Inclusion & Possibilities	**57**

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Historical Photos

Comps and Adjustments
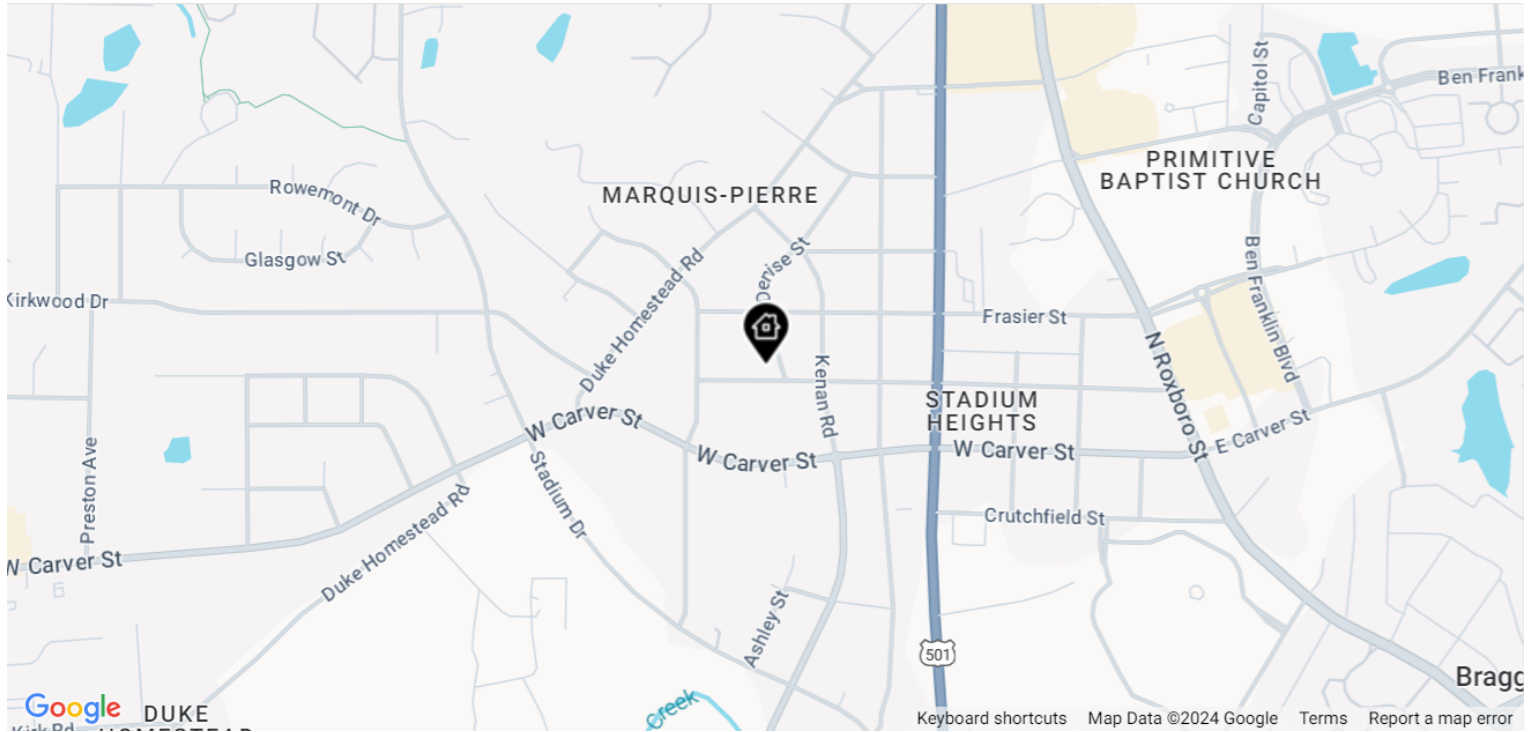
LEGEND: ⬛ Subject Property ◉ Pending ⬤ For Sale or For Lease ⬤ Distressed ⬛ Recent Sale ⬛ Off Market

This Property

		Proxim.	Days in RPR	Date	Amount	$/sq ft	Living Area	Lot Size	Beds	Baths	Built
	⬛ **Closed** 3201 Denise St Durham, NC 27704	–	–	–	–	$242	1,547 sq ft	0.49 acres	2	2	1960

No comps have been selected for this property.

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Property History

Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Durham
- Durham County
- North Carolina
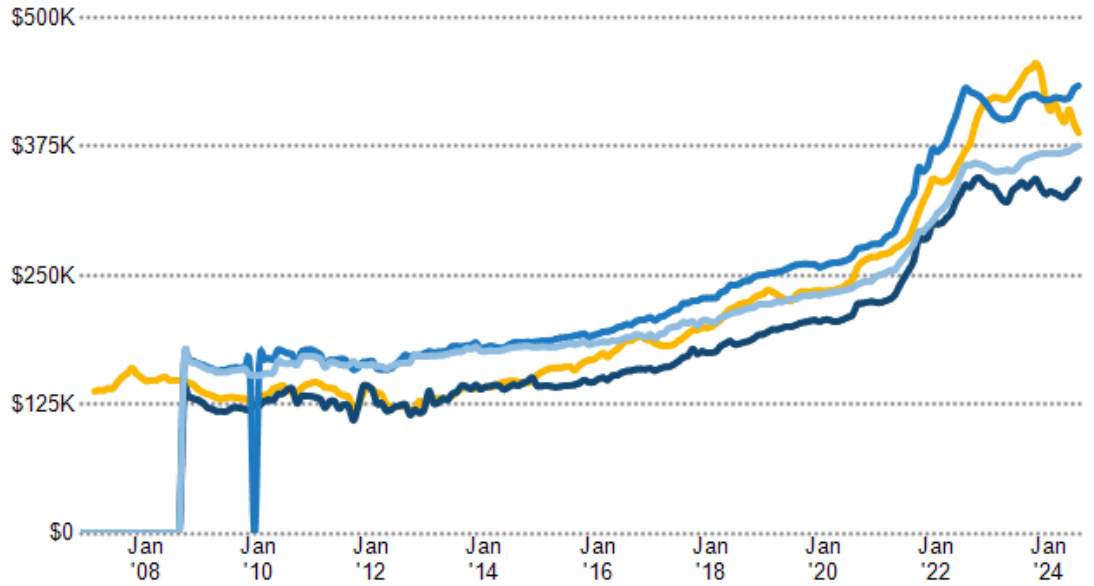
Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/6/2004	$116,000	$74

Assessed Values

Date	Improvements	Land	Total	Tax
2023	$183,567	$40,892	$224,459	$2,940
2022	$183,567	$40,892	$224,459	$2,873
2021	$183,567	$40,892	$224,459	$2,859
2020	$183,567	$40,892	$224,459	$2,792
2019	$183,567	$40,892	$224,459	$2,792
2018	$132,284	$33,457	$165,741	$2,248
2017	$132,284	$33,457	$165,741	$2,232
2016	$132,284	$33,457	$165,741	$2,156
2015	$131,261	$28,171	$159,432	$2,207
2014	$131,261	$28,171	$159,432	$2,207
2013	$131,261	$28,171	$159,432	$2,139
2012	$131,261	$28,171	$159,432	$2,092
2011	$131,261	$28,171	$159,432	$2,078
2009	$131,261	$28,171	$159,432	–
2008	$131,261	$28,171	$159,432	–
2007	$107,895	$24,000	$131,895	–
2006	$107,895	$24,000	$131,895	–

Legal Description

|	
APN	128112
Zoning	RS-10
Census Tract	370630017.053017
Abbreviated Description	LOT:18,19 CITY/MUNI/TWP:CITY OF DURHAM SUBD:HOMESTEAD HGHTS EXT 8 HOMESTEAD HEIGHTS EXT#08/ BLK:D/LT#18-19-20 PT PL000070-000056 MAP REF:BK 70 PG 56
City/Municipality/Township	Durham, NC 27704

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Mortgage Records

Recording Date	**1/6/2017**
Borrower Name	KIMBERLY B CHANSEN
Lender Name	NBKC BANK
Lender Type	Bank
Loan Amount	$130,000
Document Number	2017000519
Loan Type	New Conventional
Contract Date	1/3/2017
Due Date	2/1/2047

Deed Records

Recording Date	**5/6/2004**
Document Type	Warranty Deed
Sales Price	$116,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	KIMBERLY B LAY
Buyer ID	Single Person or Individual
Seller Name	HUGH JOHNSTON, RUTH E JOHNSTON
Seller ID	Husband and Wife
Total Transfer Tax	$232
Book #	4381
Page #	0153
Contract Date	4/28/2004

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Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.
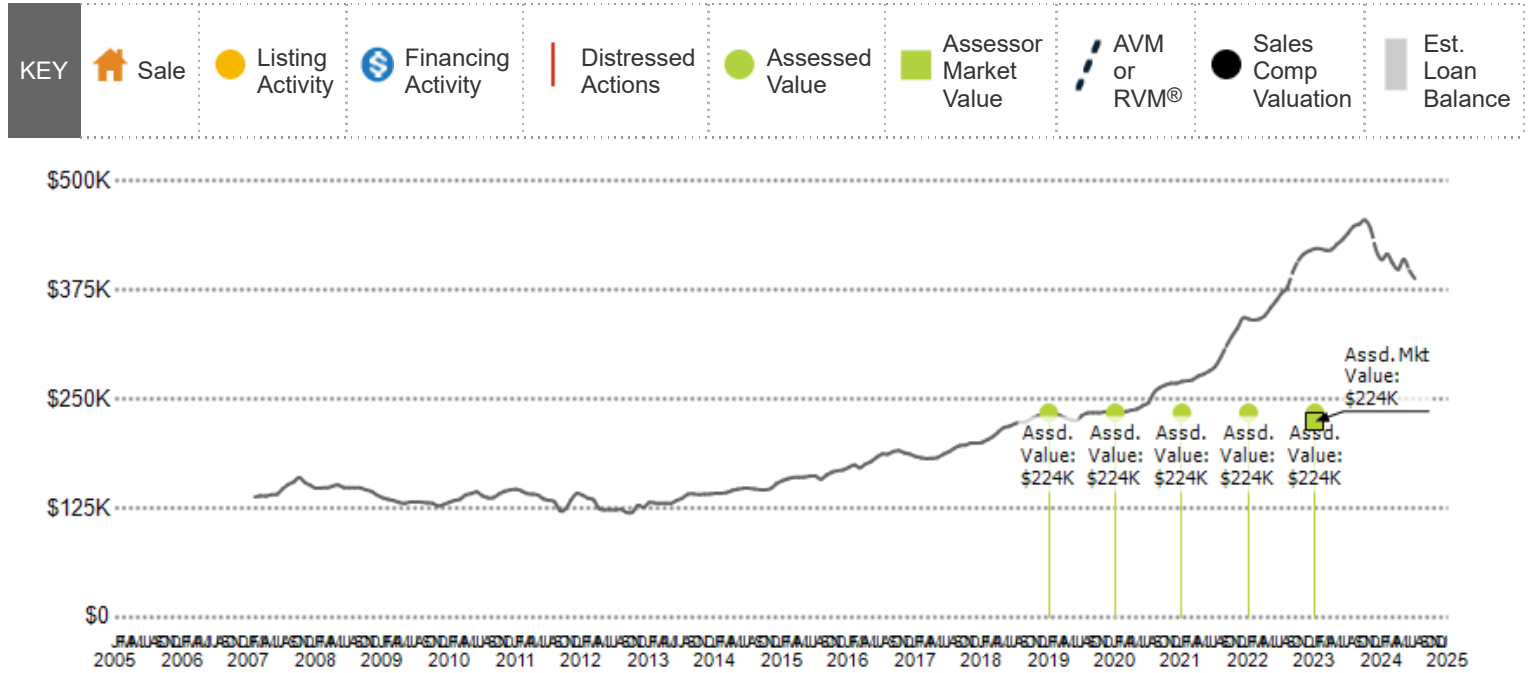
Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

![RPR]

8/18/2024

Neighborhood: Housing Stats and Charts

|	27704	Durham	Durham County	North Carolina	USA
Median Estimated Home Value	$335K	$425K	$431K	$374K	$366K
Estimated Home Value 12-Month Change	-0.2%	+4.6%	+4.6%	+5.3%	+5.8%
Median List Price	$365K	$450K	$450K	$409K	–
List Price 1-Month Change	-0.5%	-0%	–	+1.5%	–
List Price 12-Month Change	+7.3%	+0.2%	–	+2.6%	–
Median Home Age	41	37	36	38	43
Own	58%	52%	55%	66%	65%
Rent	42%	48%	45%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	–	$1.11B	$22.7B	$365B
% Change in Permits for All Buildings	–	–	+6%	+1%	-6%
% Change in $ Value for All Buildings	–	–	-0%	+3%	-5%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price
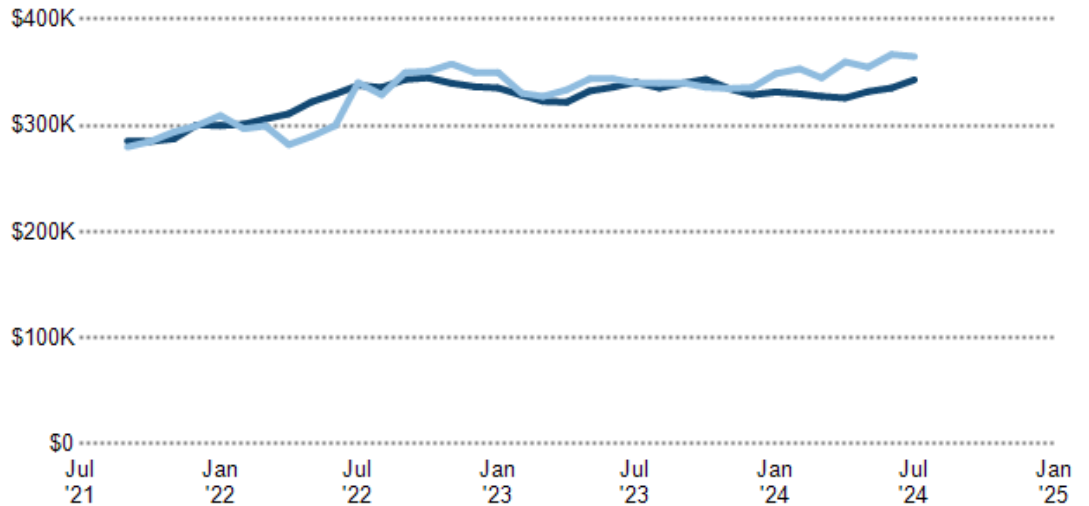
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Sales Price Public Records
■ Median Sales Price Listings
■ Sales Volume Public Records
■ Sales Volume Listings

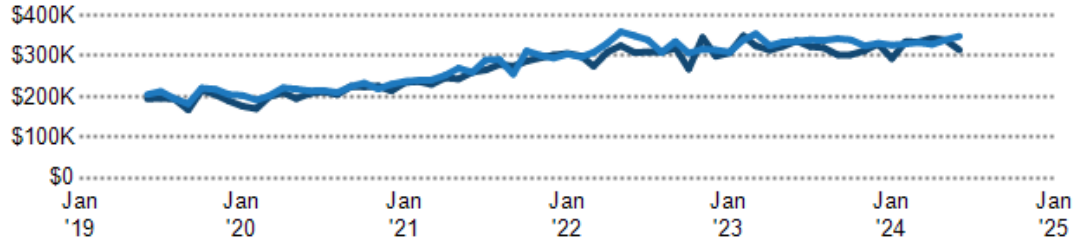## Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
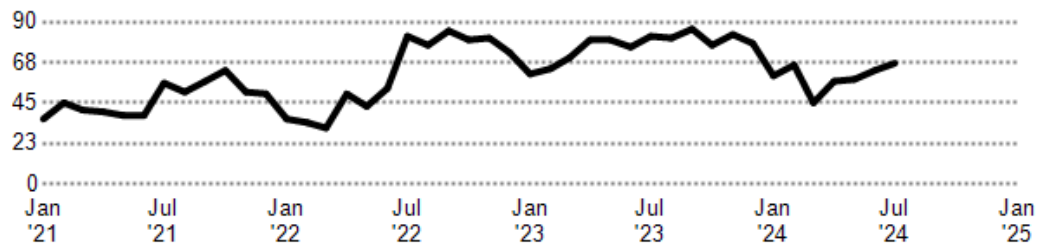■ Listing Volume
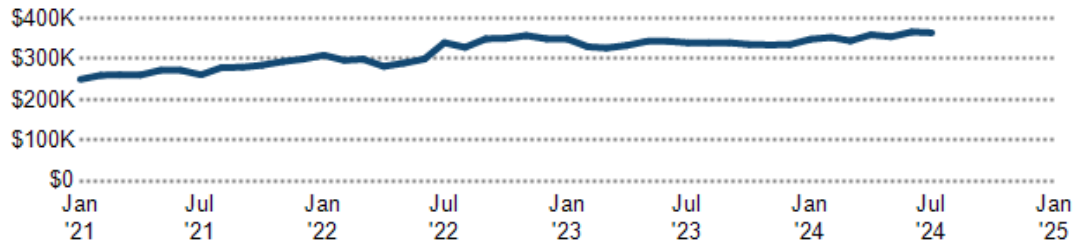
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by PropertyType

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Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

Foreclosure	1

■ Inventory of Distressed Listings

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This Property

1,547 sq. ft.	$374,870

Comps

1,600 - 1,800 sq. ft.	$457,500
1,400 - 1,600 sq. ft.	$322,500
1,200 - 1,400 sq. ft.	$329,500
1,000 - 1,200 sq. ft.	$339,500

■ This Property
■ Comps

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This Property

$187K	1

Comps

$175K - $200K	1
$125K - $150K	1
$100K - $125K	4
$75K - $100K	1

■ This Property
■ Comps

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data
Update Frequency: Daily

■ This Property
■ Comps

This Property
$242 — 1

Comps
$330 - $360 — 1
$270 - $300 — 1
$240 - $270 — 3
$180 - $210 — 2

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data
Update Frequency: Daily

■ This Property
■ Comps

This Property
$375K — 1

Comps
> $540K — 1
$360K - $420K — 1
$300K - $360K — 4
$240K - $300K — 1

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data
Update Frequency: Daily

■ This Property
■ Comps

This Property
64 yrs — 1

Comps
60 - 70 yrs — 5
40 - 50 yrs — 2

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data
Update Frequency: Daily

■ Sales Count By Living Area

> 1800 sq. ft. — 12
1600 - 1800 sq. ft. — 11
1400 - 1600 sq. ft. — 17
1200 - 1400 sq. ft. — 18
1000 - 1200 sq. ft. — 17
800 - 1000 sq. ft. — 16
600 - 800 sq. ft. — 4
< 600 sq. ft. — 1

RPR

8/18/2024
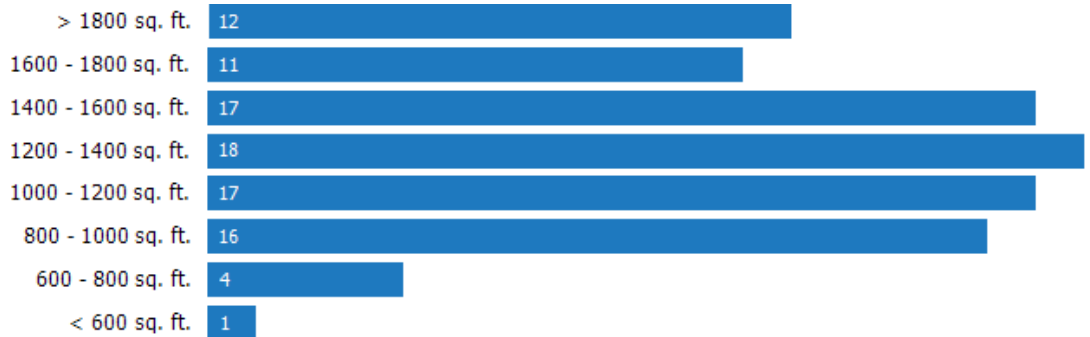
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data
Update Frequency: Daily

Sales Count by Bedroom

Bedrooms	Count
5	1
4	10
3	50
2	31
1	1
0	29

Neighborhood: People Stats and Charts

	27704	Durham	Durham County	North Carolina	USA
Population	40.5K	284K	325K	10.5M	331M
Population Density per Sq Mi	999	2.46K	1.13K	215	93.6
Population Change since 2020	+1.7%	+4.7%	+4.5%	+3.1%	+1.8%
Median Age	35	35	36	39	39
Male / Female Ratio	47%	47%	48%	49%	50%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

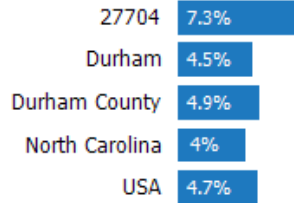### Less Than 9th Grade

Geography	Percent
27704	7.3%
Durham	4.5%
Durham County	4.9%
North Carolina	4%
USA	4.7%

9-12th Grade/No Diploma

Geography	Percent
27704	7.4%
Durham	4.2%
Durham County	4.4%
North Carolina	6.6%
USA	6.1%

High School Graduate

Geography	Percent
27704	25.9%
Durham	16.3%
Durham County	17.2%
North Carolina	25.2%
USA	26.4%

Associate Degree

Geography	Percent
27704	29.4%
Durham	21.2%
Durham County	21.6%
North Carolina	30.4%
USA	28.5%

Bachelor's Degree

Geography	Percent
27704	19.2%
Durham	28.1%
Durham County	27.1%
North Carolina	21.4%
USA	20.9%
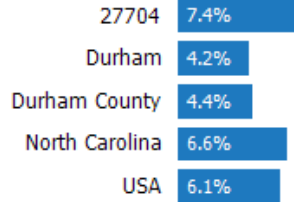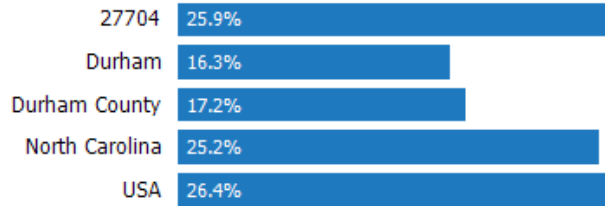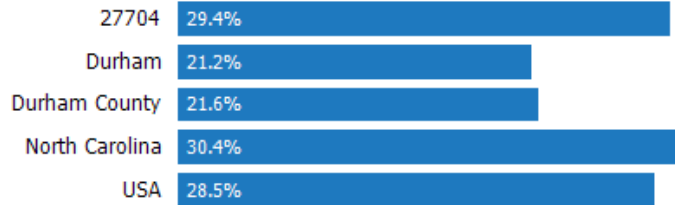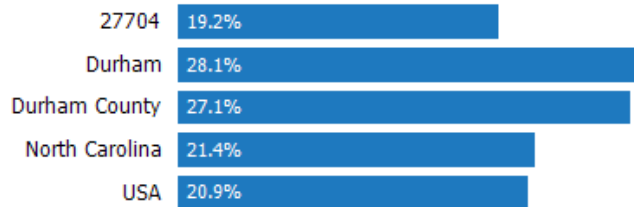
At Least a College Education

Geography	Percent
27704	30%
Durham	53.8%
Durham County	51.9%
North Carolina	33.9%
USA	34.3%

Grad/Professional Degree

Geography	Percent
27704	10.8%
Durham	25.8%
Durham County	24.8%
North Carolina	12.5%
USA	13.4%

8/18/2024
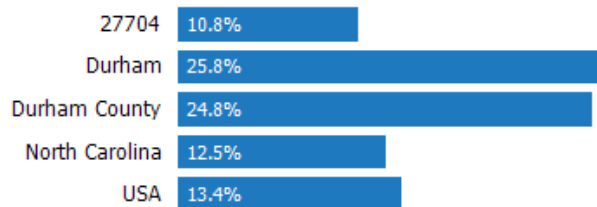
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

Age Group	Count
Toddlers	2,388
Elementary School	2,088
Middle School	3,497
High School	1,524

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

Age Group	Count
18-20	1,893
21-24	1,866
25-34	6,307
35-54	10,789
55-64	4,713
65-74	2,904
75 or Older	2,500

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

Category	Count
Married with Children	2,277
Married without Children	3,485
Single with Children	2,366

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

Income Bracket	Count
>$150K	1,099
$125K-$150K	706
$100K-$125K	1,908
$75K-$100K	2,330
$50K-$75K	3,253
$35K-$50K	2,246
$25K-$35K	1,325
<$25K	2,489

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Durham County

Votes Democrat	75.8%
Votes Republican	23%

8/18/2024

Neighborhood: Economic Stats and Charts

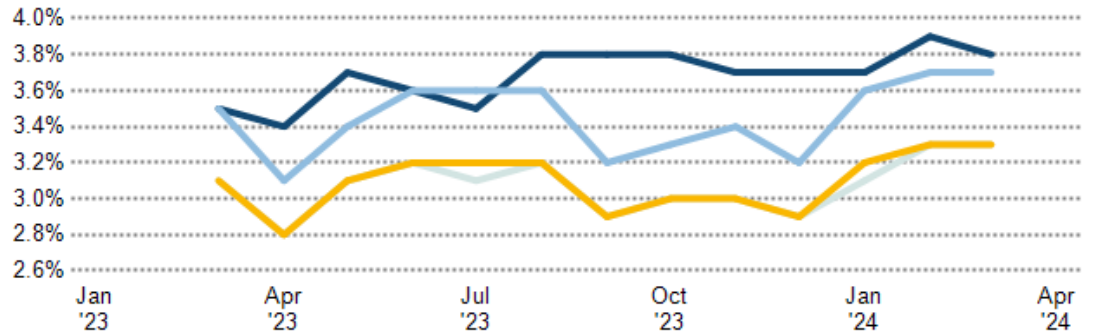|	27704	Durham	Durham County	North Carolina	USA
Income Per Capita	$28,216	$44,012	$43,945	$37,641	$41,261
Median Household Income	$62,435	$74,710	$74,927	$66,186	$75,149
Unemployment Rate	–	3.3%	3.3%	3.7%	3.8%
Unemployment Number	–	5.43K	6.11K	196K	6.43M
Employment Number	–	158K	179K	5.09M	161M
Labor Force Number	–	163K	185K	5.29M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Durham
- Durham County
- North Carolina
- USA

Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 27704

Category	Value
Health Care and Social Assistance	3,377
Education	2,502
Retail Trade	2,028
Accommodation and Food	1,775
Construction	1,695
Manufacturing	1,590
Professional, Scientific and Technical	1,343
Administrative Support and Waste Management	1,080
Public Administration	966
Transportation and Warehousing	823
Other	758
Finance and Insurance	618
Arts, Entertainment and Recreation	360
Real Estate, Rental and Leasing	301
Wholesale Trade	261
Information	195
Utilities	53
Agriculture, Forestry, Fishing and Hunting	26
Business Management	9
Mining	0 or no data available

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 27704

	27704	Durham	Durham County	North Carolina	USA
Elevation (in feet)	230	229	228	653	–
Annual Rainfall (in inches)	45	45	45	50.7	–
Annual Snowfall (in inches)	8.96	9.05	8.72	7.69	–
Days of Full Sun (per year)	98	100	100	103	–
Travel Time to Work (in minutes)	–	22	22	25	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	50	2,438
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

<15 Minutes	21.9%
15-30 Minutes	47.1%
30-45 Minutes	17.4%
45-60 Minutes	7%
>1 Hour	6.7%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ 27704

Drive/Carpool/Motorcycle	16,501
Work at Home	2,078
Public Transit	618
Walk	259
Bicycle	55

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ 27704

Avg. January Min. Temp	29
Avg. January Max. Temp	45
Avg. July Min. Temp	65
Avg. July Max. Temp	85

8/18/2024

School: Holt Elementary School

School Details

Name
Holt Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Durham Public Schools

Address
4019 Holt School Road,
Durham, NC 27704

Phone
(919) 560-3928

School Facts	Holt Elementary School	Durham Public Schools
Overall Grade	C	B
Total Enrollment	**645**	**31,754**
Students per Teacher	**11:1**	**13:1**
Students in Free Lunch Program	**66%**	**64%**
Academic Grade	C	B−
Average GPA	**–**	**3.43 (out of 6823 responses)**
Math Proficiency	**10%**	**29%**
Reading Proficiency	**26%**	**39%**
Gifted Students	**3%**	**–**
AP Enrollments	**–**	**–**
Graduation Rate	**–**	**84%**
Average ACT Score	**–**	**24 (out of 1449 responses)**
Average SAT Score	**–**	**1,140 (out of 1249 responses)**
Teacher Grade	C+	B
Average Teacher Salary	**$43,353**	**$46,621**
Teachers in 1st or 2nd Year	**18%**	**15%**

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche   Update Frequency: Quarterly

School: George L. Carrington Middle School

School Details

Name
George L. Carrington
Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Durham Public Schools

Address
227 Milton Road,
Durham, NC 27712

Phone
(919) 560-3916

School Facts	George L. Carrington Middle School	Durham Public Schools
Overall Grade	C+	B
Total Enrollment	827	31,754
Students per Teacher	13:1	13:1
Students in Free Lunch Program	58%	64%
Academic Grade	C+	B-
Average GPA	–	3.43 (out of 6823 responses)
Math Proficiency	23%	29%
Reading Proficiency	37%	39%
Gifted Students	17%	–
AP Enrollments	–	–
Graduation Rate	–	84%
Average ACT Score	–	24 (out of 1449 responses)
Average SAT Score	–	1,140 (out of 1249 responses)
Teacher Grade	C+	B
Average Teacher Salary	$43,353	$46,621
Teachers in 1st or 2nd Year	17%	15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

School: Riverside High School

School Details

Name
Riverside High School

Level
High

Type
Public

Grades Served
9-12

School District
Durham Public Schools

Address
3218 Rose Of Sharon Rd,
Durham, NC 27712

Phone
(919) 560-3965

School Facts

School Facts	Riverside High School	Durham Public Schools
Overall Grade	B	B
Total Enrollment	1,731	31,754
Students per Teacher	16:1	13:1
Students in Free Lunch Program	37%	64%
Academic Grade	B−	B−
Average GPA	3.46 (out of 948 responses)	3.43 (out of 6823 responses)
Math Proficiency	49%	29%
Reading Proficiency	42%	39%
Gifted Students	22%	–
AP Enrollments	–	–
Graduation Rate	79%	84%
Average ACT Score	26 (out of 224 responses)	24 (out of 1449 responses)
Average SAT Score	1,170 (out of 194 responses)	1,140 (out of 1249 responses)
Teacher Grade	B	B
Average Teacher Salary	$43,353	$46,621
Teachers in 1st or 2nd Year	19%	15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche   Update Frequency: Quarterly

Community Reviews for this School

Posted: 2/17/2024 by Senior

The engineering and arts departments are some of the best across the district. There tends to be alot of people smoking in bathrooms and skipping class.

Posted: 2/16/2024 by Senior

I've been in the school for only 2 semesters and overall, I think it is a very good school, they take discipline, respect and education seriously. They do their best to provide good facilities, transportation, and food for all their students. The teachers, and everyone in the administration are very nice and friendly with everyone, I regard it as a safe space. They do their best to make sure every student does their best, even if they have to each everyone on by one till they understand.

Posted: 2/6/2024 by Senior

The Riverside Engineering Program allowed me to learn how to use many machines like laser cutters and #D printers. The teachers at Riverside are also extremely caring and make you really feel like they want you to succeed just as much as you do. Teacher shave constantly helped me with work both before and after school. Knowing that teacher will take valuable out of school hours to help me makes me want to succeed even more. I have also been able to learn things like wiring and coding which I use for personal hobbies like coding a program that always gets the Wordle within three tries. The worst part of the school has to be the administration. The admins at Riverside are very disorganized and have switched the school schedule three times in the past year.

Posted: 1/8/2024 by Senior

I've had a positive experience at Riverside High School. I adore the teachers there; they are always willing to help with tutoring during lunch if we need it. After a 45-minute lunch, we have a 45-minute study period during which we can ask the teachers any questions. Their food is delicious; I especially enjoy their chicken salads. Additionally, I've had positive experiences with the club I belong to, where we work on initiatives that involve charitable donations or community service.

Posted: 11/30/2023 by Senior

"The teachers at Riverside are truly what makes the largest difference about this school. The environment they culminate has given me the upmost excitement to go to school and learn every day, and there are so many of them that I will never forget. The administration however, contrasts that completely and could be described best as ""a hot mess."" Despite that, the education, relationships, and life lessons I will take away after graduation in the spring outweigh this, and I will forever carry my Pirate pride!"

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- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

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