

The HouseCanary logo, consisting of a stylized yellow bird icon above a dark blue house-like shape.

PROPERTY EXPLORER

Property Explorer Static

 Subject Property

Property Location

14011 SW 21st St
Davie, FL 33325

Value Estimate

\$1,106,683

Effective Date

5/22/2026

14011 SW 21st St Davie, FL 33325 County: Broward County

HouseCanary Value

High Confidence (85%)
FSD: 0.15

\$1,106,683

\$347/ft²

Low High

\$941,663
\$295/ft²

\$1,271,703
\$398/ft²

HouseCanary Rental Value

Low Confidence (54%)
FSD: 0.46

\$5,172

\$1.62/ft²

Low High

\$2,784
\$0.87/ft²

\$7,561
\$2.37/ft²

Subject

APN # 50-40-15-01-0456

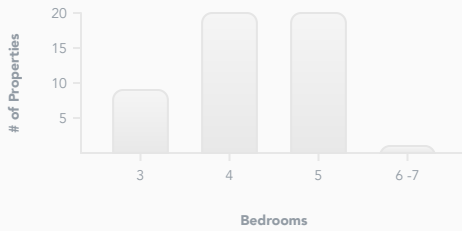
Property Type	Single Family Detached	Year Built	1977
Beds	—	Lot Size	38,843 ft ²
Baths	—	Owner Occupied	Yes
GLA	3,193 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$4,875 (2024)
Condition	Well Maintained		

Transaction History

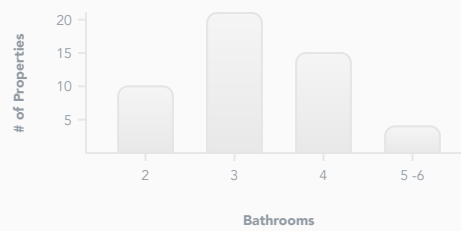
Date	Event	Type	Price	Appreciation	ADOM	Source
6/17/1999	Closed	Arms-Length	\$179,000	93% (\$86,429)	—	deed
7/1/1992	Closed	Arms-Length	\$92,571	—	—	deed

Subject's Comparability to Market

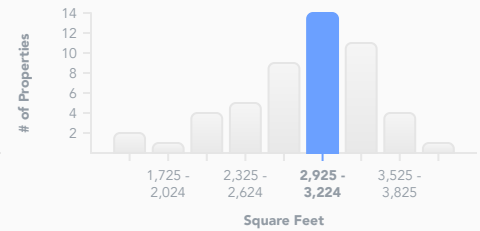
Bedrooms



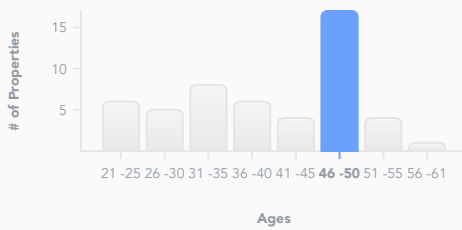
Bathrooms



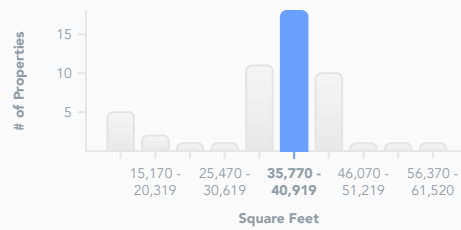
Square Feet



Age



Site Area

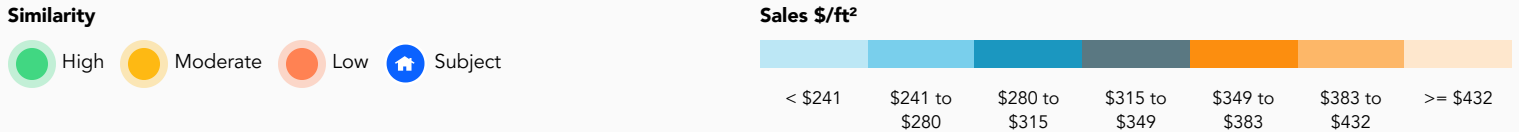
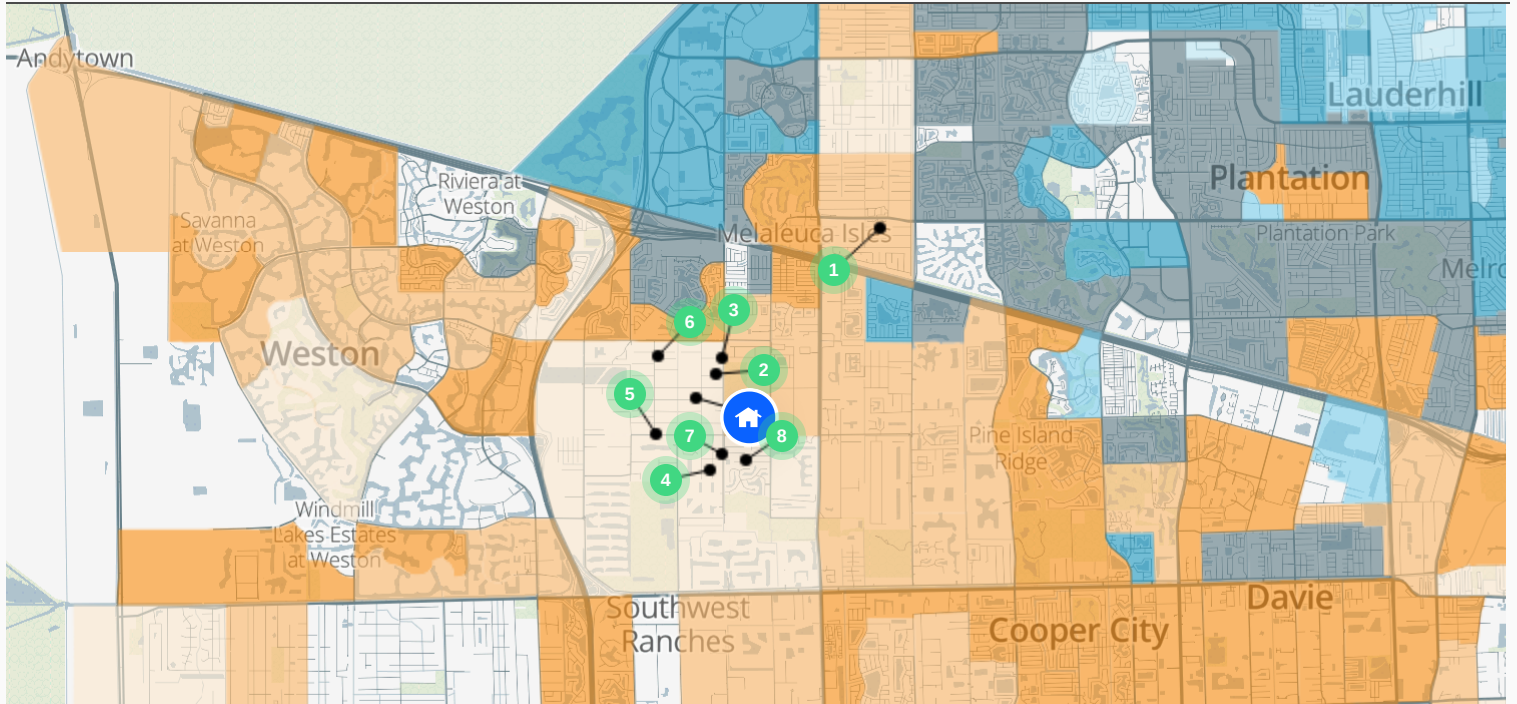


Legend

- Subject Property
- Nearby properties

14011 SW 21st St Davie, FL 33325 County: Broward County

HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	14011 SW 21st St	—	Closed	\$179,000	6/17/1999	—	—	3,193 ft²	38,843 ft²	Single Family Detached	1977
1	11650 SW 1st St Plantation, FL 33325	2.66 mi	Pending	\$1,195,500	4/28/2026	5	4	3,092 ft ²	37,030 ft ²	Single Family Detached	1979
2	13711 SW 18th Ct Davie, FL 33325	0.34 mi	Closed	\$1,350,000	7/2/2025	5	3	3,268 ft ²	38,225 ft ²	Single Family Detached	2002
3	13621 SW 16th St Davie, FL 33325	0.51 mi	Closed	\$1,360,000	5/15/2026	6	4.5	3,061 ft ²	37,466 ft ²	Single Family Detached	1995
4	2991 SW 137th Ter Davie, FL 33330	0.79 mi	Closed	\$1,200,000	2/28/2025	5	3	3,345 ft ²	43,560 ft ²	Single Family Detached	1979
5	14425 SW 26th St Davie, FL 33325	0.56 mi	Closed	\$950,000	12/30/2024	4	3	2,696 ft ²	38,351 ft ²	Single Family Detached	1977
6	14480 SW 16th St Davie, FL 33325	0.59 mi	Closed	\$1,100,000	3/3/2025	4	3	2,936 ft ²	38,245 ft ²	Single Family Detached	1999
7	3051 SW 136th Ave Davie, FL 33330	0.66 mi	Closed	\$915,000	8/18/2025	5	2	2,944 ft ²	43,560 ft ²	Single Family Detached	1990
8	13331 SW 29th Ct Davie, FL 33330	0.86 mi	Closed	\$1,290,000	5/22/2025	5	3.5	3,232 ft ²	36,305 ft ²	Single Family Detached	1998

14011 SW 21st St Davie, FL 33325 County: Broward County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

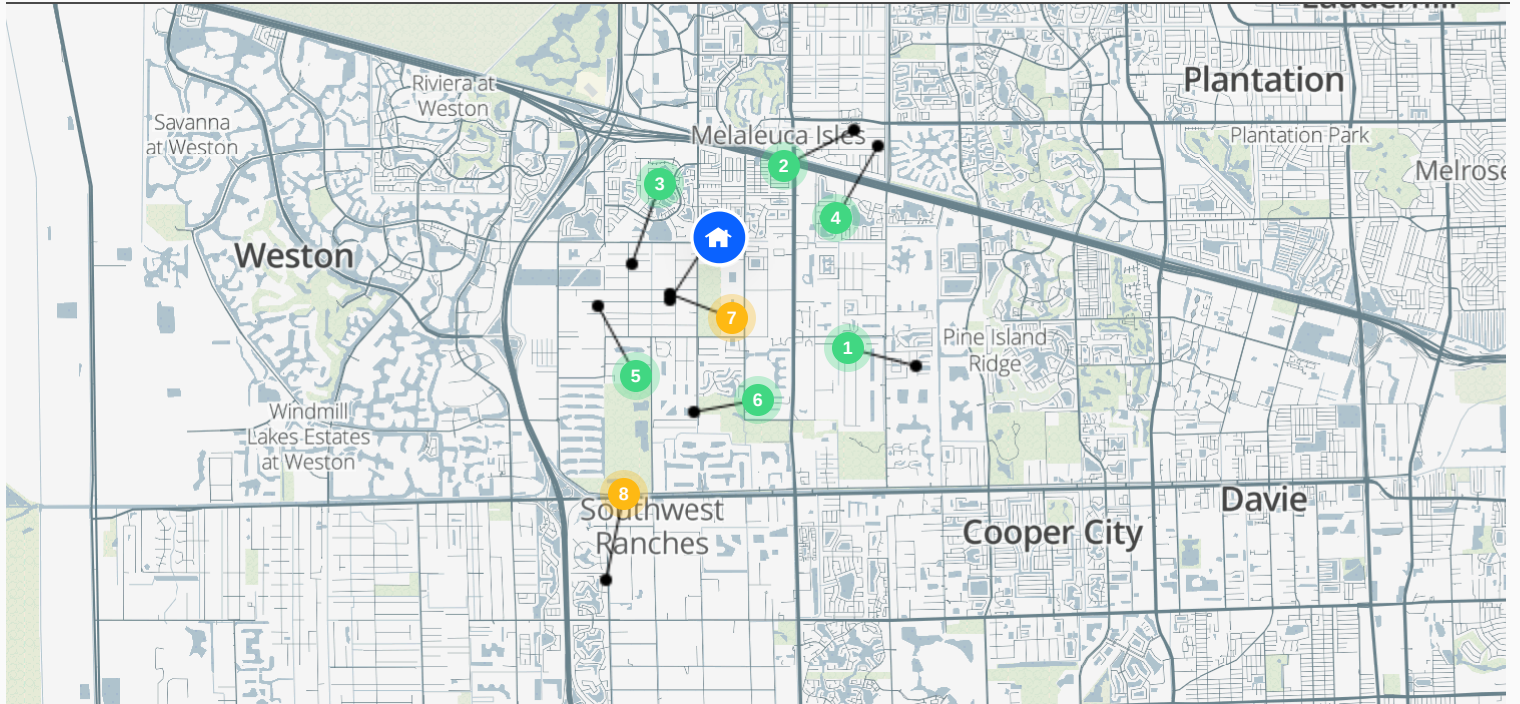
	Subject	Comp 1	Comp 2	Comp 3	Comp 4
Address	14011 SW 21st St Davie, FL 33325	11650 SW 1st St Plantation, FL 33325	13711 SW 18th Ct Davie, FL 33325	13621 SW 16th St Davie, FL 33325	2991 SW 137th Ter Davie, FL 33330
Similarity	—	● ● ● 91	● ● ● 89	● ● ● 89	● ● ● 87
Distance	—	2.66 mi	0.34 mi	0.51 mi	0.79 mi
Sale Date	6/17/1999	2/12/2020	7/2/2025	5/15/2026	2/28/2025
Sale Price	\$179,000	\$645,000	\$1,350,000	\$1,360,000	\$1,200,000
Sale Price/ft²	\$56.06/ft ²	\$209/ft ²	\$413/ft ²	\$444/ft ²	\$359/ft ²
List Date	—	3/15/2026	4/4/2025	4/9/2026	6/7/2024
List Price	\$—	\$1,195,500	\$1,449,000	\$1,445,000	\$1,219,000
List Price/ft²	—/ft ²	\$387/ft ²	\$443/ft ²	\$472/ft ²	\$364/ft ²
Bedrooms	—	5	5	6	5
Bathrooms	—	4	3	4.5	3
Square Feet	3,193 ft ²	3,092 ft ²	3,268 ft ²	3,061 ft ²	3,345 ft ²
Sq. Ft. Above Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Sq. Ft. Below Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Lot Size	38,843 ft ²	37,030 ft ²	38,225 ft ²	37,466 ft ²	43,560 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1977	1979	2002	1995	1979
Listing Status	Closed	Pending	Closed	Closed	Closed
Subdivision	FLA FRUIT LANDS CO SUB NO 1	FIVE GS PLAT	FLA FRUIT LANDS CO SUB NO 1	FLA FRUIT LANDS CO	—
Active D.O.M.	—	44	32	36	213
Cumulative D.O.M.	—	52	83	36	266
Current Value	\$1,106,683	\$1,171,265	\$1,372,544	\$1,359,996	\$1,314,641
Pool	Unknown	Yes	Yes	No	No
Garage Spaces	2	2	3	—	2
Stories	1	2	1	1	2
Basement	Unknown	Unknown	Unknown	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	\$179,000	\$1,195,500	\$1,350,000	\$1,360,000	\$1,200,000
HPI Adjustment	—	\$3,892	\$47,975	\$0	\$62,149
HC Adjustment	—	-\$19,437	-\$111,650	-\$22,148	-\$165,296
Adjusted Value	—	\$1,179,955	\$1,286,325	\$1,337,852	\$1,096,853

14011 SW 21st St Davie, FL 33325 County: Broward County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
Address	14011 SW 21st St Davie, FL 33325	14425 SW 26th St Davie, FL 33325	14480 SW 16th St Davie, FL 33325	3051 SW 136th Ave Davie, FL 33330	13331 SW 29th Ct Davie, FL 33330
Similarity	—	● ● ● 86	● ● ● 86	● ● ● 86	● ● ● 86
Distance	—	0.56 mi	0.59 mi	0.66 mi	0.86 mi
Sale Date	6/17/1999	12/30/2024	3/3/2025	8/18/2025	5/22/2025
Sale Price	\$179,000	\$950,000	\$1,100,000	\$915,000	\$1,290,000
Sale Price/ft²	\$56.06/ft ²	\$352/ft ²	\$375/ft ²	\$311/ft ²	\$399/ft ²
List Date	—	9/17/2024	10/30/2024	1/7/2025	2/20/2025
List Price	\$—	\$985,000	\$1,250,000	\$950,000	\$1,399,000
List Price/ft²	—/ft ²	\$365/ft ²	\$426/ft ²	\$323/ft ²	\$433/ft ²
Bedrooms	—	4	4	5	5
Bathrooms	—	3	3	2	3.5
Square Feet	3,193 ft ²	2,696 ft ²	2,936 ft ²	2,944 ft ²	3,232 ft ²
Sq. Ft. Above Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Sq. Ft. Below Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Lot Size	38,843 ft ²	38,351 ft ²	38,245 ft ²	43,560 ft ²	36,305 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1977	1977	1999	1990	1998
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	FLA FRUIT LANDS CO SUB NO 1	FLA FRUIT LANDS CO SUB NO 1	FLA FRUIT LANDS CO SUB NO 1	—	PARMA ESTATES 139-33 B
Active D.O.M.	—	71	89	223	35
Cumulative D.O.M.	—	104	124	223	74
Current Value	\$1,106,683	\$1,102,164	\$1,281,356	\$1,089,847	\$1,278,032
Pool	Unknown	No	Unknown	No	Yes
Garage Spaces	2	2	3	3	3
Stories	1	1	2	2	1
Basement	Unknown	Unknown	Unknown	Unknown	Unknown
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Market Price	\$179,000	\$950,000	\$1,100,000	\$915,000	\$1,290,000
HPI Adjustment	—	\$65,086	\$58,841	\$28,521	\$47,540
HC Adjustment	—	\$117,596	\$2,821	-\$21,045	-\$142,179
Adjusted Value	—	\$1,132,682	\$1,161,662	\$922,476	\$1,195,361

14011 SW 21st St Davie, FL 33325 County: Broward County

HouseCanary Suggested Rental Comparables

Similarity
● High ● Moderate ● Low ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	14011 SW 21st St	—	—	\$—/mo.	—	—	—	3,193 ft ²	38,843 ft ²	Single Family Detached	1977
1	2931 SW 108th Way Davie, FL 33328	2.72 mi	Closed	\$5,800/mo.	2/1/2026	5	3	3,237 ft ²	35,011 ft ²	Single Family Detached	1982
2	11650 SW 1st St Plantation, FL 33325	2.66 mi	Closed	\$6,600/mo.	9/9/2024	5	4	3,092 ft ²	37,030 ft ²	Single Family Detached	1979
3	14463 SW 16th Ct Davie, FL 33325	0.54 mi	Closed	\$7,350/mo.	11/1/2025	5	3	3,097 ft ²	36,370 ft ²	Single Family Detached	1994
4	11301 SW 3rd St Plantation, FL 33325	2.76 mi	Closed	\$1,400,000/mo.	3/26/2026	5	3.5	3,264 ft ²	47,132 ft ²	Single Family Detached	1989
5	14840 SW 21st St Davie, FL 33326	0.76 mi	Pending	\$1,750/mo.	11/20/2025	4	3	2,764 ft ²	— ft ²	Single Family Detached	1981
6	3500 Fairfax Ln Davie, FL 33330	1.23 mi	Closed	\$8,500/mo.	11/24/2025	5	3	3,128 ft ²	35,119 ft ²	Single Family Detached	1995
7	14000 SW 20th St Davie, FL 33325	0.06 mi	Closed	\$4,800/mo.	3/1/2026	4	3	1,920 ft ²	38,843 ft ²	Single Family Detached	1976
8	5510 Castlegate Ave Davie, FL 33331	3.06 mi	Closed	\$7,800/mo.	5/15/2026	4	3	3,025 ft ²	31,250 ft ²	Single Family Detached	1989

14011 SW 21st St Davie, FL 33325 County: Broward County


Market Risk


Risk of Decline
66.7%

Risk Level
High

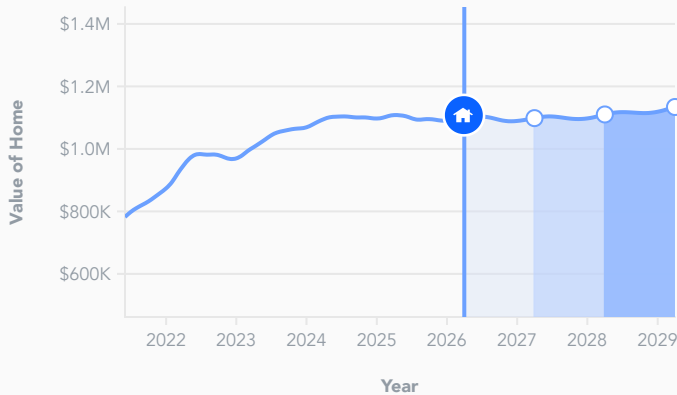
This month last year
51.0%

Neighborhood & Subject Marketability

 **Insufficient Data:**
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

 **Insufficient Data:**
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-1%	2 Year	0%	3 Year	2%
2027	\$1,098,493	2028	\$1,110,224	2029	\$1,134,128

14011 SW 21st St Davie, FL 33325 County: Broward County

Glossary

HouseCanary Value	<p>This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.</p> <p>Source: HouseCanary analysis</p>
HouseCanary Rental Value	<p>This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.</p> <p>Source: HouseCanary analysis</p>
Active	<p>Active listings within a 1 year timeframe near the subject property.</p> <p>Source: Local MLS</p>
Comparable Properties	<p>All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.</p> <p>Source: Public Record, HouseCanary analysis</p>
Current Value	<p>Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
Days on Market	<p>The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Forecast Standard Deviation (FSD)	<p>A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.</p> <p>Source: House Canary analysis</p>
HouseCanary Suggested Comps	<p>HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.</p> <p>Source: HouseCanary analysis</p>
MSA 1-Year Risk of Decline	<p>The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Months of Supply	<p>The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.</p> <p>Source: Local MLS, HouseCanary analysis</p>

14011 SW 21st St Davie, FL 33325 County: Broward County

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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