

 **PROPERTY EXPLORER**

Property Explorer Static



**Property Location**  
3402 Vanderbilt Dr  
Wellington, FL 33414

**Value Estimate**  
\$1,080,113

**Effective Date**  
4/29/2026

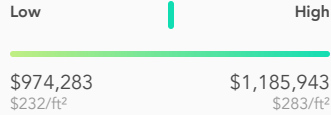
3402 Vanderbilt Dr Wellington, FL 33414 County: Palm Beach County

### HouseCanary Value

High Confidence (90%)  
FSD: 0.10

**\$1,080,113**

\$257/ft<sup>2</sup>

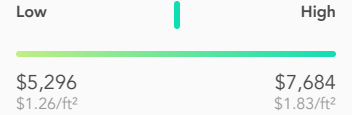


### HouseCanary Rental Value

Medium Confidence (82%)  
FSD: 0.18

**\$6,490**

\$1.55/ft<sup>2</sup>



### Subject

APN # 73-41-44-24-06-001-0210

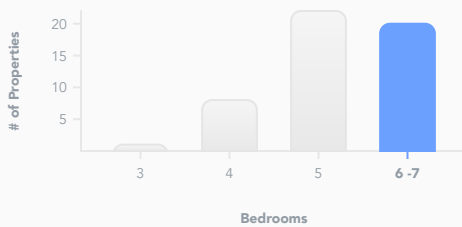
Property Type	Single Family Detached	Year Built	2009
Beds	6	Lot Size	8,098 ft <sup>2</sup>
Baths	5.5	Owner Occupied	Yes
GLA	4,198 ft <sup>2</sup>	HOA Fee	340, —
Sq. Ft. Above Grade	— ft <sup>2</sup>	HOA Fee Includes	CommonAreas,CableTV
Sq. Ft. Below Grade	— ft <sup>2</sup>	Tax Amount (Year)	\$14,169 (2025)
Condition	Excellent		

### Transaction History

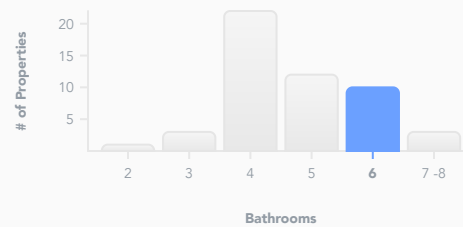
Date	Event	Type	Price	Appreciation	ADOM	Source
7/15/2022	Closed	Arms-Length	\$911,000	123% (\$503,270)	10	mls+deed
6/2/2022	Active Under Contract	—	\$899,000	—	10	mls
5/23/2022	Active	—	\$899,000	—	—	mls
5/18/2009	Closed	Arms-Length	\$407,730	—	—	deed

### Subject's Comparability to Market

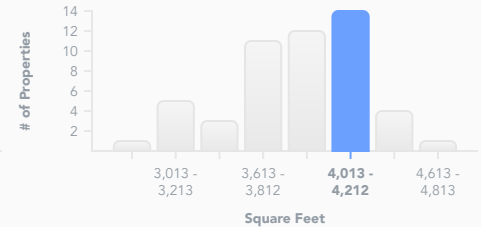
#### Bedrooms



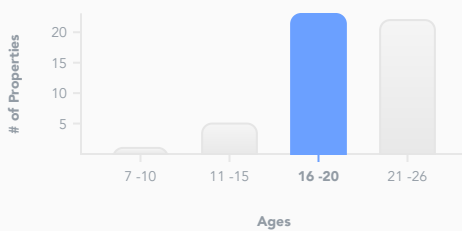
#### Bathrooms



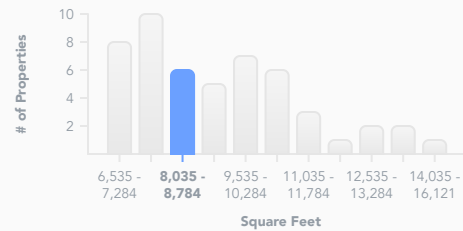
#### Square Feet



#### Age



#### Site Area

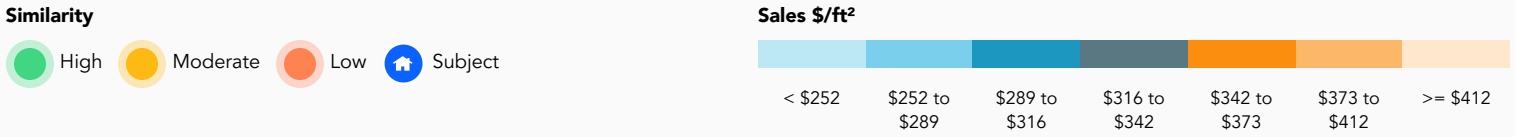
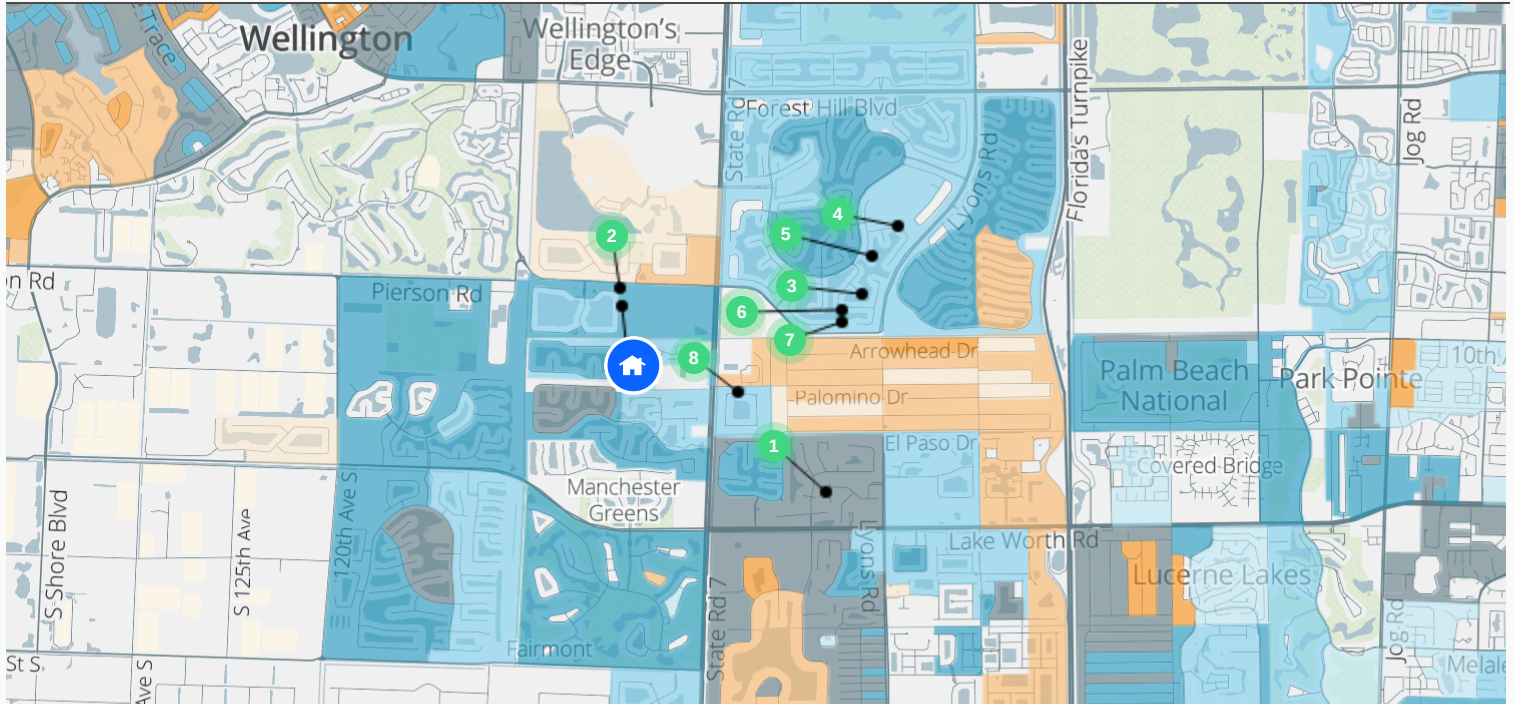


#### Legend

- Subject Property
- Nearby properties

3402 Vanderbilt Dr Wellington, FL 33414 County: Palm Beach County



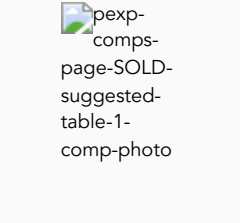


## HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
<span style="color: blue;">🏠</span>	<b>3402 Vanderbilt Dr</b>	—	Closed	<b>\$911,000</b>	<b>7/15/2022</b>	<b>6</b>	<b>5.5</b>	<b>4,198 ft<sup>2</sup></b>	<b>8,098 ft<sup>2</sup></b>	<b>Single Family Detached</b>	<b>2009</b>
<span style="color: green;">1</span>	4019 Cascade Falls Cir Lake Worth, FL 33467	1.47 mi	Closed	\$900,000	1/2/2026	5	6	4,320 ft <sup>2</sup>	7,405 ft <sup>2</sup>	Single Family Detached	2019
<span style="color: green;">2</span>	10509 Willow Oak Ct Wellington, FL 33414	0.09 mi	Closed	\$1,100,000	2/17/2026	5	4.5	3,871 ft <sup>2</sup>	13,939 ft <sup>2</sup>	Single Family Detached	2008
<span style="color: green;">3</span>	9334 Glidden Ct Wellington, FL 33414	1.27 mi	Closed	\$975,000	12/19/2025	6	5.5	4,168 ft <sup>2</sup>	10,937 ft <sup>2</sup>	Single Family Detached	2006
<span style="color: green;">4</span>	9229 Delemar Ct Wellington, FL 33414	1.53 mi	Closed	\$900,000	12/15/2025	6	4	3,963 ft <sup>2</sup>	8,411 ft <sup>2</sup>	Single Family Detached	2004
<span style="color: green;">5</span>	2754 Danforth Ter Wellington, FL 33414	1.35 mi	Closed	\$950,000	12/17/2025	5	6.5	4,168 ft <sup>2</sup>	10,890 ft <sup>2</sup>	Single Family Detached	2004
<span style="color: green;">6</span>	3111 Hamblin Way Wellington, FL 33414	1.16 mi	Closed	\$990,000	3/18/2026	5	4	3,963 ft <sup>2</sup>	9,583 ft <sup>2</sup>	Single Family Detached	2005
<span style="color: green;">7</span>	9724 Phipps Ln Wellington, FL 33414	1.17 mi	Closed	\$950,000	3/11/2026	5	4.5	3,806 ft <sup>2</sup>	7,406 ft <sup>2</sup>	Single Family Detached	2010
<span style="color: green;">8</span>	3269 Lago De Talavera Wellington, FL 33467	0.76 mi	Closed	\$1,250,000	11/3/2025	6	5.5	3,895 ft <sup>2</sup>	10,890 ft <sup>2</sup>	Single Family Detached	2006






**3402 Vanderbilt Dr** Wellington, FL 33414 County: Palm Beach County

## HouseCanary Suggested Sold &amp; Active Comparables (2 of 3)

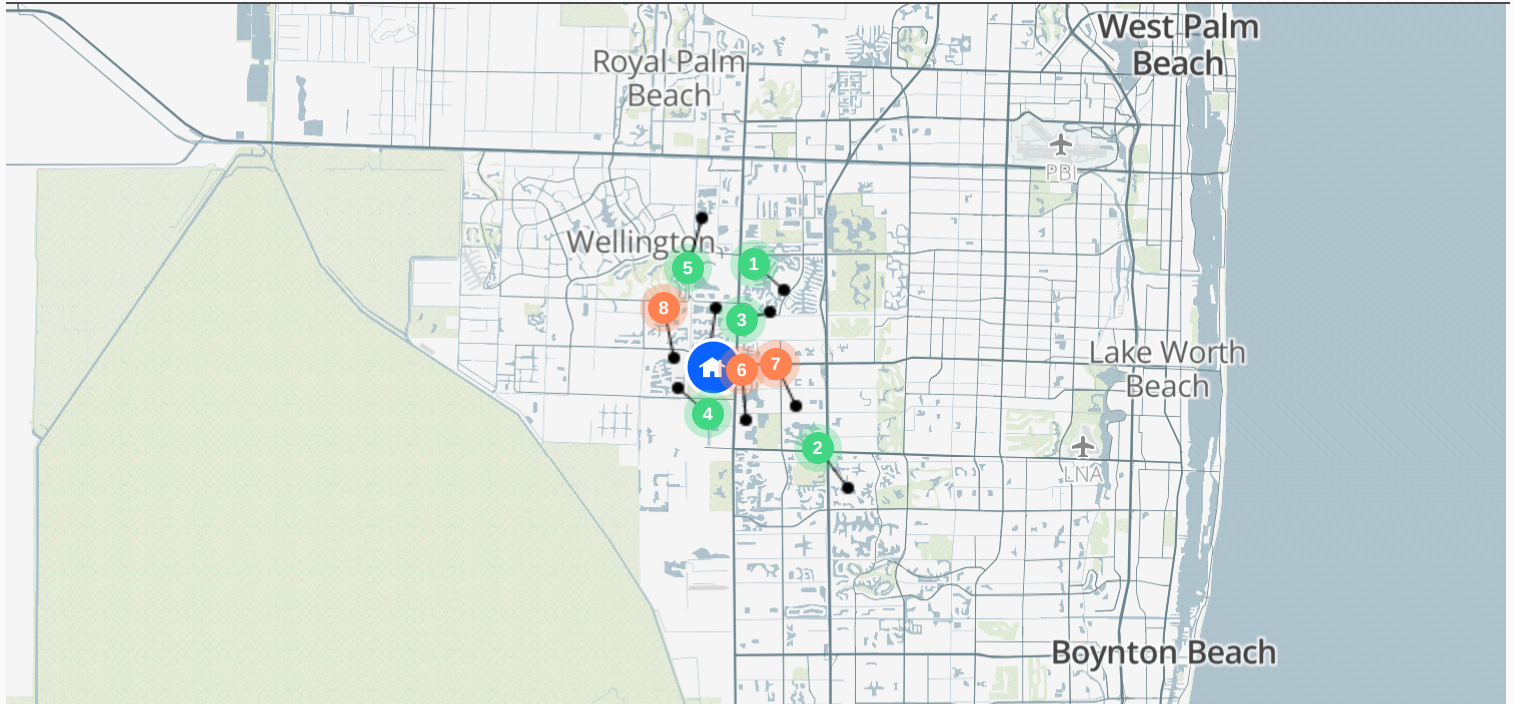
	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
<b>Address</b>	3402 Vanderbilt Dr Wellington, FL 33414	4019 Cascade Falls Cir Lake Worth, FL 33467	10509 Willow Oak Ct Wellington, FL 33414	9334 Glidden Ct Wellington, FL 33414	9229 Delemar Ct Wellington, FL 33414
<b>Similarity</b>	—	●●● 93	●●● 89	●●● 88	●●● 88
<b>Distance</b>	—	1.47 mi	0.09 mi	1.27 mi	1.53 mi
<b>Sale Date</b>	7/15/2022	1/2/2026	2/17/2026	12/19/2025	12/15/2025
<b>Sale Price</b>	\$911,000	\$900,000	\$1,100,000	\$975,000	\$900,000
<b>Sale Price/ft<sup>2</sup></b>	\$217/ft <sup>2</sup>	\$208/ft <sup>2</sup>	\$284/ft <sup>2</sup>	\$234/ft <sup>2</sup>	\$227/ft <sup>2</sup>
<b>List Date</b>	5/20/2022	6/6/2025	3/20/2025	9/16/2025	8/12/2024
<b>List Price</b>	\$899,000	\$939,000	\$1,114,900	\$1,090,000	\$1,025,000
<b>List Price/ft<sup>2</sup></b>	\$214/ft <sup>2</sup>	\$217/ft <sup>2</sup>	\$288/ft <sup>2</sup>	\$262/ft <sup>2</sup>	\$259/ft <sup>2</sup>
<b>Bedrooms</b>	6	5	5	6	6
<b>Bathrooms</b>	5.5	6	4.5	5.5	4
<b>Square Feet</b>	4,198 ft <sup>2</sup>	4,320 ft <sup>2</sup>	3,871 ft <sup>2</sup>	4,168 ft <sup>2</sup>	3,963 ft <sup>2</sup>
<b>Sq. Ft. Above Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Sq. Ft. Below Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Lot Size</b>	8,098 ft <sup>2</sup>	7,405 ft <sup>2</sup>	13,939 ft <sup>2</sup>	10,937 ft <sup>2</sup>	8,411 ft <sup>2</sup>
<b>Property Type</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<b>Year Built</b>	2009	2019	2008	2006	2004
<b>Listing Status</b>	Closed	Closed	Closed	Closed	Closed
<b>Subdivision</b>	OAKMONT ESTATES PUD	CYPRESS ROYALE PUD	OAKMONT ESTATES PUD	OLYMPIA PL 2	OLYMPIA PL 2
<b>Active D.O.M.</b>	10	204	271	45	457
<b>Cumulative D.O.M.</b>	53	210	334	94	490
<b>Current Value</b>	\$1,080,113	\$901,344	\$1,074,282	\$1,042,859	\$962,626
<b>Pool</b>	Yes	Yes	Yes	No	Yes
<b>Garage Spaces</b>	3	3	3	3	3
<b>Stories</b>	2	2	2	2	2
<b>Basement</b>	Unknown	Unknown	Unknown	Unknown	Unknown
<b>Distressed</b>	No	No	No	No	No
<b>Flip</b>	No	No	No	No	No
<b>Market Price</b>	\$911,000	\$900,000	\$1,100,000	\$975,000	\$900,000
<b>HPI Adjustment</b>	—	\$19	-\$885	\$563	\$520
<b>HC Adjustment</b>	—	-\$22,150	-\$3,731	-\$114,331	-\$13,909
<b>Adjusted Value</b>	—	\$877,869	\$1,095,384	\$861,232	\$886,611

**3402 Vanderbilt Dr** Wellington, FL 33414 County: Palm Beach County

## HouseCanary Suggested Sold &amp; Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
<b>Address</b>	3402 Vanderbilt Dr Wellington, FL 33414	2754 Danforth Ter Wellington, FL 33414	3111 Hamblin Way Wellington, FL 33414	9724 Phipps Ln Wellington, FL 33414	3269 Lago De Talavera Wellington, FL 33467
<b>Similarity</b>	—	● ● ● 87	● ● ● 86	● ● ● 86	● ● ● 85
<b>Distance</b>	—	1.35 mi	1.16 mi	1.17 mi	0.76 mi
<b>Sale Date</b>	7/15/2022	12/17/2025	3/18/2026	3/11/2026	11/3/2025
<b>Sale Price</b>	\$911,000	\$950,000	\$990,000	\$950,000	\$1,250,000
<b>Sale Price/ft<sup>2</sup></b>	\$217/ft <sup>2</sup>	\$228/ft <sup>2</sup>	\$250/ft <sup>2</sup>	\$250/ft <sup>2</sup>	\$321/ft <sup>2</sup>
<b>List Date</b>	5/20/2022	9/12/2025	1/9/2026	2/6/2026	8/22/2025
<b>List Price</b>	\$899,000	\$1,045,000	\$1,050,000	\$1,000,000	\$1,449,000
<b>List Price/ft<sup>2</sup></b>	\$214/ft <sup>2</sup>	\$251/ft <sup>2</sup>	\$265/ft <sup>2</sup>	\$263/ft <sup>2</sup>	\$372/ft <sup>2</sup>
<b>Bedrooms</b>	6	5	5	5	6
<b>Bathrooms</b>	5.5	6.5	4	4.5	5.5
<b>Square Feet</b>	4,198 ft <sup>2</sup>	4,168 ft <sup>2</sup>	3,963 ft <sup>2</sup>	3,806 ft <sup>2</sup>	3,895 ft <sup>2</sup>
<b>Sq. Ft. Above Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Sq. Ft. Below Grade</b>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>	— ft <sup>2</sup>
<b>Lot Size</b>	8,098 ft <sup>2</sup>	10,890 ft <sup>2</sup>	9,583 ft <sup>2</sup>	7,406 ft <sup>2</sup>	10,890 ft <sup>2</sup>
<b>Property Type</b>	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<b>Year Built</b>	2009	2004	2005	2010	2006
<b>Listing Status</b>	Closed	Closed	Closed	Closed	Closed
<b>Subdivision</b>	OAKMONT ESTATES PUD	OLYMPIA PL 2	OLYMPIA PL 2	OLYMPIA PL 2	TALAVERA PUD
<b>Active D.O.M.</b>	10	53	53	32	35
<b>Cumulative D.O.M.</b>	53	95	68	32	68
<b>Current Value</b>	\$1,080,113	\$1,016,089	\$990,072	\$977,174	\$1,256,473
<b>Pool</b>	Yes	No	Yes	Yes	Yes
<b>Garage Spaces</b>	3	3	3	2	3
<b>Stories</b>	2	2	2	2	2
<b>Basement</b>	Unknown	Unknown	Unknown	Unknown	Unknown
<b>Distressed</b>	No	No	No	No	No
<b>Flip</b>	No	No	No	No	No
<b>Market Price</b>	\$911,000	\$950,000	\$990,000	\$950,000	\$1,250,000
<b>HPI Adjustment</b>	—	\$549	\$143	\$141	\$4,787
<b>HC Adjustment</b>	—	-\$115,401	-\$43,481	\$15,064	-\$52,116
<b>Adjusted Value</b>	—	\$835,148	\$946,662	\$965,205	\$1,202,671

**3402 Vanderbilt Dr** Wellington, FL 33414 County: Palm Beach 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
	<b>3402 Vanderbilt Dr</b>	—	—	\$—/mo.	—	6	5.5	4,198 ft <sup>2</sup>	8,098 ft <sup>2</sup>	Single Family Detached	2009
<span style="color: green;">1</span>	9222 Delemar Ct Wellington, FL 33414	1.53 mi	Closed	\$6,800/mo.	8/1/2024	6	5.5	4,168 ft <sup>2</sup>	9,091 ft <sup>2</sup>	Single Family Detached	2004
<span style="color: green;">2</span>	6489 Marbletree Ln Lake Worth, FL 33467	4.76 mi	Active	\$8,700/mo.	3/20/2026	4	4	3,908 ft <sup>2</sup>	7,841 ft <sup>2</sup>	Single Family Detached	2001
<span style="color: green;">3</span>	9720 Phipps Ln Wellington, FL 33414	1.16 mi	Closed	\$5,700/mo.	5/15/2025	5	4.5	3,806 ft <sup>2</sup>	7,842 ft <sup>2</sup>	Single Family Detached	2009
<span style="color: green;">4</span>	4679 Manderly Dr Wellington, FL 33449	1.86 mi	Closed	\$6,800/mo.	3/1/2025	6	4	4,177 ft <sup>2</sup>	15,682 ft <sup>2</sup>	Single Family Detached	2003
<span style="color: green;">5</span>	1257 Beacon Cir Wellington, FL 33414	1.93 mi	Pending	\$4,200/mo.	4/26/2026	6	4	3,800 ft <sup>2</sup>	7,405 ft <sup>2</sup>	Single Family Detached	2002
<span style="color: orange;">6</span>	5336 Star Rush Ln Lake Worth, FL 33467	2.47 mi	Closed	\$5,000/mo.	3/15/2026	5	4	2,930 ft <sup>2</sup>	7,406 ft <sup>2</sup>	Single Family Detached	2023
<span style="color: orange;">7</span>	5209 Beland Dr Lake Worth, FL 33467	2.69 mi	Closed	\$4,750/mo.	11/21/2025	4	3.5	3,849 ft <sup>2</sup>	8,712 ft <sup>2</sup>	Single Family Detached	2019
<span style="color: red;">8</span>	4185 Sea Mist Way Wellington, FL 33449	1.37 mi	Closed	\$11,000/mo.	12/18/2025	3	2.5	2,152 ft <sup>2</sup>	8,713 ft <sup>2</sup>	Single Family Detached	2000

3402 Vanderbilt Dr Wellington, FL 33414 County: Palm Beach County


Market Risk


Risk of Decline  
**63.0%**

Risk Level  
**High**

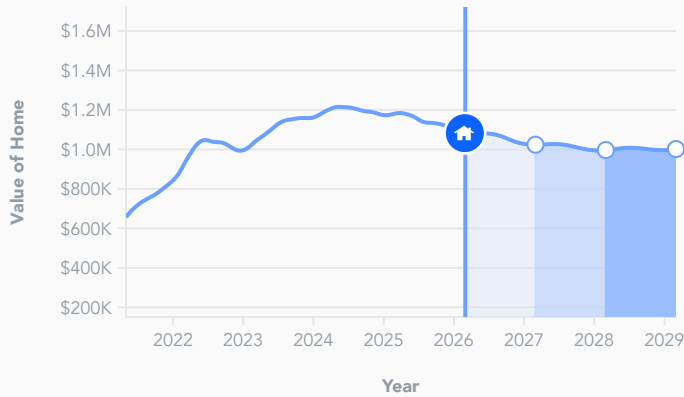
This month last year  
**85.2%**

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	<b>-5%</b>	2 Year	<b>-8%</b>	3 Year	<b>-7%</b>
2027	<b>\$1,023,839</b>	2028	<b>\$996,512</b>	2029	<b>\$1,001,804</b>

3402 Vanderbilt Dr Wellington, FL 33414 County: Palm Beach County

## Addendum

---

**HOA Fee Includes**

CommonAreas,CableTV,MaintenanceGrounds,Pools,RecreationFacilities,Security  
Source: Subject Details (page 1)

## Glossary

---

**HouseCanary Value**

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.

Source: HouseCanary analysis

**HouseCanary Rental Value**

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.

Source: HouseCanary analysis

**Active**

Active listings within a 1 year timeframe near the subject property.

Source: Local MLS

**Comparable Properties**

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.

Source: Public Record, HouseCanary analysis

**Current Value**

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.

Source: Public Record, HouseCanary Automated Valuation Model

**Days on Market**

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.

Source: Local MLS, HouseCanary analysis

**Forecast Standard Deviation (FSD)**

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.

Source: House Canary analysis

**HouseCanary Suggested Comps**

HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.

Source: HouseCanary analysis

**MSA 1-Year Risk of Decline**

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.

Source: Local MLS, HouseCanary analysis

3402 Vanderbilt Dr Wellington, FL 33414 County: Palm Beach County

## Glossary Continued

---

### Months of Supply

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.

Source: Local MLS, HouseCanary analysis

---

### 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](mailto:support@housecanary.com).

## Disclaimer

---

This Property Explorer is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Property Explorer. The inclusion of this Property Explorer with any other materials does not constitute an endorsement by HouseCanary of any third party or any third party's products or services. The projected market, valuation and financial information, conclusions and other information contained in this Property Explorer are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to HouseCanary, and such information and conclusions are not guaranteed by HouseCanary and should not be construed as a certified appraisal or valuation, or investment advice, or relied upon for critical decision making. HouseCanary uses or has used public and/or confidential data and assumptions provided to HouseCanary by third parties, and HouseCanary has not independently verified the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and MLS data does not always include recent additions and/or modifications to property structure. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Property Explorer Report.