



This search was narrowed to a specific set of Listings. Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 07/01/2020+ Street Name is like 'napavine' Street Name is like 'algona' Street Name is like 'kamano' Street Name is like 'leavenworth' Current Price is 100000+ Building SqFt is 2191 or less

Market Analysis Summary | Single-Family

Listings as of 5/13/2021 at 5/13/2021 9:49:47PM, Page 1 of 2

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
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Listings: Active

1	76429348	3523 Napavine Lane	Reserve at Washington	No	3	3	0	2	1,826	2016	1,571	\$425,000	\$232.75	0	Interior location			
		Min			3	3	0	2	1,826	2016	1,571	\$425,000	\$232.75	0				
		Max			3	3	0	2	1,826	2016	1,571	\$425,000	\$232.75	0				
		Avg			3	3	0	2	1,826	2016	1,571	\$425,000	\$232.75	0				
		Med			3	3	0	2	1,826	2016	1,571	\$425,000	\$232.75	0				

***Backs to Hempstead Highway *Backs to RR tracks

Listings: Sold

1	59986492	607 Algona Avenue ***	Reserve at Washington	No	3	3	0	2	1,535	2020		\$395,000	\$257.33	101	08/14/20	\$392,500	\$255.70	99.37
2	71515502	711 Algona Avenue ***	Reserve at Washington	No	3	3	0	2	1,535	2020		\$397,000	\$258.63	141	09/15/20	\$392,500	\$255.70	98.87
3	39142743	3512 Napavine Lane	Reserve/Washington Sec 1	No	3	3	1	2	1,849	2016	1,475	\$399,900	\$216.28	87	08/21/20	\$395,000	\$213.63	98.77
4	20083978	821 Kamano Avenue	Reserve at Washington	No	3	2	1	2	1,659	2020		\$407,782	\$245.80	22	07/30/20	\$397,500	\$239.60	97.48
5	4783530	3502 Napavine Lane	Reserve at Washington	No	3	2	1	2	1,704	2019	1,895	\$425,000	\$249.41	5	04/30/21	\$405,000	\$237.68	95.29
6	87036721	3518 Napavine Lane Lane	Reserve/Washington Sec 1	No	3	3	0	2	1,954	2017	1,291	\$415,000	\$212.38	69	02/23/21	\$405,000	\$207.27	97.59
7	91771347	605 Algona Avenue ***	Reserve at Washington	No	3	3	1	2	1,865	2020		\$418,000	\$224.13	100	08/06/20	\$412,500	\$221.18	98.68
8	52724496	709 Algona Avenue ***	Reserve at Washington	No	3	3	1	2	1,851	2020	2,010	\$418,000	\$225.82	89	08/27/20	\$414,500	\$223.93	99.16
9	57943151	613 Algona Avenue ***	Reserve at Washington	No	3	3	0	2	1,851	2020		\$420,000	\$226.90	70	08/13/20	\$417,500	\$225.55	99.40

Presented by: Lynette Lew

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Market Analysis Summary | Single-Family

Listings as of 5/13/2021 at 5/13/2021 9:49:47PM, Page 2 of 2

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
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Listings: Sold

10	76326722	804 Kamano Avenue	Reserve at Washington	No	3	2	2	2	2,186	2019	2,817	\$470,000	\$191.06	*197	10/28/20	\$470,000	\$215.00	100.00
		Min			3	2	0	2	1,535	2016	1,291	\$395,000	\$191.06	5		\$392,500	\$207.27	95.29
		Max			3	3	2	2	2,186	2020	2,817	\$470,000	\$258.63	197		\$470,000	\$255.70	100.00
		Avg			3	3	1	2	1,799	2019	1,898	\$416,568	\$230.77	88		\$410,200	\$229.52	98.46
		Med			3	3	1	2	1,850	2020	1,895	\$416,500	\$226.36	88		\$405,000	\$224.74	98.82
		11 Total Listings			Avg	3	3	1	2	1,801	2019	1,843	\$417,335	\$230.95	80	\$410,200	\$229.52	89.51
					Med	3	3	1	2	1,849	2020	1,733	\$418,000	\$226.90	87	\$405,000	\$224.74	98.82

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$395,000	\$470,000	\$417,335	\$418,000
Sold Price	\$392,500	\$470,000	\$410,200	\$405,000
Adj. Sold Price	\$392,500	\$470,000	\$410,120	\$404,600
LP/SF	\$191.06	\$258.63	\$230.95	\$226.90
SP/SF	\$207.27	\$255.70	\$229.52	\$224.74
Adj. SP/SF	\$206.86	\$255.70	\$229.48	\$224.74

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