

| eXp Realty LLC

blueandvinegroup.com



PROPERTY EXPLORER

Valuation Report



Property Location

159 Coyote Ridge Dr
Walla Walla, WA 99362

Value Estimate

\$800,328

Effective Date

9/9/2022

blue & vine group • | eXp Realty LLC

5 W Alder Street #329

Walla Walla, WA 99362

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blueandvinegroup.com

159 Coyote Ridge Dr Walla Walla, WA 99362

 **PROPERTY EXPLORER**

HouseCanary Value

\$800,328

High Confidence 0.09 FSD

\$223 / ft²

Low High

\$731,190
\$204 / ft²

\$869,466
\$242 / ft²

Insufficient Data:

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

Subject

APN # 360604590025

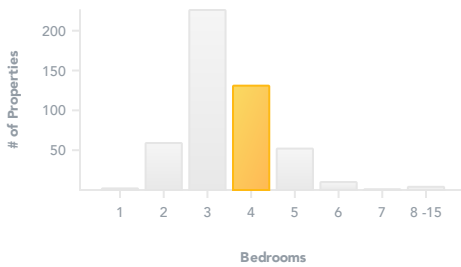
Property Type	Single Family Detached	Year Built	2006
Beds	4	Lot Size	18,513 ft ²
Baths	3.5	Owner Occupied	Yes
GLA	3,591 ft ²		

Transaction History

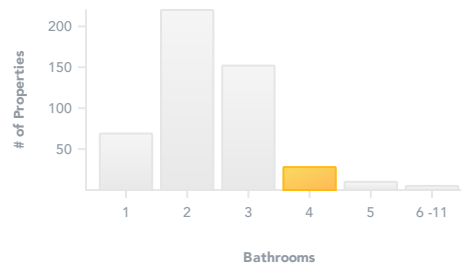
Date	Event	Type	Price	Appreciation	ADOM	Source
8/29/2022	Sold	Non-Distressed	\$800,000	91% (\$381,000.00)	96	NWMLS
7/11/2022	Pending	---	\$---	0% (\$0.00)	96	NWMLS
5/25/2022	Listed	---	\$850,000	0% (\$0.00)	---	NWMLS
1/2/2013	Sold	Non-Distressed	\$419,000	0% (\$0.00)	147	NWMLS
9/30/2012	Pending	---	\$---	0% (\$0.00)	147	NWMLS
8/8/2012	Listed	---	\$429,000	0% (\$0.00)	---	NWMLS

Subject's Comparability to Market

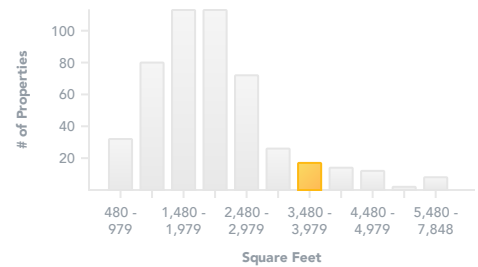
Bedrooms



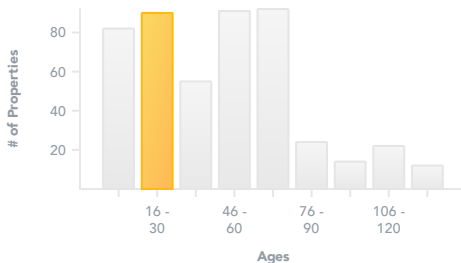
Bathrooms



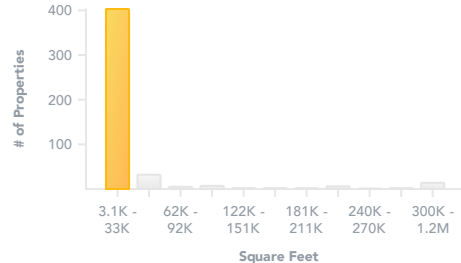
Square Feet



Age



Site Area

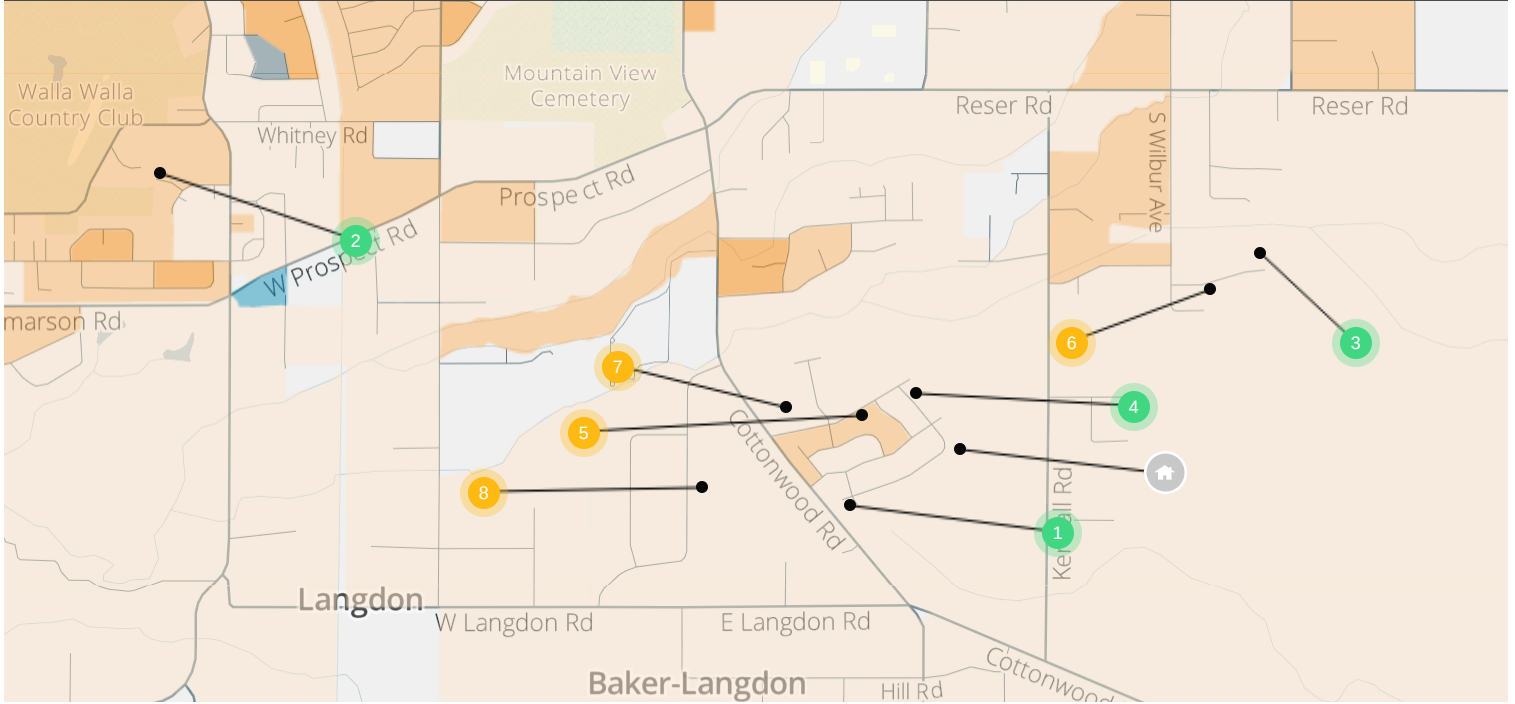


Legend

- Subject Property
- Nearby properties

159 Coyote Ridge Dr Walla Walla, WA 99362

HouseCanary Suggested Sold & Active Comparables (1 of 3)








#	Address	Distance	Status	Price	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	159 Coyote Ridge Dr	--	Sold	\$---	8/29/2022	4	3.5	3,591 ft²	18,513 ft²	Single Family Detached	2006
1	401 Coyote Ridge Dr Walla Walla, WA 99362	0.25 mi	Active	\$875,000	12/13/2018	4	3	3,237 ft ²	12,210 ft ²	Single Family Detached	2007
2	1040 Williams Pl Walla Walla, WA 99362	1.74 mi	Active	\$925,000	--	4	3	3,603 ft ²	11,138 ft ²	Single Family Detached	1998
3	1617 Wheatcrest Rd Walla Walla, WA 99362	0.74 mi	Active	\$1,150,000	6/28/2018	3	3.5	3,505 ft ²	49,223 ft ²	Single Family Detached	2005
4	33 Coyote Ridge Dr Walla Walla, WA 99362	0.15 mi	Pending	\$825,000	12/11/2013	3	2.5	2,476 ft ²	12,336 ft ²	Single Family Detached	2007
5	382 Eagle Crest Dr Walla Walla, WA 99362	0.21 mi	Sold	\$825,000	8/19/2022	4	2.5	3,000 ft ²	10,197 ft ²	Single Family Detached	2012
6	1484 Wheatcrest Rd Walla Walla, WA 99362	0.61 mi	Active	\$1,350,000	12/12/2008	4	2.5	2,491 ft ²	53,143 ft ²	Single Family Detached	2003
7	173 Arabica Rd Walla Walla, WA 99362	0.36 mi	Sold	\$715,990	6/24/2022	4	3	2,258 ft ²	6,870 ft ²	Single Family Detached	2021
8	3085 Canberra Dr Walla Walla, WA 99362	0.53 mi	Pending	\$850,000	11/25/2013	5	3	4,016 ft ²	43,996 ft ²	Single Family Detached	1977

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HouseCanary Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	159 Coyote Ridge Dr Walla Walla, WA 99362	401 Coyote Ridge Dr Walla Walla, WA 99362	1040 Williams Pl Walla Walla, WA 99362	1617 Wheatcrest Rd Walla Walla, WA 99362	33 Coyote Ridge Dr Walla Walla, WA 99362
Similarity	—	●●● 92	●●● 89	●●● 88	●●● 85
Distance	—	0.25 mi	1.74 mi	0.74 mi	0.15 mi
Bedrooms	4	4	4	3	3
Bathrooms	3.5	3	3	3.5	2.5
Square Feet	3,591 ft ²	3,237 ft ²	3,603 ft ²	3,505 ft ²	2,476 ft ²
Lot Size	18,513 ft ²	12,210 ft ²	11,138 ft ²	49,223 ft ²	12,336 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2006	2007	1998	2005	2007
Listing Status	Sold	Active	Active	Active	Pending
Subdivision	Walla Walla	Walla Walla	Walla Walla	Walla Walla	Walla Walla
Sale Date	8/29/2022	12/13/2018	—	6/28/2018	12/11/2013
Sale Price	\$800,000	\$520,000	\$—	\$700,000	\$371,500
Sale Price / ft²	\$223 / ft ²	\$161 / ft ²	— / ft ²	\$200 / ft ²	\$150 / ft ²
List Date	5/25/2022	8/24/2022	7/25/2022	8/9/2022	7/28/2022
List Price	\$850,000	\$875,000	\$925,000	\$1,150,000	\$825,000
List Price / ft²	\$237 / ft ²	\$270 / ft ²	\$257 / ft ²	\$328 / ft ²	\$333 / ft ²
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$800,328	\$853,460	\$968,743	\$1,166,526	\$821,463
Pool	No	No	No	No	No
Garage Spaces	—	3	4	3	4
Stories	—	—	—	—	—
Basement	—	No	Yes	No	No
Distressed	—	No	No	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$875,000	\$925,000	\$1,150,000	\$825,000
HPI Adjustment	—	-\$21,540	\$43,743	\$16,526	-\$3,537
HC Adjustment	—	\$42,027	\$28,882	\$13,826	\$108,176
Adjusted Value	—	\$895,487	\$997,625	\$1,180,352	\$929,639

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HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	159 Coyote Ridge Dr Walla Walla, WA 99362	382 Eagle Crest Dr Walla Walla, WA 99362	1484 Wheatcrest Rd Walla Walla, WA 99362	173 Arabica Rd Walla Walla, WA 99362	3085 Canberra Dr Walla Walla, WA 99362
Similarity	—	● ● ● ● 84	● ● ● ● 82	● ● ● ● 81	● ● ● ● 81
Distance	—	0.21 mi	0.61 mi	0.36 mi	0.53 mi
Bedrooms	4	4	4	4	5
Bathrooms	3.5	2.5	2.5	3	3
Square Feet	3,591 ft ²	3,000 ft ²	2,491 ft ²	2,258 ft ²	4,016 ft ²
Lot Size	18,513 ft ²	10,197 ft ²	53,143 ft ²	6,870 ft ²	43,996 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	2006	2012	2003	2021	1977
Listing Status	Sold	Sold	Active	Sold	Pending
Subdivision	Walla Walla	Walla Walla	Walla Walla	Walla Walla	Walla Walla
Sale Date	8/29/2022	8/19/2022	12/12/2008	6/24/2022	11/25/2013
Sale Price	\$800,000	\$825,000	\$418,000	\$715,990	\$341,000
Sale Price / ft ²	\$223 / ft ²	\$275 / ft ²	\$168 / ft ²	\$317 / ft ²	\$84.91 / ft ²
List Date	5/25/2022	7/10/2022	8/18/2022	4/8/2022	9/1/2022
List Price	\$850,000	\$815,000	\$1,350,000	\$745,000	\$850,000
List Price / ft ²	\$237 / ft ²	\$272 / ft ²	\$542 / ft ²	\$330 / ft ²	\$212 / ft ²
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$800,328	\$824,978	\$802,957	\$722,589	\$828,897
Pool	No	No	Yes	—	Yes
Garage Spaces	—	4	3	—	2
Stories	—	—	—	—	—
Basement	—	No	No	—	Yes
Distressed	—	No	No	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$825,000	\$1,350,000	\$715,990	\$850,000
HPI Adjustment	—	\$-22	\$-547,043	\$6,599	\$-21,103
HC Adjustment	—	\$100,783	\$100,904	\$113,547	\$84,884
Adjusted Value	—	\$925,761	\$903,861	\$836,136	\$913,781

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Market Risk

Risk of Decline
2.1%

Risk Level
Very Low

This month last year
1.6%

This month
2.6%

Neighborhood & Subject Marketability

Months of Supply - ZIP



This month last year
1

This month
2

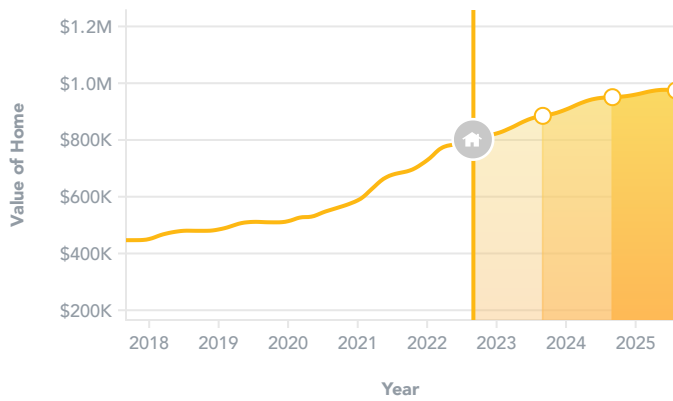
Days on Market - Sold or De-listed Properties



This month last year
14

This month
22

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	11%	2 Year	19%	3 Year	22%
2023	\$884,988	2024	\$950,788	2025	\$974,190

159 Coyote Ridge Dr Walla Walla, WA 99362



Glossary

HouseCanary Value

We value this property at \$800,328. The sales price will likely fall between \$731,190 and \$869,466. 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

Rental Comparable Value

The Rental Comparable Value is an average of the adjusted values of the selected comparable rental listings (comps). We automatically adjust each comp's value to align it more closely to the subject property by including or removing a number of property level attributes, including beds, baths, gross living area, and other details. Then, HouseCanary uses the adjusted comps to calculate the new Rental Comparable Value.

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

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

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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 twelve states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, 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.

Disclaimer

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