

PROPERTY ADDRESS 159 Coyote Ridge Dr, Walla Walla, WA 99362	COUNTY Walla Walla	APN NUMBER 360604590025
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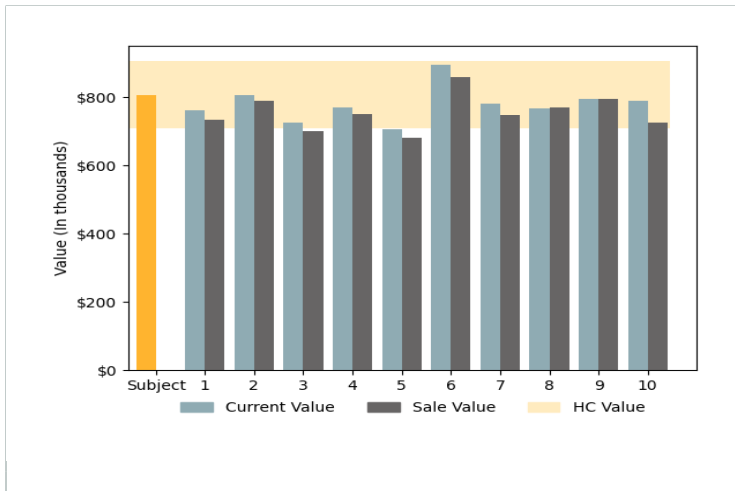
PROPERTY EXPLORER Executive Summary

HOUSECANARY VALUE High Confidence \$807,229 \$225/sq.ft. \$708,182 - \$906,276 \$197/sq.ft. - \$252/sq.ft.	HOUSECANARY COMPARABLE RENTAL VALUE Unavailable Comparable rental value is currently unavailable for this property
MARKET STATUS Strong Seller's Market	MSA 1YR RISK OF DECLINE 1.8% Very Low

Subject Attributes

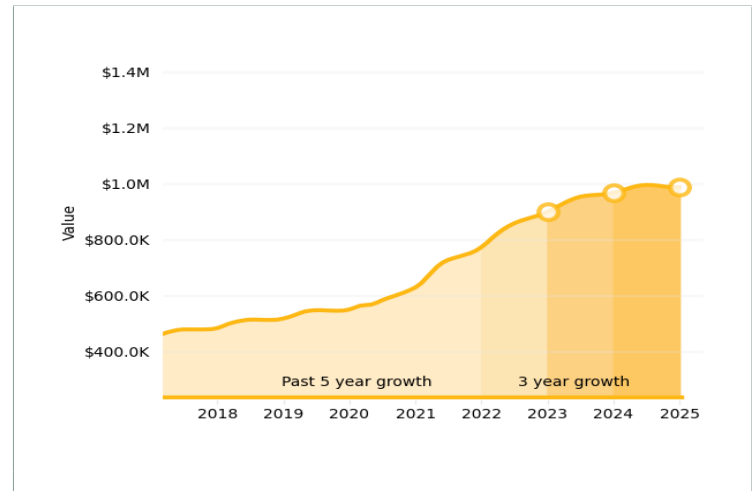
PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	4	2	3591	18513	2006	Yes

Recent Similar Comparables (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$735,000	\$761,352	254 Thunder Rid... Walla Walla, WA 99362	High
2	\$789,000	\$804,817	162 Costello Pl Walla Walla, WA 99362	High
3	\$700,000	\$726,769	846 Wallowa Dr Walla Walla, WA 99362	High
4	\$751,000	\$771,057	1603 Beacon Dr Walla Walla, WA 99362	High
5	\$680,000	\$707,257	792 Van Donge Ln Walla Walla, WA 99362	Moderate
6	\$860,000	\$894,461	3175 Plaza Way Walla Walla, WA 99362	Moderate
7	\$749,000	\$781,923	10 Wolf Fork Pl Walla Walla, WA 99362	Moderate
8	\$769,000	\$768,003	2323 Fern Ave Walla Walla, WA 99362	Moderate
9	\$795,000	\$794,778	1319 Barleen Dr Walla Walla, WA 99362	Moderate
10	\$725,000	\$790,873	1615 Beacon Dr Walla Walla, WA 99362	Moderate

Value Forecast

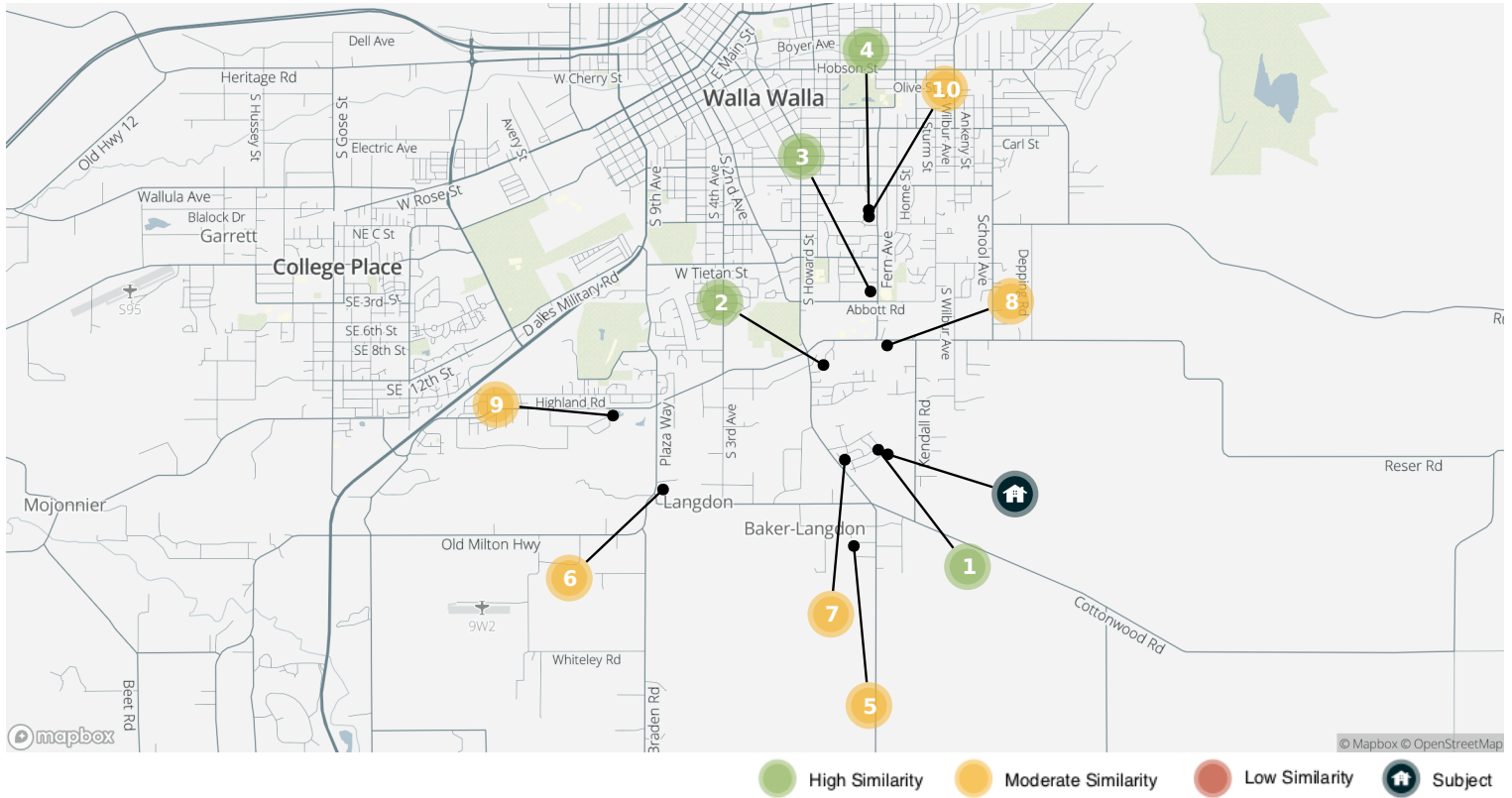


1YR FORECAST GROWTH	2YR FORECAST GROWTH	3YR FORECAST GROWTH
14.0%	21.4%	22.5%
\$920,643	\$980,011	\$988,991

Purchase History

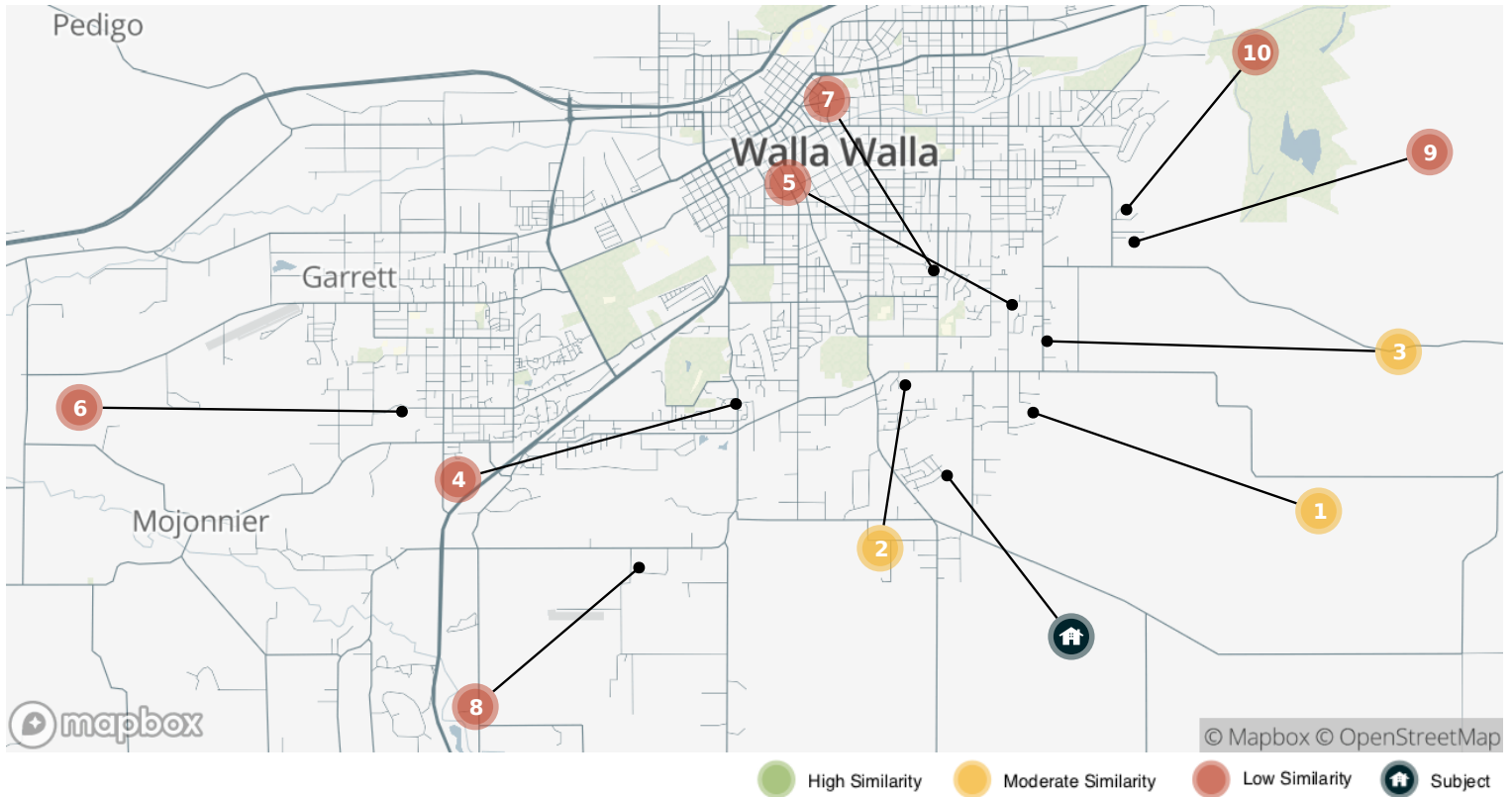
DATE	SALE PRICE
01/02/2013	\$419,000

Recent Similar Comparables (0-1year)



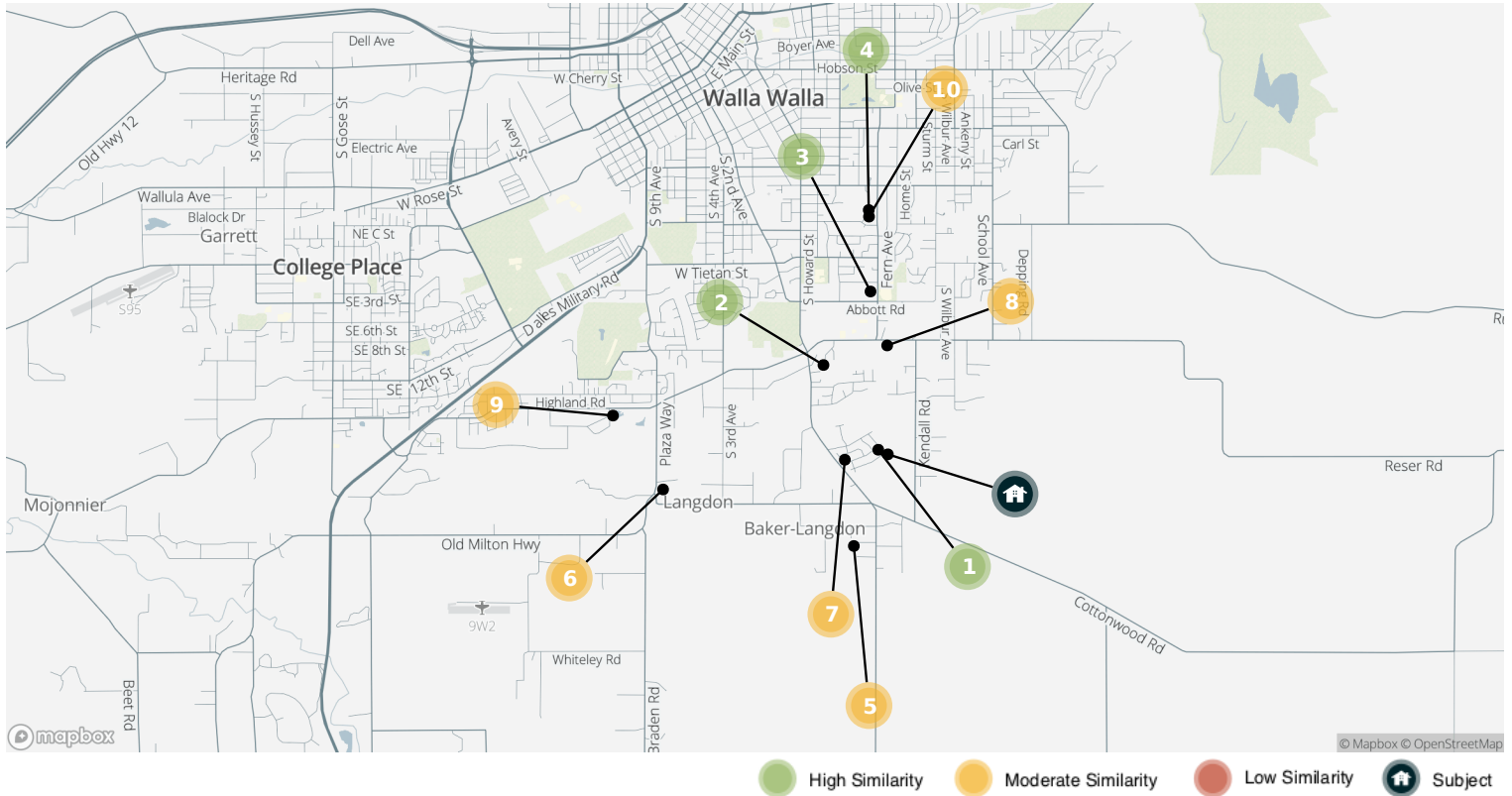
#	SIMILARITY	DISTANCE	PROPERTY	SOLD	LIST	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	\$419,000 01/2013	\$429,000 08/2012	\$807,229	16	4	2	3591	18513
1	High	0.07mi	254 Thunder Ridge Dr Walla Walla, WA 99362	\$735,000 07/2021	\$725,000 06/2021	\$761,352	15	4	3	2827	18613
2	High	0.72mi	162 Costello Pl Walla Walla, WA 99362	\$789,000 11/2021	\$789,000 09/2021	\$804,817	17	5	3.5	3493	14667
3	High	1.06mi	846 Wallowa Dr Walla Walla, WA 99362	\$700,000 06/2021	\$650,000 04/2021	\$726,769	29	6	3	3848	47480
4	High	1.59mi	1603 Beacon Dr Walla Walla, WA 99362	\$751,000 10/2021	\$760,000 08/2021	\$771,057	22	4	2.5	3352	20495
5	Moderate	0.64mi	792 Van Donge Ln Walla Walla, WA 99362	\$680,000 06/2021	\$625,000 06/2021	\$707,257	20	4	3.75	2737	43996
6	Moderate	1.48mi	3175 Plaza Way Walla Walla, WA 99362	\$860,000 09/2021	\$877,500 06/2021	\$894,461	9	5	4	2924	56628
7	Moderate	0.28mi	10 Wolf Fork Pl Walla Walla, WA 99362	\$749,000 07/2021	\$749,000 06/2021	\$781,923	15	5	3.5	4308	10620
8	Moderate	0.71mi	2323 Fern Ave Walla Walla, WA 99362	\$769,000 12/2021	\$799,000 04/2021	\$768,003	1	4	2	2600	11901
9	Moderate	1.8mi	1319 Barleen Dr Walla Walla, WA 99362	\$795,000 02/2022	\$795,000 01/2022	\$794,778	50	4	3	3260	23958
10	Moderate	1.55mi	1615 Beacon Dr Walla Walla, WA 99362	\$725,000 06/2021	\$750,000 04/2021	\$790,873	20	5	3.5	4814	20173

Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	16	4	2	3591	18513	-
1	Moderate	0.76mi	2589 S Wilbur Ave Walla Walla, WA 99362	\$1,950,000	08/2021	1	4	4	3368	223898	196
2	Moderate	0.71mi	412 Reser Rd Walla Walla, WA 99362	\$649,000	10/2021	67	5	2.5	3078	196456	144
3	Moderate	1.2mi	2127 School Ave Walla Walla, WA 99362	\$839,000	01/2022	66	5	2.5	4188	81893	30
4	Low	1.6mi	1015 Jelor Pl Walla Walla, WA 99362	\$697,000	09/2021	23	3	2.5	2268	10132	168
5	Low	1.31mi	1811 S Wilbur Ave Walla Walla, WA 99362	\$1,100,000	11/2021	39	3	3	3140	33106	93
6	Low	3.93mi	359 SW 12th St College Place, WA 99324	\$599,000	02/2022	14	4	2	2742	43560	17
7	Low	1.47mi	860 Clay St Walla Walla, WA 99362	\$615,000	02/2022	38	5	3	4082	9771	12
8	Low	2.3mi	3525 Pranger Rd Walla Walla, WA 99362	\$2,500,000	07/2021	20	2	2	2440	247856	230
9	Low	2.14mi	2326 New Haven Dr Walla Walla, WA 99362	\$1,299,000	03/2022	14	3	2.5	2148	69696	-
10	Low	2.3mi	96 Winemakers Ln Walla Walla, WA 99362	\$1,499,000	09/2021	18	5	3.5	4314	279655	180

Historical Similar Comparables (0-4years)

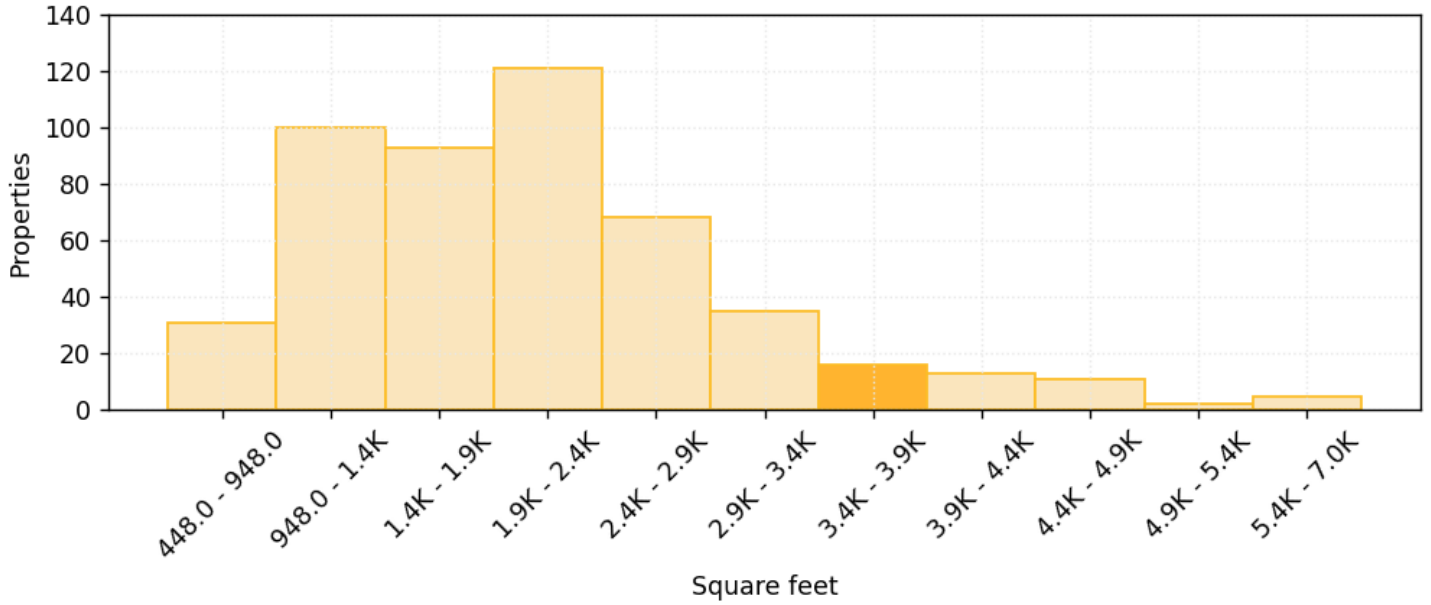


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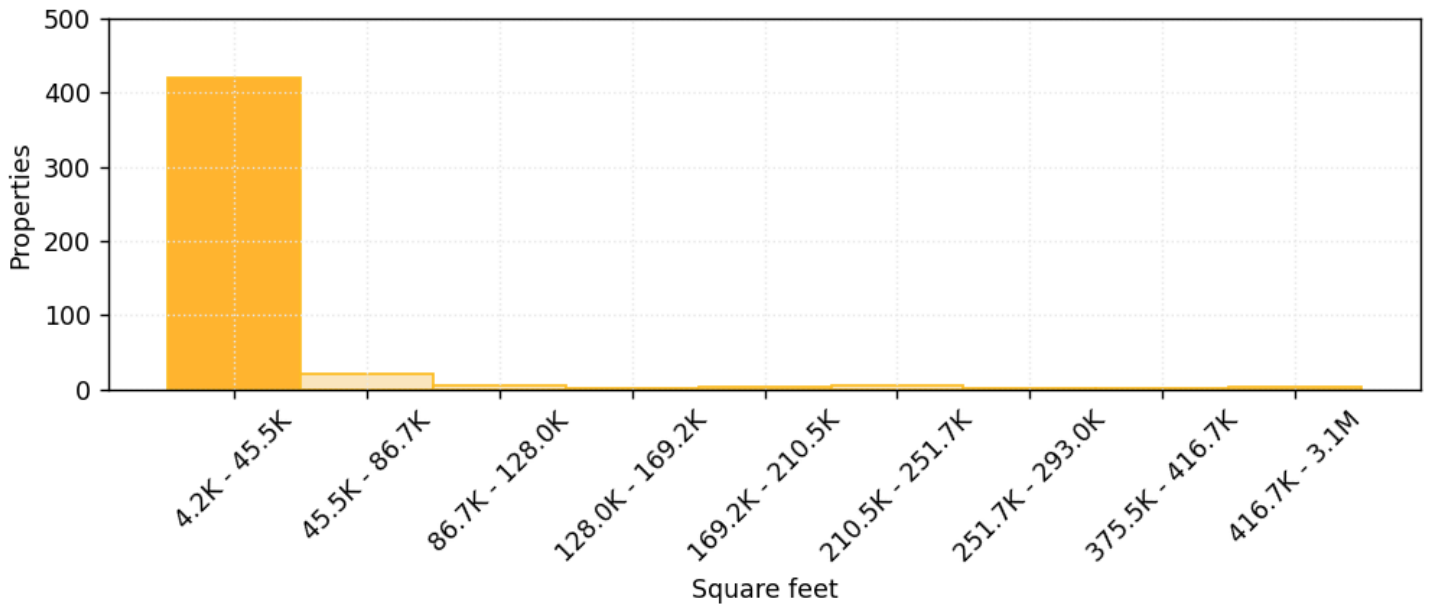
Nearby Properties

of nearby properties Subject property

Gross Living Area (sq. ft.)



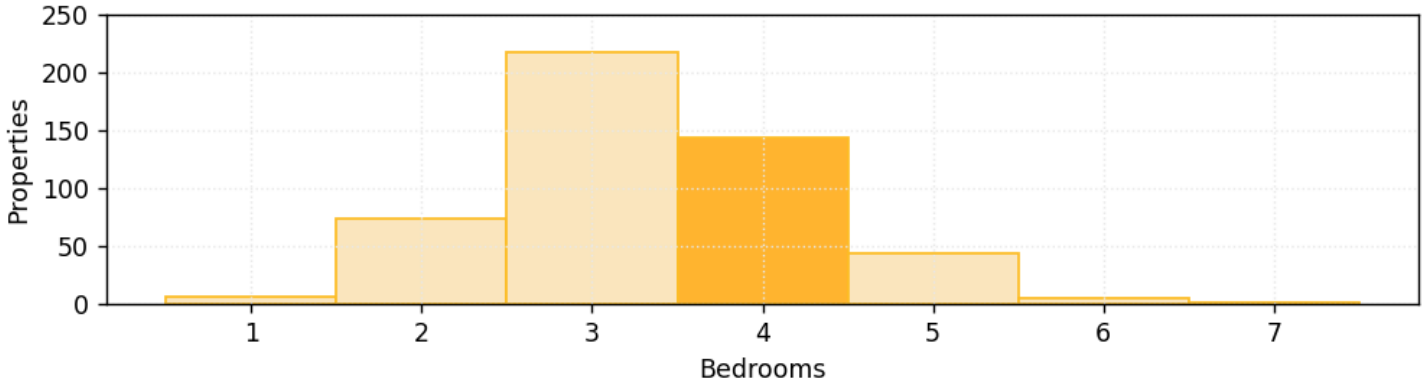
Site Area (sq. ft.)



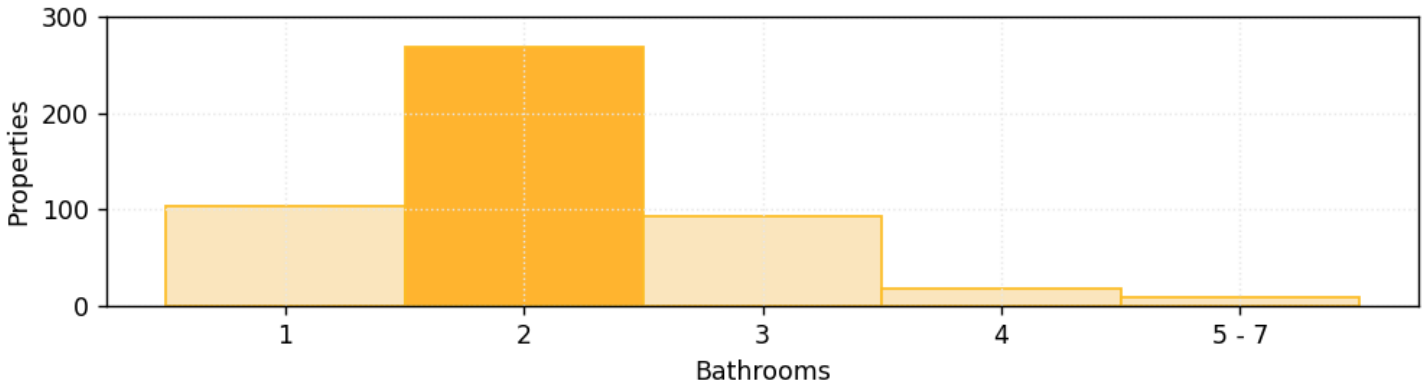
Nearby Properties

of nearby properties Subject property

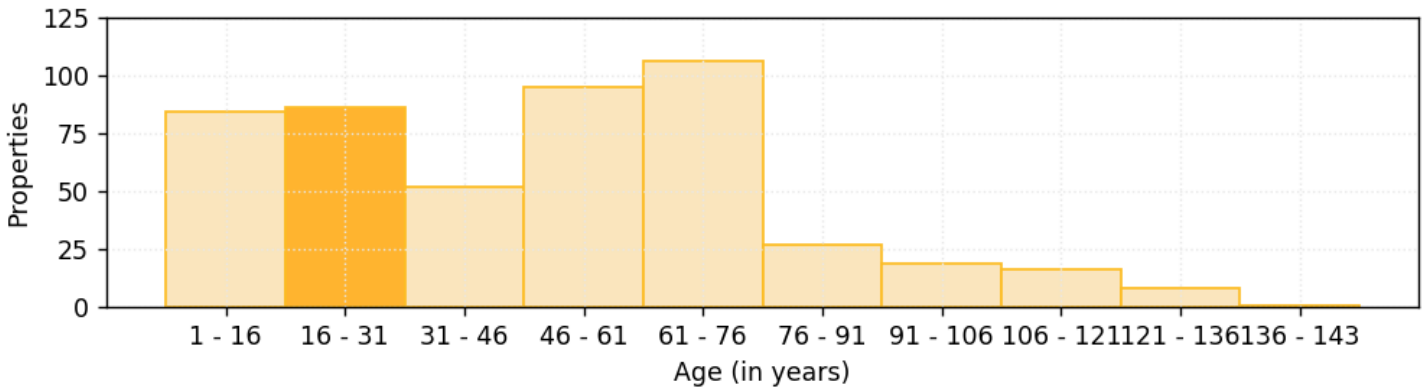
Bedrooms



Bathrooms

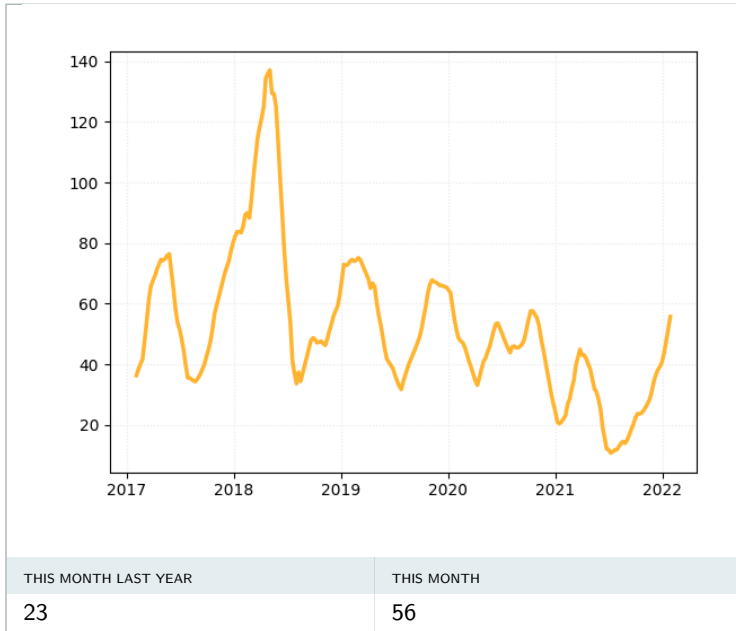


Age

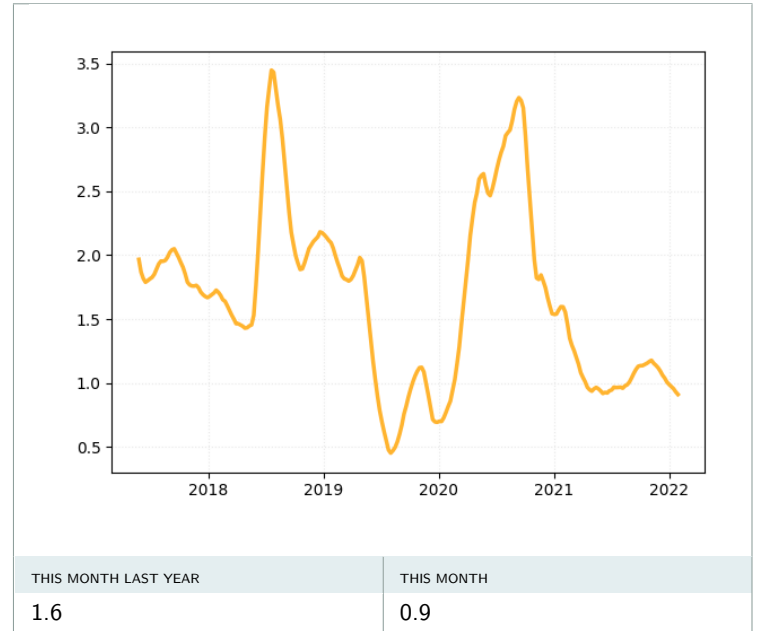


Market Analysis - 99362

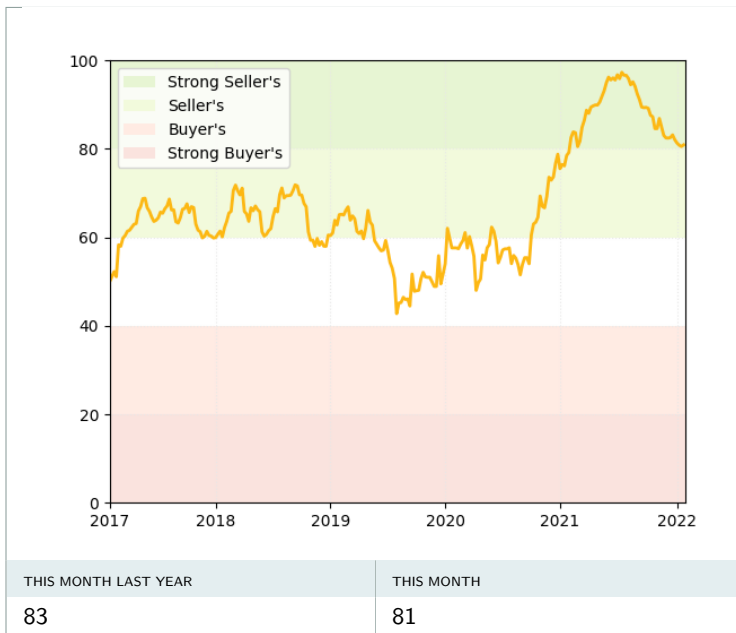
Days on Market - Sold or De-listed Properties



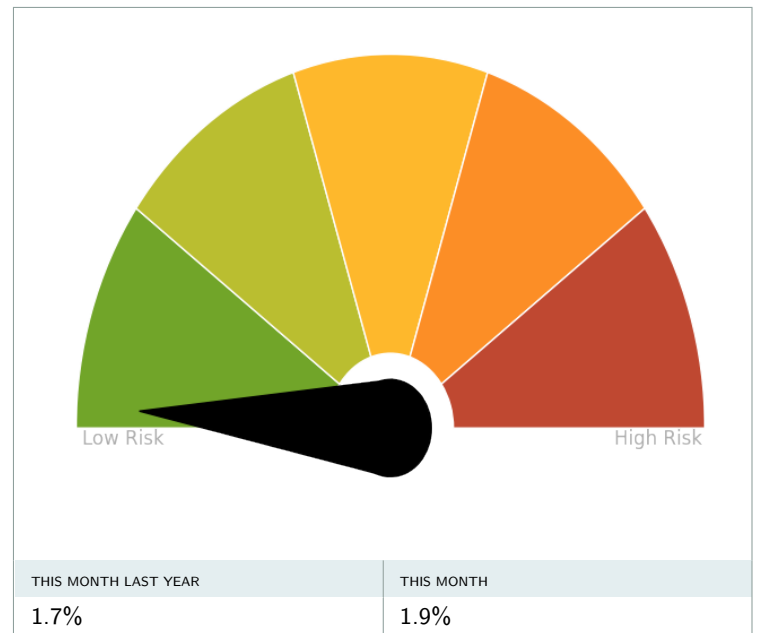
Months of Supply



Market Index



1 Year risk of decline



MARKET STATUS
Strong Seller's Market

RISK LEVEL
Very Low

Glossary

Active	<p>Active listings within a 1 year timeframe near the subject property.</p> <p>Source: Local MLS</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>
Historical Similar Comparables	<p>Similar comparables within a 4-year timeframe close to the subject property.</p> <p>Source: Public Record, HouseCanary Home Price Index</p>
HouseCanary Comparable Rental Value	<p>The HouseCanary Comparable Rental 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 HouseCanary Comparable Rental Value.</p> <p>Source: HouseCanary analysis</p>
HouseCanary Value	<p>We value this property at \$807,229. The sales price will likely fall between \$708,182 and \$906,276. 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>
Market Index	<p>The market index is designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Market Status	<p>The market status is the summary conclusion on the market index. Specifically whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition.</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>
MSA 1yr 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>
Nearby Properties	<p>All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.</p> <p>Source: Public Record, HouseCanary analysis</p>

Glossary Contd.

Non-disclosure state	<p>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.</p> <p>The following fourteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.</p> <p>Source: Public Record, MLS</p>
Owner Occupancy	<p>Owner occupancy indicates whether the owner of the home is the primary resident.</p> <p>Source: Public Record</p>
Property Type	<p>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.</p> <p>Source: Public Record</p>
Recent Similar Comparables	<p>Similar comparables within a 1-year timeframe close to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
Similarity Level	<p>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.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>
Valuation Suitability Score	<p>HouseCanary's valuation suitability score is measured in percentage terms relative to the estimated price. This score allows for comparison of accuracy on two or more properties regardless of the magnitude of the individual price estimates. Formally, if the Valuation Suitability Score is X and the estimated price is P, then the lower price bound approximately equals $P * (X/100)$ and the upper price bound approximately equals $P * (2 - (X/100))$. Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy.</p> <p>Source: Public Record, MLS, HouseCanary analysis</p>

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. 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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