

# Real Estate Machine: Smart Investment Report

## Analysis for Property ID: 0 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,912 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$313,000, this translates to approximately **\$233.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,650 sqft. The layout includes 3,370 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,050 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1921, this 93-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$2,384,000, this translates to approximately **\$653.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,947 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$177.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,030 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$210.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 800 sqft,

featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$283.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 5 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1938, this 76-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$556.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 6 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 2,560 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$248.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 7 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,868 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$482,000, this translates to approximately **\$177.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 8 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 88,426 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$452,500, this translates to approximately **\$186.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 9 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,520 sqft. The layout

includes 1,520 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,200 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$421.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 10 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,320 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$463,000, this translates to approximately **\$270.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 11 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,920 sqft. The layout includes 1,910 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$479.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 12 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 14,892 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$588,500, this translates to approximately **\$252.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 13 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,435 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$334.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 14 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 9,480 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$412.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 15 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,720 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$242,500, this translates to approximately **\$202.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 16 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,700 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$419,000, this translates to approximately **\$266.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## **Analysis for Property ID: 17 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,110 sqft. The layout includes 3,110 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 7,231 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$367,500, this translates to approximately **\$118.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 18 - Des Moines (WA 98198)**

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,858 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$257,950, this translates to approximately **\$188.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## **Analysis for Property ID: 19 - North Bend (WA 98045)**



**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,277 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$233.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 20 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,578 sqft lot. Built in 1923, this 91-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$334.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 21 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 22 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,750 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,572 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$626,000, this translates to approximately **\$357.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 23 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,730 sqft. The layout includes 2,730 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,261 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$612,500, this translates to approximately **\$224.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 24 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$309.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 25 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,834 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$136.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 26 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,360 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,291 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$260.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 27 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,200 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,250 sqft lot. Built in 1920, this 94-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$698,000, this translates to approximately **\$317.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 28 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout includes 2,820 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 67,518 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5'

condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$239.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 29 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$303.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 30 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,700 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$382,500, this translates to approximately **\$245.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 31 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,190 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,345 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$174.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 32 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,820 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$357.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 33 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout includes 2,820 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,408 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$221.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 34 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,630 sqft. The layout includes 2,300 sqft of main-level living space and a functional lower-level basement of 1,330 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 42,884 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$110.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 35 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 33,151 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$604,000, this translates to approximately **\$186.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 36 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,850 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$550.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 37 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 19,966 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$287,200, this translates to approximately **\$155.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 38 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living**



segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 13,100 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1957, this 57-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$403,000, this translates to approximately **\$205.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 39 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,390 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,550 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$313.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 40 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 16,215 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5'

condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$212.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 41 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$175.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 42 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 850 sqft. The layout includes 850 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,174 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$308,500, this translates to approximately **\$362.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 43 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,875 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$439,950, this translates to approximately **\$248.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 44 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,400 sqft lot. Built in 1949, this 65-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$194.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 45 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,180 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$271.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 46 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 35,100 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$437,500, this translates to approximately **\$222.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 47 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,460 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$407,500, this translates to approximately **\$211.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 48 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,180 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,700, this translates to approximately **\$350.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 49 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 3,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 42,998 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$838,000, this translates to approximately **\$253.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 50 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 37,277 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$232.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 51 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 35,200 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$189.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 52 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,710 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1929, this 85-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$805,000, this translates to approximately **\$297.05 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 53 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 23,103 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$284,000, this translates to approximately **\$157.78 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 54 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,655 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$212.67 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 55 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$223.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 56 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 125,452 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$491,500, this translates to approximately **\$224.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 57 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.



**Physical Attributes:** This 2.0-story residence offers a total living area of 3,660 sqft. The layout includes 3,660 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 11,995 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$785,000, this translates to approximately **\$214.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 58 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,320 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,327 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$291.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 59 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,368 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$180.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 60 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 3,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,500 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$167.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 61 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,539 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$459,990, this translates to approximately **\$171.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 62 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,730 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 54,014 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$228.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 63 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,050 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$118.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 64 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,605 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$214.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 65 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$553,000, this translates to approximately **\$614.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 66 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 14,054 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$379,880, this translates to approximately **\$230.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 67 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,945 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$306.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 68 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 7,392 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$289.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 69 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1988, this 26-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$165.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 70 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,010 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,933 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$331,950, this translates to approximately **\$131.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 71 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,850 sqft. The layout includes 1,990 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,130 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$783,500, this translates to approximately **\$274.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 72 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,010 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$628,000, this translates to approximately **\$275.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 73 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,744 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$294.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 74 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home

is situated on a 77,972 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$676.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 75 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 2 bedrooms and 3.0 bathrooms. The home is situated on a 1,175 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$531,000, this translates to approximately **\$418.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 76 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$831,000, this translates to approximately **\$382.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.



## Analysis for Property ID: 77 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,730 sqft. The layout includes 2,730 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,281 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 78 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,202 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$755,000, this translates to approximately **\$356.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 79 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,343 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$705,380, this translates to approximately **\$283.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 80 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,712 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$627,000, this translates to approximately **\$315.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 81 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,690 sqft. The layout includes 3,690 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,892 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$865,000, this translates to approximately **\$234.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 82 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,540 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 1,220 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$228.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 83 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 36,704 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$227.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 84 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 7,048 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$207.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 85 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 9,519 sqft lot. Built in 1948, this 66-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$189.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 86 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$481.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 87 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 2,185 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$418.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 88 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 2 bedrooms and 3.0 bathrooms. The home is situated on a 1,240 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$287.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 89 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,063 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$232,000, this translates to approximately **\$193.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 90 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,180 sqft. The layout includes 3,180 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 13,806 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$800,866, this translates to approximately **\$251.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 91 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$300.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 92 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,920 sqft. The layout includes 2,780 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 6 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$823,000, this translates to approximately **\$281.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 93 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,350 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,700 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$327.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 94 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 780 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,520 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$524,000, this translates to approximately **\$335.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 95 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,740 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,426 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$541,125, this translates to approximately **\$197.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.



## Analysis for Property ID: 96 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$398.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 97 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,090 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 12,750 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$384,900, this translates to approximately **\$124.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 98 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,332 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$406,100, this translates to approximately **\$288.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 99 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,010 sqft. The layout includes 2,850 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 8,510 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1971, this 43-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,395,000, this translates to approximately **\$347.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 100 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,180 sqft. The layout includes 3,180 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 21,904 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$736,500, this translates to approximately **\$231.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 101 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$283.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 102 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$787,000, this translates to approximately **\$591.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 103 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$328,000, this translates to approximately **\$138.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 104 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 9,240 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1958 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$236.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 105 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,479 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$171.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 106 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,519 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$501,000, this translates to approximately **\$242.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 107 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,340 sqft. The layout includes 4,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 141,570 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,090,000, this translates to approximately **\$251.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 108 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,510 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$476.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 109 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$177.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 110 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,240 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$657,100, this translates to approximately **\$472.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 111 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,950, this translates to approximately **\$134.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 112 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,072 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 113 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 71,874 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$525,888, this translates to approximately **\$206.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 114 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1902, this 112-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$368.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 115 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 9,022 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$303.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 116 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$398,750, this translates to approximately **\$178.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 117 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,158 sqft lot. Built in 1944, this 70-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$206,000, this translates to approximately **\$254.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 118 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,190 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 16,920 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,030,000, this translates to approximately **\$322.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 119 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 39,639 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$359.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 120 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,389 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$379,950, this translates to approximately **\$192.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 121 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$287,000, this translates to approximately **\$197.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 123 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,838 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,950, this translates to approximately **\$164.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 124 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,360 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$319.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 125 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,030 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$418,000, this translates to approximately **\$296.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 126 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,844 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,250, this translates to approximately **\$303.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 127 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,250 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,950, this translates to approximately **\$289.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 128 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,306 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$127.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 129 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,338 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$188.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 130 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,857 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$246.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 131 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 15,040 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$249,950, this translates to approximately **\$161.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 132 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 10,200 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$102.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 133 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,425,000, this translates to approximately **\$641.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 134 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,770 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$330.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 135 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,700 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$267.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 136 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$618,500, this translates to approximately **\$343.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 137 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,211 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$487,585, this translates to approximately **\$242.58 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 138 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,700 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$509,900, this translates to approximately **\$284.86 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 139 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,651 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$631,625, this translates to approximately **\$258.86 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 140 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,211 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$286.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 141 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,438 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$293.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 142 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 3,400 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,692 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$830,000, this translates to approximately **\$244.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 143 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,420 sqft. The layout includes 3,410 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 5,750 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$201.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 144 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,571 sqft. The layout includes 1,571 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 2,017 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$366,750, this translates to approximately **\$233.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 145 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,620 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 80 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 998 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$256.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 146 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,408 sqft. The layout includes 1,408 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 989 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$416,286, this translates to approximately **\$295.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 147 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,535 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$478,000, this translates to approximately **\$157.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 148 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,490 sqft. The layout includes 3,200 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$198.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 149 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,426 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$419,190, this translates to approximately **\$263.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 150 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 4,247 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$712,198, this translates to approximately **\$290.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 151 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,680 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$397,000, this translates to approximately **\$275.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 152 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$409.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 153 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,740 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$353,000, this translates to approximately **\$261.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 154 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 37,981 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$609,000, this translates to approximately **\$283.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 155 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington



market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,366 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$157.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 156 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1916, this 98-year-old home is maintained in a '3/5' condition. A significant renovation in 1986 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$561,000, this translates to approximately **\$280.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 157 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$469,000, this translates to approximately **\$455.34 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 158 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,687 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,350, this translates to approximately **\$457.43 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 159 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1938, this 76-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$488,000, this translates to approximately **\$241.58 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 160 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,151 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$279,900, this translates to approximately **\$177.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 161 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,850 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$606,000, this translates to approximately **\$287.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 162 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,054 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$240.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 163 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,475 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$398.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 164 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,370 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,103 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,135,000, this translates to approximately **\$336.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 165 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,156 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$171.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 166 - Inglewood-Finn Hill (WA 98034)

**Location Profile:** Inglewood-Finn Hill (WA 98034) is A highly desirable residential area within Kirkland, known for its lush parks and excellent school access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,983 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$279.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 167 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,160 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$219,000, this translates to approximately **\$243.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 168 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,874 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$238.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 169 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$309.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 170 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,470 sqft. The layout includes 3,470 sqft of main-level living space, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 117,612 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$136.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 171 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,047 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$736,000, this translates to approximately **\$321.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 172 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,810 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 23,400 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$407,000, this translates to approximately **\$144.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 173 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,816 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$272,000, this translates to approximately **\$164.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 174 - Burien (WA 98148)



**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 14,374 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$362,000, this translates to approximately **\$220.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 175 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,109 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$289.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 176 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 5,390 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$284,000, this translates to approximately **\$142.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 177 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,647 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$367,500, this translates to approximately **\$260.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 178 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,600 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$379,900, this translates to approximately **\$253.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 179 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 54,885 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$211.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 180 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,034 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$173.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 181 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 210 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 929 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$373.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 182 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,331 sqft. The layout includes 2,331 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,826 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$148.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 183 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,770 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$203.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 184 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 10,117 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$248.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 185 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,100 sqft. The layout includes 2,400 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 15,480 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$563,000, this translates to approximately **\$181.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 186 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$612,500, this translates to approximately **\$297.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 187 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,684 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$117.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 188 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,720 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$404,000, this translates to approximately **\$219.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 189 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,740 sqft. The layout includes 3,740 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 32,417 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$229.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 190 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,580 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$136,500, this translates to approximately **\$96.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 191 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,083 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$313,950, this translates to approximately **\$207.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 192 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$269.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 193 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 2,280 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,906 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,225,000, this translates to approximately **\$351.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 194 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,800 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$171.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 195 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,167 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$287.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 196 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,684 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$513,000, this translates to approximately **\$256.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 197 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 29,930 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$265.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 198 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,864 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$226.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 199 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,160 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$278.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 200 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,880 sqft. The layout includes 3,880 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,550 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$762,300, this translates to approximately **\$196.47 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 201 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,760 sqft. The layout includes 2,400 sqft of main-level living space and a functional lower-level basement of 1,360 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 10,920 sqft lot. Built in 1950, this 64-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,580,000, this translates to approximately **\$420.21 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 202 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 8,111 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$562,000, this translates to approximately **\$184.87 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 203 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,910 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 1,220 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,636 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$182.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 204 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,970 sqft. The layout includes 1,770 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,985 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$176.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 205 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$484,000, this translates to approximately **\$291.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 206 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,369 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,126, this translates to approximately **\$226.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 207 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 18,768 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$134.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 208 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,568 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$387,000, this translates to approximately **\$314.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 209 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 45,732 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$483,500, this translates to approximately **\$176.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 210 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,380 sqft. The layout

includes 3,380 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,330 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$655,500, this translates to approximately **\$193.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 211 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$310.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 212 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,800 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 3,780 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$533,000, this translates to approximately **\$296.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.



## Analysis for Property ID: 213 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,520 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$202.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 214 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 36,478 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$725.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 215 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,735 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$197,000, this translates to approximately **\$116.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 216 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$341.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 217 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,510 sqft. The layout includes 4,510 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 15,175 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$1,870,000, this translates to approximately **\$414.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 218 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$148.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 219 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 740 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 2,400 sqft lot. Built in 1903, this 111-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$426.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 220 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,970 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$477.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 221 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,850 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$191,000, this translates to approximately **\$238.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 222 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,480 sqft. The layout

includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,171 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$337.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 223 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,890 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 1,580 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$134.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 224 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,047 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$979,000, this translates to approximately **\$363.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 225 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,569 sqft. The layout includes 3,569 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 8,327 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$162.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 226 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,320 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$369,950, this translates to approximately **\$291.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 227 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,490 sqft. The layout includes 3,930 sqft of main-level living space and a functional lower-level basement of 560 sqft,

featuring 5 bedrooms and 5.0 bathrooms. The home is situated on a 10,279 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,800,000, this translates to approximately **\$400.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 228 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,425 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$776,000, this translates to approximately **\$255.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 229 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,249 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$519,950, this translates to approximately **\$444.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 230 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 8,632 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$123.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 231 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 232 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,203 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$209.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 233 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,460 sqft. The layout includes 4,460 sqft of main-level living space, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 103,382 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$257.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 234 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,122 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$202.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 235 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 6,760 sqft lot. Built in 1980, this 34-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$503,000, this translates to approximately **\$326.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 236 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1993, this 21-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$171.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 237 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,423 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$224.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 238 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,723 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$168.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 239 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,520 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,401 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$297.62 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 240 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 327,135 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$235.07 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 241 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,830 sqft. The layout includes 2,450 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 9 bedrooms and 4.5 bathrooms. The home is situated on a 6,988 sqft lot. Built in 1938, this 76-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$599,999, this translates to approximately **\$156.66 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 242 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,780 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,549 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$758,000, this translates to approximately **\$314.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 243 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,018 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$248,500, this translates to approximately **\$144.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 244 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout

includes 1,420 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 37,904 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$149.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 245 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,055 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$261.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 246 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$401.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 247 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 2,400 sqft lot. Built in 1900, this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1971 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$526,000, this translates to approximately **\$339.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 248 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,120 sqft. The layout includes 3,180 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 60,392 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$135.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 249 - Bothell (WA 98028)

**Location Profile:** Bothell (WA 98028) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,548 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$226.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 250 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,410 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$246,000, this translates to approximately **\$175.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 251 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,381 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$314,500, this translates to approximately **\$168.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**



**Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 252 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 6,210 sqft. The layout includes 4,760 sqft of main-level living space and a functional lower-level basement of 1,450 sqft, featuring 7 bedrooms and 4.5 bathrooms. The home is situated on a 8,856 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$3,200,000, this translates to approximately **\$515.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 253 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,500 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$403.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 254 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 149,410 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$196.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 255 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,360 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$346.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 256 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,147 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$325.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 257 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,050 sqft lot. Built in 1949, this 65-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$749,950, this translates to approximately **\$288.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 258 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,180 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$119.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 259 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,350 sqft. The layout includes 1,780 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$568,000, this translates to approximately **\$241.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 260 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 4,373 sqft lot. Built in 1947, this 67-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 261 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 13,695 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$581,000, this translates to approximately **\$231.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 262 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 108,366 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$651,000, this translates to approximately **\$200.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 263 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,460 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 108,900 sqft lot. Built in 1977,

this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$243.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 264 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,885 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$495.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 265 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,723 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$579.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 266 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,560 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$352,000, this translates to approximately **\$145.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 267 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,165 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$237.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 268 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 3,900 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$428,000, this translates to approximately **\$317.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 269 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,788 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$305.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 270 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,305 sqft. The layout includes 2,245 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,164 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$492,000, this translates to approximately **\$148.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98133 micro-market.

## **Analysis for Property ID: 271 - Renton (WA 98056)**

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 5,663 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$247.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## **Analysis for Property ID: 272 - Woodinville (WA 98077)**

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,130 sqft. The layout includes 3,170 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 226,076 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$217.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## **Analysis for Property ID: 273 - Clyde Hill (WA 98004)**

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,310 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 13,300 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,110,000, this translates to approximately **\$480.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 274 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$348.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 275 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,650 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,316 sqft lot. Built in 1905,

this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$705,000, this translates to approximately **\$266.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 276 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,940 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$940,000, this translates to approximately **\$497.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 277 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$313,000, this translates to approximately **\$142.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 278 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$618,080, this translates to approximately **\$304.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 279 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,270 sqft. The layout includes 2,130 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,175 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$281.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 280 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,160 sqft lot. Built in 1917, this 97-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$301.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 281 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 760 sqft. The layout includes 760 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,001 sqft lot. Built in 1913, this 101-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$394.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 282 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 17,335 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$379,500, this translates to approximately **\$231.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 283 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 12,295 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$339,950, this translates to approximately **\$208.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 284 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,560 sqft. The layout includes 3,560 sqft of main-level living space, featuring 6 bedrooms and 2.5 bathrooms. The home is situated on a 6,480 sqft lot. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,500,000, this translates to approximately **\$421.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 285 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,960 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,340,000, this translates to approximately **\$452.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 286 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 37,565 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$257.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 287 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout

includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,566 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$239,900, this translates to approximately **\$170.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 288 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 16,986 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$314,950, this translates to approximately **\$302.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 289 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,400 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$361,280, this translates to approximately **\$440.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.



## Analysis for Property ID: 290 - Algona (WA 98001)

**Location Profile:** Algona (WA 98001) is A tight-knit, friendly residential community focusing on local parks and housing affordability.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 22,000 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$100,000, this translates to approximately **\$109.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 291 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,700 sqft. The layout includes 3,700 sqft of main-level living space, featuring 7 bedrooms and 5.75 bathrooms. The home is situated on a 7,647 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$145.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 292 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,200 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,500, this translates to approximately **\$220.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 293 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,271 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$175.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 294 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,180 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$293.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 295 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,284 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$395.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 296 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 13,374 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$301.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 297 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,540 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1905, this 109-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$305.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 298 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 13,100 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$153.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 299 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,130 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$209,950, this translates to approximately **\$152.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 300 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,762 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$226,500, this translates to approximately **\$138.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 301 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,000 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$126.67 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 302 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 13,000 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$409,500, this translates to approximately **\$191.36 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 303 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,428 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$392.05 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 304 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,307 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$243.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 305 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,042 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$204.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 306 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,556 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$794,154, this translates to approximately **\$359.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 307 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$185,000, this translates to approximately **\$124.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 308 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,260 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,270 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$194.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 309 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,270 sqft. The layout includes 3,400 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 8,076 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,532,500, this translates to approximately **\$358.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 310 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,900 sqft. The layout includes 3,900 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,391 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,040,000, this translates to approximately **\$266.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 311 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,027 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$369.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 312 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,656 sqft. The layout includes 2,656 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 21,195 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$186.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 313 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,003 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$151.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 314 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,606 sqft. The layout includes 1,606 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,452 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$417,250, this translates to approximately **\$259.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 315 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 681 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$339,950, this translates to approximately **\$414.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 316 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,872 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$399.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 317 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 8,354 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$403,000, this translates to approximately **\$192.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 318 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,160 sqft. The layout

includes 1,780 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 11,470 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$980,000, this translates to approximately **\$310.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 319 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,320 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$258,000, this translates to approximately **\$149.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 320 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$533,000, this translates to approximately **\$319.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 321 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,630 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$537,500, this translates to approximately **\$210.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 322 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,040 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 9,601 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$830,000, this translates to approximately **\$273.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 323 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,250 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,620 sqft lot. Built in 1900, this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1971 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$712,000, this translates to approximately **\$569.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 324 - Algona (WA 98001)

**Location Profile:** Algona (WA 98001) is A tight-knit, friendly residential community focusing on local parks and housing affordability.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,236 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$262,000, this translates to approximately **\$129.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 325 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$753,888, this translates to approximately **\$283.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**

**Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 326 - Skykomish (WA 98288)

**Location Profile:** Skykomish (WA 98288) is A historic mountain town serving as a gateway to Stevens Pass, perfect for outdoor sports and cabin living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$134,000, this translates to approximately **\$136.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98288 micro-market.

## Analysis for Property ID: 327 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$205.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 328 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$284.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 329 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,360 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,349 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$553,650, this translates to approximately **\$407.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 330 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout

includes 1,870 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 4,950 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$559,950, this translates to approximately **\$299.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 331 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$122.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 332 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,509 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$149.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 333 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 89,298 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$134.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 334 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$719,000, this translates to approximately **\$425.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 335 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,547 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$266,000, this translates to approximately **\$137.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 336 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,270 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,900, this translates to approximately **\$140.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 337 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 26,036 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$647,500, this translates to approximately **\$314.32 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 338 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,410 sqft. The layout includes 2,190 sqft of main-level living space and a functional lower-level basement of 1,220 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,039,000, this translates to approximately **\$304.69 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 339 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 41,688 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$569,000, this translates to approximately **\$252.89 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 340 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,399 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$246,000, this translates to approximately **\$176.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 341 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,960 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$485.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 342 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout

includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,995 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$207,000, this translates to approximately **\$138.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 343 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,480 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,195 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$314.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 344 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 20,828 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$489,990, this translates to approximately **\$200.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 345 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,240 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 87,625 sqft lot. Built in 1980, this 34-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$149.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 346 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,229 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$153.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 347 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,920 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$203.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 348 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,515 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$155.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 349 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 650 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,008 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$185.04 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 350 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,808 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$358,000, this translates to approximately **\$372.92 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 351 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,465 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$716,500, this translates to approximately **\$217.78 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 352 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$228,000, this translates to approximately **\$114.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 353 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,155 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$397.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 354 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$538,000, this translates to approximately **\$292.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 355 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,760 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$267.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 356 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,510 sqft. The layout includes 3,510 sqft of main-level living space, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 5,760 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,750,000, this translates to approximately **\$498.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 357 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$636,000, this translates to approximately **\$517.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 358 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 65,836 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$234.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 359 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,757 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,500,000, this translates to approximately **\$617.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 360 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,942 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$868,500, this translates to approximately **\$297.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 361 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,280 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 2,850 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$232.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 362 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$298.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 363 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 790 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$242.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 364 - Tukwila (WA 98178)

**Location Profile:** Tukwila (WA 98178) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,000 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$229,000, this translates to approximately **\$192.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 365 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,282 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$333.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 366 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,800 sqft. The layout includes 1,910 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 3,200 sqft lot. Built in 1932,



this 82-year-old home is maintained in a '5/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,307,000, this translates to approximately **\$466.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 367 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,354 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$340.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 368 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1918, this 96-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 369 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$347,500, this translates to approximately **\$141.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 370 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$297,950, this translates to approximately **\$240.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 371 - Des Moines (WA 98148)

**Location Profile:** Des Moines (WA 98148) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,964 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$194.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 372 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,820 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 6 bedrooms and 2.25 bathrooms. The home is situated on a 15,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$543,200, this translates to approximately **\$192.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 373 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,820 sqft. The layout includes 3,310 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 24,166 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,250,000, this translates to approximately **\$327.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 374 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 70 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,614 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$413,450, this translates to approximately **\$268.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 375 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 435,600 sqft lot. Built in 1972, this 42-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$212.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 376 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$424,500, this translates to approximately **\$290.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 377 - Algona (WA 98001)

**Location Profile:** Algona (WA 98001) is A tight-knit, friendly residential community focusing on local parks and housing affordability.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 16,000 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$165.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 378 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout

includes 1,840 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$352.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 379 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,620 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,000, this translates to approximately **\$219.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 380 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,960 sqft lot. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$437.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 381 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,015 sqft. The layout includes 2,015 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 16,807 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2007, this 7-year-old home is maintained in a '3/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$988,500, this translates to approximately **\$490.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 382 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,197 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$354.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 383 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,110 sqft. The layout includes 930 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 957 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$449.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 384 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.25 bathrooms. The home is situated on a 1,277 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$321,950, this translates to approximately **\$374.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 385 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,729 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$494,000, this translates to approximately **\$213.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 386 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,060 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$441,750, this translates to approximately **\$433.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 387 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,179 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$438,000, this translates to approximately **\$446.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 388 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,230 sqft. The layout includes 4,230 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 37,769 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$985,000, this translates to approximately **\$232.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 389 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,050 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$352,000, this translates to approximately **\$214.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 390 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,810 sqft. The layout includes 2,560 sqft of main-level living space and a functional lower-level basement of 1,250 sqft,

featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 13,592 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$839,900, this translates to approximately **\$220.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 391 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,819 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$274.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 392 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,750 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$262.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 393 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,355 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$224,500, this translates to approximately **\$156.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 394 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,597 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$137.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 395 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 28,717 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$265.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 396 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,480 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 45,302 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$245.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 397 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,750 sqft. The layout includes 3,750 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 11,025 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$920,000, this translates to approximately **\$245.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 398 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,951 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$402,500, this translates to approximately **\$154.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 399 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,700 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,950, this translates to approximately **\$202.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 400 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,753 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$604,000, this translates to approximately **\$267.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 401 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,447 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$228.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 402 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,980 sqft lot. Built in 1928, this 86-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$314.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 403 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$269.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 404 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,665 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,400,000, this translates to approximately **\$800.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.



## Analysis for Property ID: 405 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 18,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$270.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 406 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 48,257 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$197.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 407 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,445 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 145 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,606 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$387,000, this translates to approximately **\$267.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 408 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,840 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,300 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$266.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 409 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 2,100 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,824 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$240.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**

**Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 410 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,464 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$303,500, this translates to approximately **\$286.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 411 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,337 sqft lot. Built in 1953, this 61-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$180.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 412 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,213 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$323,000, this translates to approximately **\$163.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 413 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,253 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$382,000, this translates to approximately **\$270.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 414 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,720 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 1,760 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,450 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1962, this

52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,370,000, this translates to approximately **\$368.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 415 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 14,439 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$127.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 416 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 410 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,075 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$135.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 417 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,320 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$201,500, this translates to approximately **\$173.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 418 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,860 sqft. The layout includes 4,910 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 52,889 sqft lot. Built in 1996, this 18-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,157,200, this translates to approximately **\$197.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 419 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,000 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$536,500, this translates to approximately **\$268.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 420 - Algona (WA 98001)

**Location Profile:** Algona (WA 98001) is A tight-knit, friendly residential community focusing on local parks and housing affordability.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,163 sqft. The layout includes 2,163 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,883 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$114.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 421 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,480 sqft. The layout includes 2,340 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 57,499 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$532,000, this translates to approximately **\$152.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 422 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,840 sqft. The layout includes 2,840 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,268 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$204.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 423 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1905, this 109-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$463,000, this translates to approximately **\$402.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 424 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,100 sqft. The layout includes 2,000 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,773 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$742,500, this translates to approximately **\$239.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 425 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,420 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 14,850 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$183.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 426 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 32,496 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$242.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 427 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,452 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$161.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 428 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,140 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$566,000, this translates to approximately **\$340.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 429 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,293 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$511,555, this translates to approximately **\$365.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 430 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$583,000, this translates to approximately **\$219.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 431 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,300 sqft lot. Built in 1968,

this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$145.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 432 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,078 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$311,100, this translates to approximately **\$146.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 433 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,352 sqft. The layout includes 1,352 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,694 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$240.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 434 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,340 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$491,300, this translates to approximately **\$280.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 435 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,320 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$135.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 436 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,420 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 81,892 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$253.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 437 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,784 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$170.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 438 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$481,450, this translates to approximately **\$341.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 439 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,948 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$234,950, this translates to approximately **\$172.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 440 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,250 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$251,000, this translates to approximately **\$205.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 441 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 20,345 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$782,000, this translates to approximately **\$276.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 442 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,780 sqft. The layout includes 3,780 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,308 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$833,000, this translates to approximately **\$220.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 443 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,289 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5'



condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,500, this translates to approximately **\$232.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 444 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,560 sqft. The layout includes 3,560 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 107,290 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$851,000, this translates to approximately **\$239.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 445 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 70,800 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$221.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 446 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout includes 3,060 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 48,787 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$135.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 447 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,127 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$252,500, this translates to approximately **\$245.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 448 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,653 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$240.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 449 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 120,661 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$336,900, this translates to approximately **\$189.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 450 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,202 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$112.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 451 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,583 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$159.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 452 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,190 sqft. The layout includes 3,390 sqft of main-level living space and a functional lower-level basement of 1,800 sqft, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 23,716 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,702,500, this translates to approximately **\$328.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 453 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,413 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$536,000, this translates to approximately **\$412.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 454 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 29,252 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$243.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 455 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 290 sqft,

featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 6,634 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$386.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 456 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,490 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$138.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 457 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,730 sqft. The layout includes 2,400 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,047 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$769,900, this translates to approximately **\$282.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 458 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,840 sqft. The layout includes 2,840 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$557,000, this translates to approximately **\$196.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 459 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,525 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$212,000, this translates to approximately **\$207.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 460 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,384 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$376,000, this translates to approximately **\$280.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 461 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,540 sqft. The layout includes 3,540 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 159,430 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$225.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 462 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 7,270 sqft. The layout includes 6,420 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 5 bedrooms and 6.5 bathrooms. The home is situated on a 130,017 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,238,888, this translates to approximately **\$307.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.



## Analysis for Property ID: 463 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 998 sqft. The layout includes 798 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 904 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$324,000, this translates to approximately **\$324.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 464 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,060 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,460 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,015 sqft lot. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$549,900, this translates to approximately **\$179.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 465 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,130 sqft. The layout includes 2,130 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,969 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$150.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 466 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,520 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$347.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 467 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 9,533 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$136.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 468 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 80 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,250 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$394,950, this translates to approximately **\$292.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 469 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,298 sqft lot. Built in 1902, this 112-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$842,500, this translates to approximately **\$390.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 470 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,350 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$368,000, this translates to approximately **\$268.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 471 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 5,420 sqft. The layout includes 3,890 sqft of main-level living space and a functional lower-level basement of 1,530 sqft, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 101,930 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,225,000, this translates to approximately **\$226.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 472 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$885,000, this translates to approximately **\$312.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 473 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,287 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$453,246, this translates to approximately **\$225.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 474 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,300 sqft. The layout includes 3,300 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 12,090 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$927,000, this translates to approximately **\$280.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 475 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,391 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$398.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 476 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,119 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$341,000, this translates to approximately **\$198.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 477 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 2,451 sqft lot. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$290.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 478 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,078 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$769.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 479 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 216,777 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$218.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 480 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,700 sqft. The layout includes 3,420 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 38,412 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$191.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 481 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$209.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 482 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,650 sqft. The layout includes 2,360 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 20,150 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,575,000, this translates to approximately **\$431.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 483 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,170 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 12,508 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$876,650, this translates to approximately **\$403.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 484 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,540 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 228,254 sqft lot. Built in 1990,

this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$212.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 485 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$384.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 486 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,890 sqft of main-level living space and a functional lower-level basement of 90 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,930 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$251.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 487 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,650 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$582,000, this translates to approximately **\$274.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 488 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,460 sqft. The layout includes 2,560 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,997 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,315,000, this translates to approximately **\$380.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 489 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,480 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 10,090 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$372,500, this translates to approximately **\$150.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 490 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 16,921 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$186.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 491 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$208.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 492 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 34,527 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,015,000, this translates to approximately **\$347.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 493 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,012 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 494 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,887 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$647,000, this translates to approximately **\$212.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 495 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,530 sqft. The layout includes 3,200 sqft of main-level living space and a functional lower-level basement of 1,330 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 258,746 sqft lot. Built in 2003, this 11-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$209.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 496 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout

includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,470 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$185,000, this translates to approximately **\$135.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 497 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,927 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$172.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 498 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,040 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,643 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$201.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 499 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,623 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$522,000, this translates to approximately **\$290.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 500 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$447.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 501 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout includes 760 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$510.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 502 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,110 sqft. The layout includes 3,110 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,142 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$751,000, this translates to approximately **\$241.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 503 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 7,715 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$157.14 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 504 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,358 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$230.20 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 505 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,350 sqft. The layout includes 2,350 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,914 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$361.70 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 506 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,329 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$947,500, this translates to approximately **\$287.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 507 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 7,813 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$302,000, this translates to approximately **\$138.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 508 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,334 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$387.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## **Analysis for Property ID: 509 - Kent (WA 98042)**

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,750 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$201,000, this translates to approximately **\$137.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## **Analysis for Property ID: 510 - Redmond (WA 98053)**

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,828 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$205.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## **Analysis for Property ID: 511 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,350 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,150 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$870,300, this translates to approximately **\$370.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 512 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$313.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 513 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout

includes 2,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,463 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$258.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 514 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,680 sqft. The layout includes 2,840 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,759 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$788,000, this translates to approximately **\$214.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 515 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,040 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,275, this translates to approximately **\$218.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 516 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$260.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 517 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,898 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$368,000, this translates to approximately **\$287.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 518 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,980 sqft. The layout includes 2,180 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 27,144 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1917, this 97-year-old home is maintained in a '5/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$947,500, this translates to approximately **\$317.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 519 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,580 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$156,000, this translates to approximately **\$160.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 520 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,110 sqft. The layout



includes 1,640 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$289.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 521 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,369 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$283.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 522 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,540 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$192,000, this translates to approximately **\$274.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 523 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 1,350 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$910,000, this translates to approximately **\$337.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 524 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,687 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$557.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 525 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,380 sqft. The layout

includes 1,690 sqft of main-level living space and a functional lower-level basement of 1,690 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 20,021 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,346,400, this translates to approximately **\$398.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 526 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,600 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 2,750 sqft lot. Built in 1936, this 78-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$323.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 527 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,360 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$220.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 528 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,780 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,369 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$181.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 529 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 53,143 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$110,000, this translates to approximately **\$88.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 530 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,950 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$746,000, this translates to approximately **\$284.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 531 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,620 sqft lot. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$211,000, this translates to approximately **\$156.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 532 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,400 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 3,340 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$281.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 533 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,760 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 1,080 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$734,200, this translates to approximately **\$266.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 534 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,070 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 16,028 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,225,000, this translates to approximately **\$399.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 535 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 28,593 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$301.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 536 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1981 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$355.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 537 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 3,490 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 9,170 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,264,000, this translates to approximately **\$362.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 538 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,333 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$301,500, this translates to approximately **\$363.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 539 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 980 sqft. The layout includes 670 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 895 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$369,000, this translates to approximately **\$376.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.



## Analysis for Property ID: 540 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,433 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$404.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 541 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,270 sqft. The layout includes 3,110 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,187 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,033,888, this translates to approximately **\$316.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 542 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 6,223 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$383,000, this translates to approximately **\$177.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 543 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 2,320 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 11,000 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$320.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 544 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 3,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,685 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$135.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 545 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,119 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$819,900, this translates to approximately **\$260.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 546 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,846 sqft lot. Built in 2009, this 5-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$345.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 547 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,140 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$651,000, this translates to approximately **\$237.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 548 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,830 sqft. The layout includes 2,130 sqft of main-level living space and a functional lower-level basement of 1,700 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 35,000 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$125.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 549 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 5,283 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$757,000, this translates to approximately **\$237.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 550 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,350 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,450 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$195.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 551 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,165 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$267,345, this translates to approximately **\$106.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 552 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout

includes 1,680 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 4,950 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$315.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 553 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,610 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,500, this translates to approximately **\$253.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 554 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,315 sqft lot. Built in 1981, this 33-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$289,000, this translates to approximately **\$265.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 555 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,001 sqft. The layout includes 3,001 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,710 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$373,000, this translates to approximately **\$124.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 556 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 4,591 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$214.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 557 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,610 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 59,677 sqft lot. Built in 2003,

this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$777,000, this translates to approximately **\$215.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 558 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1956, this 58-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$244.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 559 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,735 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$523,000, this translates to approximately **\$421.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.



## Analysis for Property ID: 560 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$628,000, this translates to approximately **\$277.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 561 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,164 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$581,000, this translates to approximately **\$277.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 562 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 7,902 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$121.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 563 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$211.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 564 - Yarrow Point (WA 98004)

**Location Profile:** Yarrow Point (WA 98004) is An elite waterfront peninsula with high-value estates and a quiet, prestigious residential atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 3,120 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 16,672 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,895,000, this translates to approximately **\$607.37 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 565 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$180.00 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 566 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$287,000, this translates to approximately **\$192.62 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 567 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,890 sqft. The layout includes 2,290 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 2,370 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$799,200, this translates to approximately **\$276.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 568 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 33,888 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$239,950, this translates to approximately **\$126.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 569 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 2,400 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$591,000, this translates to approximately **\$351.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 570 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,398 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$344.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 571 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,740 sqft. The layout includes 2,260 sqft of main-level living space and a functional lower-level basement of 1,480 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,700 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$127.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 572 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,750 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$363.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 573 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,780 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$771,000, this translates to approximately **\$433.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 574 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,232 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$155,000, this translates to approximately **\$170.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 575 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,440 sqft. The layout includes 3,440 sqft of main-level living space, featuring 7 bedrooms and 4.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$159.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 576 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 13,750 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$370.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 577 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,400 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 1,700 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,970 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$464,000, this translates to approximately **\$136.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 578 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,400 sqft. The layout includes 4,400 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 16,625 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$238.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.



## Analysis for Property ID: 579 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 14,298 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$174.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 580 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 38,180 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$591,000, this translates to approximately **\$218.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 581 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,300 sqft. The layout includes 4,570 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 26,211 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1923, this 91-year-old home is maintained in a '2/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,555,000, this translates to approximately **\$482.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 582 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 3,880 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$717,000, this translates to approximately **\$547.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 583 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 12,559 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$115.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 584 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,535 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$216.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 585 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$316.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 586 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 650 sqft. The layout includes 650 sqft of main-level living space, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 5,360 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$353.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 587 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 740 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$260.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 588 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,640 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$90,000, this translates to approximately **\$113.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 589 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,560 sqft. The layout includes 2,290 sqft of main-level living space and a functional lower-level basement of 1,270 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,119 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$241.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 590 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,548 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 591 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 3,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,494 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$279.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 592 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,495 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 593 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,254 sqft lot. Built in 1951, this 63-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$224.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 594 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,820 sqft lot. Built in 1944, this 70-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$342.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 595 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,410 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 1,540 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1968,

this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$197.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 596 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,050 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$362.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 597 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 1,930 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,105,000, this translates to approximately **\$403.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.



## Analysis for Property ID: 598 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,250 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 210 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 892 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$360.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 599 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 42,180 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$183.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 600 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,190 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$313.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 601 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,320 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$325.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 602 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 7,125 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$253.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 603 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,370 sqft. The layout includes 2,000 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 17,458 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1982, this 32-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,550,000, this translates to approximately **\$459.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 604 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$261.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 605 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,486 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$315.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 606 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,530 sqft. The layout includes 3,530 sqft of main-level living space, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 7,924 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$396.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 607 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5'

condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$388.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 608 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,529 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$185.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 609 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 810 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$413,000, this translates to approximately **\$292.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 610 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,251 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$287,600, this translates to approximately **\$147.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 611 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,860 sqft. The layout includes 3,820 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 23,723 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,680,000, this translates to approximately **\$345.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 612 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,210 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$135.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 613 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,823 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$319,000, this translates to approximately **\$229.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 614 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 14,200 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5'

condition.

**Financial Verdict:** At a listing price of \$322,500, this translates to approximately **\$238.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 615 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,401 sqft lot. Built in 1937, this 77-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$372.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 616 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,112 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$366.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.



## Analysis for Property ID: 617 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,355 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$203.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 618 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,616 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$502,000, this translates to approximately **\$246.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 619 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,876 sqft. The layout includes 2,360 sqft of main-level living space and a functional lower-level basement of 516 sqft,

featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 5,086 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$182.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 620 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,580 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,161 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$332.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 621 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 3,400 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,196 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$194.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 622 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,520 sqft. The layout includes 2,650 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,773 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$247.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 623 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,861 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$294.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 624 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout

includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,602 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$181.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 625 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,008 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$227.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 626 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,980 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$237.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 627 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,086 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$250.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 628 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1921, this 93-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$546,000, this translates to approximately **\$273.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 629 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$422.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 630 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,250 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,000, this translates to approximately **\$285.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 631 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$470.59 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 632 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 3,832 sqft lot. Built in 1929, this 85-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$244.09 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 633 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,925 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1911, this 103-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$149.57 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 634 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 5,774 sqft. The layout includes 4,490 sqft of main-level living space and a functional lower-level basement of 1,284 sqft, featuring 5 bedrooms and 5.0 bathrooms. The home is situated on a 31,675 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$128.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 635 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 15,003 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$162.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 636 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout



includes 1,450 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 26,460 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$235.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 637 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 15,002 sqft lot. Built in 1974, this 40-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$216.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 638 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$155,000, this translates to approximately **\$221.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 639 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,214 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$266,000, this translates to approximately **\$149.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 640 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,250 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$257,200, this translates to approximately **\$139.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 641 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,706 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$168.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 642 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,290 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$372,220, this translates to approximately **\$288.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 643 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 7,314 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$337,500, this translates to approximately **\$198.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 644 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,159 sqft. The layout includes 1,159 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$582,500, this translates to approximately **\$502.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 645 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$489,200, this translates to approximately **\$264.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 646 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,522 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,100, this translates to approximately **\$482.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 647 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,618 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$372,977, this translates to approximately **\$220.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 648 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout

includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,876 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$295.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 649 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,400 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,825 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$538,000, this translates to approximately **\$384.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 650 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$549.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 651 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,011 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$317,000, this translates to approximately **\$172.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 652 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 1,930 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,750 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$702,500, this translates to approximately **\$297.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 653 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,667 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$252.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 654 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,004 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$723,000, this translates to approximately **\$267.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 655 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 30,007 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$766,950, this translates to approximately **\$253.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.



## Analysis for Property ID: 656 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,120 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1903, this 111-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$682,000, this translates to approximately **\$372.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 657 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,049 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$146.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 658 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,640 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$543,000, this translates to approximately **\$259.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 659 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$328.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 660 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$364,000, this translates to approximately **\$181.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 661 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$394,475, this translates to approximately **\$475.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 662 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,226 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$316,000, this translates to approximately **\$157.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 663 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,402 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,950, this translates to approximately **\$323.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 664 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 39,449 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$486,000, this translates to approximately **\$226.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 665 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,900 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$186.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 666 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,100 sqft. The layout includes 3,100 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 20,553 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 667 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 17,334 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$139,000, this translates to approximately **\$126.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 668 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$562,000, this translates to approximately **\$307.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 669 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 34,395 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,000, this translates to approximately **\$239.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 670 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,883 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$511,000, this translates to approximately **\$280.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 671 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 42,689 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$238.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 672 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 2,100 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home

is situated on a 12,384 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$356,000, this translates to approximately **\$169.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 673 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,023 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$203.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 674 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,649 sqft lot. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$347.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.



## Analysis for Property ID: 675 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,470 sqft. The layout includes 4,470 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 60,373 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,120,000, this translates to approximately **\$250.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 676 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$458,000, this translates to approximately **\$275.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 677 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,810 sqft. The layout includes 3,810 sqft of main-level living space, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 8,019 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$966,000, this translates to approximately **\$253.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 678 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,200 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,495, this translates to approximately **\$144.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 679 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,370 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 217,800 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$543,000, this translates to approximately **\$229.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 680 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,716 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$172.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 681 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 33,305 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$633,100, this translates to approximately **\$256.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 682 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,830 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$209.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 683 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,257 sqft. The layout includes 1,363 sqft of main-level living space and a functional lower-level basement of 894 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 10,117 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$349,950, this translates to approximately **\$155.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 684 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$267,800, this translates to approximately **\$382.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 685 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,010 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$143.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 686 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,430 sqft. The layout includes 3,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,157 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$215.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 687 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,220 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1923, this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$607,500, this translates to approximately **\$273.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 688 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,473 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$223,000, this translates to approximately **\$166.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 689 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout

includes 860 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,130 sqft lot. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$408.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 690 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout includes 2,580 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,096 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$802,000, this translates to approximately **\$310.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 691 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,541 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$113.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 692 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 11,137 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,058,000, this translates to approximately **\$462.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 693 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,280 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$238.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 694 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 11,180 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$372.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 695 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,081 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$707,000, this translates to approximately **\$220.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 696 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,320 sqft. The layout includes 3,320 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,644 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$286.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 697 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 24,123 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$138.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 698 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,375 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$498,000, this translates to approximately **\$219.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 699 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout

includes 2,910 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 17,172 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$154.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 700 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 9,887 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$955,000, this translates to approximately **\$380.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 701 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$173.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 702 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout includes 2,580 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,200 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$169.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 703 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$773,000, this translates to approximately **\$312.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 704 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,910 sqft. The layout includes 3,110 sqft of main-level living space and a functional lower-level basement of 1,800 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,444 sqft lot. Built in 2007,

this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,222,500, this translates to approximately **\$248.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 705 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,025 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$256,883, this translates to approximately **\$152.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 706 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,032 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$592,500, this translates to approximately **\$264.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 707 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,352 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$252,350, this translates to approximately **\$152.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 708 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,880 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$136.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 709 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,350 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,750, this translates to approximately **\$369.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 710 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1932, this 82-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$185,000, this translates to approximately **\$160.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 711 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,636 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$582,800, this translates to approximately **\$228.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 712 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,930 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$164.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 713 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,865 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$302,000, this translates to approximately **\$149.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 714 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,520 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 1971 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$451,555, this translates to approximately **\$342.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 715 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,350 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$203.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 716 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout

includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$123.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 717 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,930 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,562 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$286.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 718 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,520 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$174.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 719 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,066 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,950, this translates to approximately **\$249.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 720 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,815 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$613,000, this translates to approximately **\$395.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 721 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,000 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$245.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 722 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,344 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$243.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 723 - Tukwila (WA 98188)

**Location Profile:** Tukwila (WA 98188) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home

is situated on a 30,476 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$155.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 724 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,090 sqft lot. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$197,500, this translates to approximately **\$201.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 725 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,475 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$412,500, this translates to approximately **\$276.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 726 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,300, this translates to approximately **\$352.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 727 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,630 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,400, this translates to approximately **\$290.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 728 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 20,301 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$749,400, this translates to approximately **\$231.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 729 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,807 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$316,500, this translates to approximately **\$147.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 730 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$174.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 731 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,384 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$160.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 732 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 40,887 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$277.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 733 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington



market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 20,562 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$210.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 734 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,535 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,255,000, this translates to approximately **\$392.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 735 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$385.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98112 micro-market.

## **Analysis for Property ID: 736 - Bellevue (WA 98004)**

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,920 sqft. The layout includes 2,900 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 16,258 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,000,000, this translates to approximately **\$255.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## **Analysis for Property ID: 737 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 3,750 sqft lot. Built in 1921, this 93-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$292.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 738 - Issaquah (WA 98029)**

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,185 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$231.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 739 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,987 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$204,700, this translates to approximately **\$122.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 740 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,130 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$220.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 741 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,266 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$689,900, this translates to approximately **\$251.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 742 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$198.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 743 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,870 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 1,350 sqft, featuring 7 bedrooms and 3.5 bathrooms. The home is situated on a 29,699 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$165.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 744 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,384 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$185.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 745 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,550 sqft. The layout

includes 3,550 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 19,865 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,100,000, this translates to approximately **\$591.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 746 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,117 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$441.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 747 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 250,470 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$208.33 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 748 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,560 sqft. The layout includes 3,800 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 17,622 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$152.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 749 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,748 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$263,000, this translates to approximately **\$165.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 750 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,304 sqft lot. Built in 1953, this 61-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$245.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 751 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,434 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$194.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 752 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,496 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$349,950, this translates to approximately **\$205.85 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 753 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,740 sqft. The layout includes 2,000 sqft of main-level living space and a functional lower-level basement of 1,740 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 12,080 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,085,000, this translates to approximately **\$290.11 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 754 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,352 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$744,000, this translates to approximately **\$375.76 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 755 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,345 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$312,500, this translates to approximately **\$355.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 756 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 700 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,200 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$171.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 757 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,050 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$241.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 758 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,638 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,050, this translates to approximately **\$245.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 759 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,560 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,798 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 760 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,224 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$417,000, this translates to approximately **\$311.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 761 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1970, this 44-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$174,950, this translates to approximately **\$165.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 762 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 850 sqft. The layout includes 850 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$347.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 763 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,303 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$423,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 764 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,305 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$839,000, this translates to approximately **\$682.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 765 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,290 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$343,000, this translates to approximately **\$149.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 766 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,582 sqft lot. Built in 1946, this 68-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$467,000, this translates to approximately **\$281.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 767 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,875 sqft lot. Built in 1997, this 17-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$512,500, this translates to approximately **\$278.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 768 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,020 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 17,810 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$190.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 769 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,886 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$329.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 770 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,514 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$267.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 771 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,136 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$173.47 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 772 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,580 sqft. The layout includes 3,190 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 14,275 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$213.69 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 773 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$497,000, this translates to approximately **\$221.88 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 774 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 3,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,404 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$803,100, this translates to approximately **\$242.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 775 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,232 sqft. The layout includes 1,232 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,130 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$344,000, this translates to approximately **\$279.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 776 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,930 sqft. The layout includes 2,820 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,680 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$828,950, this translates to approximately **\$210.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 777 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$386,380, this translates to approximately **\$224.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 778 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 974 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$209.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 779 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 151,588 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$228.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 780 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,950 sqft. The layout includes 3,950 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,856 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$914,500, this translates to approximately **\$231.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 781 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 10,335 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition.

A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$819,995, this translates to approximately **\$270.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 782 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 9,643 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$252,700, this translates to approximately **\$236.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 783 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 36,847 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$437,500, this translates to approximately **\$188.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 784 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 785 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,439 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$619,000, this translates to approximately **\$227.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 786 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 5,761 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$408,200, this translates to approximately **\$226.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 787 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,560 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,049 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$451,000, this translates to approximately **\$289.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 788 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,410 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$317,000, this translates to approximately **\$180.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 789 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$256.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 790 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$356.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 791 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 2,400 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$337.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 792 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$239,900, this translates to approximately **\$128.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 793 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 980 sqft,

featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$446,000, this translates to approximately **\$196.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 794 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 15,639 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$185.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 795 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 6,032 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$239,950, this translates to approximately **\$164.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 796 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,850 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,519 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$134.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 797 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout includes 2,170 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$619,500, this translates to approximately **\$285.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 798 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,726 sqft. The layout includes 1,726 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 197,326 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$363,750, this translates to approximately **\$210.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 799 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,541 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$326.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 800 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,957 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$270.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 801 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,218 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$159.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 802 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,826 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$271.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 803 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,991 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$174.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 804 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,933 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$724,800, this translates to approximately **\$353.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 805 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,310 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$256.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 806 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$664.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 807 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$143.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 808 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,080 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,440 sqft lot. Built in 1904, this 110-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$785,000, this translates to approximately **\$360.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 809 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,660 sqft lot. Built in 1966, this 48-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$131.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 810 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,221 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$371.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 811 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,641 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$394.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 812 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 3,280 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 24,440 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5'

condition.

**Financial Verdict:** At a listing price of \$862,500, this translates to approximately **\$262.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 813 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 83,199 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$145.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 814 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,017 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$282,613, this translates to approximately **\$340.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 815 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$174,500, this translates to approximately **\$172.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 816 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 38,377 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$306,500, this translates to approximately **\$148.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 817 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,340 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$223.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 818 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,568 sqft lot. Built in 2001, this 13-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$433,000, this translates to approximately **\$189.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 819 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,874 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$163.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 820 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,720 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1921, this 93-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$360.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 821 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,150 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$281.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 822 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,020 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,204 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$238,000, this translates to approximately **\$233.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 823 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 3,135 sqft lot. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$523,000, this translates to approximately **\$415.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 824 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,875 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$522,500, this translates to approximately **\$220.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 825 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 18,513 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,000, this translates to approximately **\$180.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 826 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,100 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,751 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$340.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 827 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,673 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$172.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 828 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 3,120 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,300 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$730,100, this translates to approximately **\$234.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 829 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home



is situated on a 9,604 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$551,000, this translates to approximately **\$243.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 830 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,956 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$134.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 831 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 6,700 sqft lot. Built in 1920, this 94-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$473.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 832 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$468.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 833 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$118.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 834 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,380 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$204.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 835 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,990 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$314,000, this translates to approximately **\$134.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 836 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,950 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$282.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 837 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1937, this 77-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$422.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 838 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 24,318 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$225.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 839 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a

trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,490 sqft. The layout includes 3,940 sqft of main-level living space and a functional lower-level basement of 2,550 sqft, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 10,862 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$2,000,000, this translates to approximately **\$308.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 840 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,377 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$377,500, this translates to approximately **\$267.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 841 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$197.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 842 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 3,360 sqft of main-level living space, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 5,402 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$804,995, this translates to approximately **\$239.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 843 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,663 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$341,000, this translates to approximately **\$230.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 844 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 6,455 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$210.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 845 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,134 sqft. The layout includes 2,134 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,984 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$611,000, this translates to approximately **\$286.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 846 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,787 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$379,950, this translates to approximately **\$204.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 847 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,520 sqft. The layout includes 3,570 sqft of main-level living space and a functional lower-level basement of 1,950 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 8,313 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,270,000, this translates to approximately **\$230.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 848 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,310 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,500 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$381.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 849 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington



market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 890 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,250 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$241.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 850 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,342 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$167.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 851 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,605 sqft lot. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$297,000, this translates to approximately **\$150.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 852 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,475 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$575,550, this translates to approximately **\$279.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 853 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,500 sqft lot. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$534,640, this translates to approximately **\$251.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 854 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout

includes 1,170 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 14,110 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$352,500, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 855 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,360 sqft. The layout includes 780 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 4,688 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$488,000, this translates to approximately **\$358.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 856 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 55,756 sqft lot. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$732,000, this translates to approximately **\$377.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 857 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 2,040 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$133.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 858 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 9,191 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$592,500, this translates to approximately **\$417.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 859 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,280 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$170.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 860 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,825 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$318.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 861 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,757 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition.

A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$119.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 862 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,190 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 1,510 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,684 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,216,000, this translates to approximately **\$381.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 863 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$136.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 864 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,690 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,250 sqft lot. Built in 1901, this 113-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$487,250, this translates to approximately **\$288.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 865 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,601 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$185.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 866 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,010 sqft. The layout

includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,968 sqft lot. Built in 1906, this 108-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$435.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 867 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,300 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$366,500, this translates to approximately **\$177.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 868 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,710 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$462,000, this translates to approximately **\$270.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.



## Analysis for Property ID: 869 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,660 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,690 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$337.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 870 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,629 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$137.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 871 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,675 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$220.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 872 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 21,043 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$194.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 873 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,610 sqft. The layout

includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1940, this 74-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$428.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 874 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,912 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$256,500, this translates to approximately **\$229.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 875 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,257 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$411,000, this translates to approximately **\$164.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 876 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,275 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$221.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 877 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,370 sqft. The layout includes 2,140 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1907, this 107-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$762,000, this translates to approximately **\$226.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 878 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 189,486 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$359,950, this translates to approximately **\$279.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 879 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout includes 3,370 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 435,600 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$142.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 880 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,410 sqft. The layout includes 3,410 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,769 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,405,000, this translates to approximately **\$412.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 881 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,290 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$156.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 882 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 770 sqft. The layout includes 770 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$413,500, this translates to approximately **\$537.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 883 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 1 bedrooms and 1.5 bathrooms. The home is situated on a 3,211 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$351.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 884 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,060 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 1,360 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,043 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$155.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 885 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,613 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$386,591, this translates to approximately **\$228.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 886 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,825 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$524,950, this translates to approximately **\$277.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 887 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 3,128 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$241,000, this translates to approximately **\$163.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 888 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,193 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$461,000, this translates to approximately **\$434.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 889 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,480 sqft. The layout includes 3,480 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 59,242 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$232.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 890 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,730 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 1,180 sqft,

featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,560 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$885,000, this translates to approximately **\$324.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 891 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,941 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$247,000, this translates to approximately **\$156.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 892 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,900 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$296,500, this translates to approximately **\$136.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 893 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,743 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$141,800, this translates to approximately **\$152.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 894 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1906, this 108-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$333,000, this translates to approximately **\$210.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 895 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 11,900 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$602,000, this translates to approximately **\$182.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 896 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 10,698 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$267.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 897 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,565 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$373,000, this translates to approximately **\$223.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 898 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$588,000, this translates to approximately **\$289.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 899 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,500 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,100 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$323.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 900 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,445 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$482,500, this translates to approximately **\$332.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 901 - Des Moines (WA 98148)

**Location Profile:** Des Moines (WA 98148) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 8,250 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$251,200, this translates to approximately **\$191.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 902 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,180 sqft. The layout includes 2,880 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 49,222 sqft lot. Built in 1979,

this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$869,000, this translates to approximately **\$207.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 903 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 28,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$464,000, this translates to approximately **\$284.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 904 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,452 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$755,000, this translates to approximately **\$283.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 905 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,916 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$162.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 906 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,240 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$384.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 907 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,247 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$189.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 908 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 680 sqft. The layout includes 680 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,064 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$110,700, this translates to approximately **\$162.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 909 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout includes 2,640 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,900 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$321.97 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 910 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$213.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 911 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,310 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,045 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$319,950, this translates to approximately **\$138.51 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 912 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,905 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$348.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 913 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,680 sqft lot. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$368,000, this translates to approximately **\$221.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 914 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 3,360 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$433,500, this translates to approximately **\$197.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 915 - Redmond (WA 98074)

**Location Profile:** Redmond (WA 98074) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$611,000, this translates to approximately **\$248.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 916 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 23,400 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,000,000, this translates to approximately **\$411.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 917 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$307,000, this translates to approximately **\$224.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 918 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,200 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$442,500, this translates to approximately **\$245.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 919 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a

trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,706 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1908, this 106-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$220.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 920 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,334 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$367,000, this translates to approximately **\$524.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 921 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 15,124 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,000, this translates to approximately **\$223.44 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 922 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 12,687 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$446,000, this translates to approximately **\$203.65 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 923 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,791 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$572,500, this translates to approximately **\$282.02 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 924 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,053 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$477,000, this translates to approximately **\$353.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 925 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,096 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$518,000, this translates to approximately **\$308.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 926 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 10,530 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.



**Financial Verdict:** At a listing price of \$462,000, this translates to approximately **\$369.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 927 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,240 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,190,000, this translates to approximately **\$531.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 928 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,620 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$137,000, this translates to approximately **\$144.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 929 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 3,174 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$228.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 930 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 9,374 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$818,000, this translates to approximately **\$343.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 931 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 958 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$415.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 932 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 9,752 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$298,450, this translates to approximately **\$142.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 933 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,945 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$230.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 934 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,230 sqft. The layout includes 3,230 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,331 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$730,000, this translates to approximately **\$226.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 935 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,802 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$551,000, this translates to approximately **\$194.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 936 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 870 sqft. The layout

includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,340 sqft lot. Built in 1906, this 108-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$271,310, this translates to approximately **\$311.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 937 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 28,300 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$250.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 938 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 889 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$479,000, this translates to approximately **\$380.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 939 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,040 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$194.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 940 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,975 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,950, this translates to approximately **\$225.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 941 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,120 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$483,945, this translates to approximately **\$326.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 942 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 33,132 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$220.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 943 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,692 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$192,500, this translates to approximately **\$202.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 944 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,308 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$383.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 945 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$127.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 946 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,770 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,522 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$243,000, this translates to approximately **\$137.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 947 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,280 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,060 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$449.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 948 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 12,028 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$639,000, this translates to approximately **\$297.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 949 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$396.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 950 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,260 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$339.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 951 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 4,781 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 952 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,820 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 13,193 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$218.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 953 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,190 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$256.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 954 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 230 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,213 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$467,000, this translates to approximately **\$367.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 955 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,960 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$234.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 956 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 6 bedrooms and 2.0 bathrooms. The home is situated on a 4,505 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$755,000, this translates to approximately **\$351.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 957 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,300 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$310.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 958 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,280 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$387,000, this translates to approximately **\$314.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 959 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 41,984 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$409.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 960 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout

includes 1,050 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 60,113 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$395.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 961 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,775 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$263,000, this translates to approximately **\$167.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 962 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,350 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$519,900, this translates to approximately **\$285.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 963 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,025 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$370.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 964 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 2,060 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 44,866 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$218.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 965 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This single-level residence offers a total living area of 4,380 sqft. The layout includes 4,380 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 74,052 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$296.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 966 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$275.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 967 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,225 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$216.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 968 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,440 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$387,500, this translates to approximately **\$293.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 969 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 1 bedrooms and 2.25 bathrooms. The home is situated on a 10,350 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$458,000, this translates to approximately **\$214.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 970 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,560 sqft. The layout includes 2,230 sqft of main-level living space and a functional lower-level basement of 2,330 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 16,643 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,212,500, this translates to approximately **\$265.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 971 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,764 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$135.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 972 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$190.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 973 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,630 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$258.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 974 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,375 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$396,675, this translates to approximately **\$229.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 975 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 3,760 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$452,000, this translates to approximately **\$373.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 976 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,494 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$426,000, this translates to approximately **\$152.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 977 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,050 sqft lot. Built in 1915, this 99-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$792,000, this translates to approximately **\$504.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 978 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 31,626 sqft lot. Built in 1987, this 27-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 979 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,850 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,861 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,275,000, this translates to approximately **\$447.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 980 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$326,000, this translates to approximately **\$173.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 981 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,424 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$268,500, this translates to approximately **\$339.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 982 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$338.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 983 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,735 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$141.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 984 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,773 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.



**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$340.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 985 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,620 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 13,777 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$978,000, this translates to approximately **\$373.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 986 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,880 sqft. The layout includes 2,180 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 3,192 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,125,000, this translates to approximately **\$390.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 987 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,021 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$416.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 988 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,969 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$398.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 989 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,092 sqft. The layout includes 1,092 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,000, this translates to approximately **\$282.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 990 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,936 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$219,950, this translates to approximately **\$133.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 991 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,700 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$289,000, this translates to approximately **\$138.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 992 - SeaTac (WA 98198)

**Location Profile:** SeaTac (WA 98198) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 28,710 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$96.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 993 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,671 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$130.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 994 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,650 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,945 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$699,000, this translates to approximately **\$263.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 995 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,460 sqft. The layout includes 2,550 sqft of main-level living space and a functional lower-level basement of 1,910 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 16,953 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,800,000, this translates to approximately **\$403.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 996 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 740 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,950, this translates to approximately **\$329.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 997 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,773 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$749,950, this translates to approximately **\$270.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 998 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,390 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,888 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1939, this 75-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$460.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 999 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,050 sqft. The layout includes 3,050 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 158,558 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$181.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1000 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$384,000, this translates to approximately **\$225.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1001 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5'

condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$156.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1002 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1906, this 108-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$358.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1003 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,953 sqft lot. Built in 1999, this 15-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$157.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1004 - Redmond (WA 98053)



**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,041 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1005 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,560 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,100 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$298.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1006 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$100.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 1007 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$376,000, this translates to approximately **\$326.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1008 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,775 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$287.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1009 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,628 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$120,750, this translates to approximately **\$105.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1010 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,400 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 1,580 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,965 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1957, this 57-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,690,000, this translates to approximately **\$497.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1011 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 43,124 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$279.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1012 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,105 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$619,500, this translates to approximately **\$364.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1013 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout

includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,200 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$278.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1014 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,890 sqft. The layout includes 2,890 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 12,478 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$598,000, this translates to approximately **\$206.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1015 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,050 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$316.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1016 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,523 sqft lot. Built in 1922, this 92-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$372,500, this translates to approximately **\$234.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1017 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,860 sqft of main-level living space, featuring 6 bedrooms and 5.25 bathrooms. The home is situated on a 5,682 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$104.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 1018 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 760 sqft of main-level living space and a functional lower-level basement of 60 sqft, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 1,060 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$194,000, this translates to approximately **\$236.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1019 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,118 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$507,500, this translates to approximately **\$251.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1020 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,680 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$173.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1021 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout includes 2,170 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,905 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,900, this translates to approximately **\$152.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1022 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,765 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,000, this translates to approximately **\$205.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.



## Analysis for Property ID: 1023 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,090 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,300 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$494,000, this translates to approximately **\$236.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1024 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,025 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$206,000, this translates to approximately **\$121.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 1025 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,909 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$423,000, this translates to approximately **\$218.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1026 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$259,000, this translates to approximately **\$196.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1027 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,500 sqft. The layout includes 1,830 sqft of main-level living space and a functional lower-level basement of 1,670 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 13,875 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1938, this 76-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$879,950, this translates to approximately **\$251.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1028 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 5,120 sqft lot. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,600, this translates to approximately **\$123.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1029 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 2,940 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$365.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1030 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,550 sqft. The layout includes 3,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,048 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$176.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1031 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 251,341 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$439,000, this translates to approximately **\$218.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1032 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 310 sqft,

featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,468 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$224.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1033 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,443 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$346.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1034 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,377 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$210.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1035 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,097 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$272.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1036 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,200 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$413.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1037 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 2,480 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,086 sqft lot. Built in 2008,

this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$953,007, this translates to approximately **\$305.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1038 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,765 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$192.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1039 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,204 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$772,000, this translates to approximately **\$470.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1040 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,303 sqft. The layout includes 2,303 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,680 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,995, this translates to approximately **\$143.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1041 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,168 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$409,316, this translates to approximately **\$227.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1042 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 4,460 sqft. The layout includes 3,280 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 2,975 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2013, this 1-year-old home is



maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$109.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1043 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,656 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$191.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1044 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 2,190 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 4,684 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$785,000, this translates to approximately **\$255.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1045 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$180.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 1046 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,750 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$328.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1047 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,790 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,800, this translates to approximately **\$282.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1048 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,159 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$356.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1049 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,416 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$374,000, this translates to approximately **\$187.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1050 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 7,600 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$189,650, this translates to approximately **\$172.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1051 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 40,946 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$420,850, this translates to approximately **\$438.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 1052 - Redmond (WA 98074)

**Location Profile:** Redmond (WA 98074) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,488 sqft. The layout includes 3,488 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,614 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$815,000, this translates to approximately **\$233.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1053 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 9,466 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,065,000, this translates to approximately **\$563.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1054 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,120 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$199,000, this translates to approximately **\$98.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1055 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$141.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1056 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,660 sqft. The layout includes 3,360 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,800 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 1995 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,506,000, this translates to approximately **\$411.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1057 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,230 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$288,400, this translates to approximately **\$154.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1058 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,007 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$442,000, this translates to approximately **\$212.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1059 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 14,803 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$619,420, this translates to approximately **\$252.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1060 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,750 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,180 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$230.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1061 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,842 sqft lot. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$169.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1062 - Kirkland (WA 98033)



**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,604 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$512,500, this translates to approximately **\$269.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1063 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,093 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$567,000, this translates to approximately **\$223.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1064 - Snoqualmie Pass (WA 98068)

**Location Profile:** Snoqualmie Pass (WA 98068) is The premier mountain destination for year-round recreation, from skiing in winter to hiking in summer.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 10,362 sqft lot. Built in 1998,

this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98068 micro-market.

## **Analysis for Property ID: 1065 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 2,250 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$265.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 1066 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,258 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$213.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1067 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,126 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1956, this 58-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$207.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1068 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$119.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1069 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,947 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,500, this translates to approximately **\$250.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 1070 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,876 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 906 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 13,927 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$895,000, this translates to approximately **\$311.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1071 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,484 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$368,250, this translates to approximately **\$171.28 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1072 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$249,900, this translates to approximately **\$219.21 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1073 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,790 sqft lot. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$357.14 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1074 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,056 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$142.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1075 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,905 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$194.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1076 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 6,250 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$207.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1077 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,690 sqft. The layout includes 3,690 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,580,000, this translates to approximately **\$428.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1078 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,010 sqft. The layout includes 2,010 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 1,074,218 sqft lot. Built in 1931, this 83-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$542,500, this translates to approximately **\$180.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1079 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,126 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$264.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1080 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,170 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,003,000, this translates to approximately **\$437.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1081 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,240 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,800, this translates to approximately **\$379.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1082 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,014 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$299,900, this translates to approximately **\$110.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1083 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,632 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$691,000, this translates to approximately **\$270.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1084 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,899 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$180.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1085 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,470 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,620 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$163.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1086 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 850 sqft. The layout includes 550 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 7,710 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$423.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1087 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,991 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$256,750, this translates to approximately **\$129.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1088 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$332,500, this translates to approximately **\$184.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1089 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,850 sqft. The layout includes 4,850 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 36,450 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$201.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1090 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,874 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$213.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1091 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 49,928 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,000, this translates to approximately **\$177.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1092 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,776 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$589,000, this translates to approximately **\$202.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1093 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,039 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$240.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1094 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,420 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$668,750, this translates to approximately **\$285.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1095 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,453 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$344,500, this translates to approximately **\$191.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1096 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,150 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$452,000, this translates to approximately **\$272.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1097 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 62,290 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$415.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1098 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 23,819 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$246,000, this translates to approximately **\$138.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1099 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 110 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,841 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$519.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.



## Analysis for Property ID: 1100 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,790 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 1,660 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,420 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$970,000, this translates to approximately **\$347.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1101 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1906, this 108-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$373.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1102 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,446 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$158.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1103 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 3,400 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 247,421 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$712,000, this translates to approximately **\$209.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 1104 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$375.00 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1105 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,005 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$101.85 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 1106 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$362.07 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1107 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,220,000, this translates to approximately **\$376.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 1108 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,691 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$367.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1109 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 5,226 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$254.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1110 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,053 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$269.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1111 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 48,706 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$237.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1112 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 25,000 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$148.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 1113 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,445 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 145 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,471 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$389,999, this translates to approximately **\$269.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1114 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,380 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1935, this 79-year-old home is maintained in a '3/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$119.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1115 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 13,059 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$744,000, this translates to approximately **\$262.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1116 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 46,173 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$232.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1117 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$318,989, this translates to approximately **\$159.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1118 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$556,000, this translates to approximately **\$275.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1119 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,326 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$135.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1120 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 11,160 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$168.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1121 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 13,700 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$309.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1122 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,446 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$396,450, this translates to approximately **\$257.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1123 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,396 sqft. The layout includes 1,396 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 111,949 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$161.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1124 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,780 sqft. The layout includes 2,780 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,875 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$251.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1125 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 6 bedrooms and 2.0 bathrooms. The home is situated on a 8,797 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$117.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 1126 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,350 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 680 sqft,

featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 13,402 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$655,000, this translates to approximately **\$278.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1127 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,760 sqft. The layout includes 2,760 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 40,946 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,185,000, this translates to approximately **\$429.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1128 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,460 sqft. The layout includes 4,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 26,027 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,550,000, this translates to approximately **\$347.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1129 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,421 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$413,800, this translates to approximately **\$287.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1130 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,330 sqft. The layout includes 3,570 sqft of main-level living space and a functional lower-level basement of 1,760 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 6,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$178.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1131 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,228 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$334,990, this translates to approximately **\$150.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1132 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,305 sqft. The layout includes 3,745 sqft of main-level living space and a functional lower-level basement of 1,560 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 8,401 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,700,000, this translates to approximately **\$508.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1133 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,880 sqft. The layout includes 3,700 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 3 bedrooms and 4.0 bathrooms. The home is situated on a 13,095 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,030,000, this translates to approximately **\$265.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1134 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,810 sqft. The layout includes 2,680 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 8,519 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,130,000, this translates to approximately **\$296.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1135 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,168 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$556,000, this translates to approximately **\$283.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1136 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,131 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$235.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1137 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 3,250 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 34,293 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$147.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1138 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,208 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$324,000, this translates to approximately **\$185.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1139 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,440 sqft. The layout includes 3,440 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 35,021 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$305.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1140 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 14,149 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$235.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1141 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,330 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,000, this translates to approximately **\$206.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1142 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,930 sqft. The layout includes 2,930 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 18,199 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$749,000, this translates to approximately **\$255.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1143 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,160 sqft. The layout

includes 1,820 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,824 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,600,000, this translates to approximately **\$506.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1144 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,330 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$373,500, this translates to approximately **\$466.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1145 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,350 sqft. The layout includes 2,350 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,001 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$327.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1146 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 16,470 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$356,000, this translates to approximately **\$335.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1147 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,558 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$303.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1148 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 780 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,750 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$494,400, this translates to approximately **\$316.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 1149 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,000 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 42,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$195.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1150 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1907, this 107-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$926,300, this translates to approximately **\$558.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1151 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$363.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1152 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,220 sqft. The layout includes 2,450 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 8,936 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$133.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1153 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$307,000, this translates to approximately **\$132.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1154 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,750 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 14,982 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$604,700, this translates to approximately **\$219.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1155 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1956, this 58-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$219,900, this translates to approximately **\$241.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1156 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 867 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$321.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1157 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,578 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$432,000, this translates to approximately **\$293.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.



## Analysis for Property ID: 1158 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 6 bedrooms and 2.0 bathrooms. The home is situated on a 10,812 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$147.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1159 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,046 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1922, this 92-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$361,000, this translates to approximately **\$328.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1160 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,532 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$249,950, this translates to approximately **\$265.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 1161 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$288.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1162 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,200 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$138.64 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1163 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,860 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 1,350 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 59,612 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$503,000, this translates to approximately **\$175.87 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1164 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 740 sqft. The layout includes 740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,250 sqft lot. Built in 1938, this 76-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$235,750, this translates to approximately **\$318.58 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1165 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,740 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,520 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$657,000, this translates to approximately **\$239.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1166 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$308.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1167 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,140 sqft. The layout includes 3,140 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,060 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$389,950, this translates to approximately **\$124.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1168 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,270 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$182.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1169 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,264 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$254,500, this translates to approximately **\$99.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1170 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,350 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,140 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$236.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1171 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,600 sqft. The layout includes 2,100 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,075,000, this translates to approximately **\$298.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1172 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$155.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1173 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,824 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1949, this 65-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$319,950, this translates to approximately **\$299.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1174 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout

includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,109 sqft lot. Built in 1951, this 63-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$337,000, this translates to approximately **\$314.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1175 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1907, this 107-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$492,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1176 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,890 sqft. The layout includes 2,830 sqft of main-level living space and a functional lower-level basement of 60 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 12,130 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,170,000, this translates to approximately **\$404.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98033 micro-market.



## Analysis for Property ID: 1177 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,876 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$348,580, this translates to approximately **\$285.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1178 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,000, this translates to approximately **\$128.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 1179 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$384.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1180 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,640 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$301.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1181 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,340 sqft. The layout includes 2,240 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 10,890 sqft lot. Built in 1963,

this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$910,000, this translates to approximately **\$272.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1182 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,040 sqft. The layout includes 4,100 sqft of main-level living space and a functional lower-level basement of 1,940 sqft, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 219,542 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$190.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1183 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,612 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$431,500, this translates to approximately **\$227.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1184 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,292 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,000, this translates to approximately **\$103.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1185 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,207 sqft lot. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$677,000, this translates to approximately **\$338.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1186 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,180,500, this translates to approximately **\$733.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1187 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,240 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,978 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$635,700, this translates to approximately **\$196.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1188 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,230 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$482,000, this translates to approximately **\$216.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1189 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,174 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$168,000, this translates to approximately **\$144.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1190 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$805,000, this translates to approximately **\$334.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1191 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 590 sqft. The layout includes 590 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,945 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$398,000, this translates to approximately **\$674.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 1192 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 17,388 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$255.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1193 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout

includes 1,370 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 8,240 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$592,500, this translates to approximately **\$273.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1194 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$940,000, this translates to approximately **\$451.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1195 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,860 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,394 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$655,000, this translates to approximately **\$229.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.



## Analysis for Property ID: 1196 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,980 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,107 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$622,500, this translates to approximately **\$208.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1197 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 987 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$308.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1198 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,005 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$648,360, this translates to approximately **\$286.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1199 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 14,925 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$432,000, this translates to approximately **\$196.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1200 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,590 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$346.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1201 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,600 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$353,250, this translates to approximately **\$333.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1202 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,260 sqft. The layout includes 4,260 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 18,687 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,000,000, this translates to approximately **\$234.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1203 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 998 sqft. The layout includes 798 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 844 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$320.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1204 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,052 sqft. The layout includes 2,052 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,723 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$349,900, this translates to approximately **\$170.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1205 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,202 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$104.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1206 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,221 sqft lot. Built in 2006, this 8-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$408,000, this translates to approximately **\$209.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 1207 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,347 sqft. The layout includes 1,347 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,292 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$321,000, this translates to approximately **\$238.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1208 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,860 sqft. The layout includes 3,860 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 5,474 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,051,000, this translates to approximately **\$272.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1209 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,060 sqft. The layout includes 5,060 sqft of main-level living space, featuring 4 bedrooms and 5.5 bathrooms. The home is situated on a 10,320 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,150,000, this translates to approximately **\$424.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1210 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 885 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$359,000, this translates to approximately **\$263.97 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1211 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,760 sqft. The layout includes 2,760 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$108.70 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1212 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 2,420 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 4,670 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$157.02 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1213 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,332 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$269.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1214 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 959 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$277.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1215 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,569 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$259,000, this translates to approximately **\$167.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.



## Analysis for Property ID: 1216 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 550 sqft. The layout includes 550 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 1,279 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$353,000, this translates to approximately **\$641.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1217 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,588 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$282.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1218 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,670 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,005 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$275.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1219 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 430 sqft. The layout includes 430 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 5,050 sqft lot. Built in 1912, this 102-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$80,000, this translates to approximately **\$186.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 1220 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 9,614 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$782,000, this translates to approximately **\$328.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1221 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,633 sqft lot. Built in 1982, this 32-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$227.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1222 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,862 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$169.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1223 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,680 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 1,620 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,854 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$980,000, this translates to approximately **\$266.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1224 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,530 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,200 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$902,000, this translates to approximately **\$356.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1225 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,840 sqft. The layout includes 3,840 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 16,905 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$556,000, this translates to approximately **\$144.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1226 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$662,990, this translates to approximately **\$534.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1227 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,867 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$173.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98051 micro-market.

## **Analysis for Property ID: 1228 - Renton (WA 98059)**

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,067 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$439,950, this translates to approximately **\$184.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## **Analysis for Property ID: 1229 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 44,431 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$134.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## **Analysis for Property ID: 1230 - Woodinville (WA 98077)**

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 13,500 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$392.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1231 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,810 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 39,639 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$129.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1232 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout

includes 2,420 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,676 sqft lot. Built in 1911, this 103-year-old home is maintained in a '3/5' condition. A significant renovation in 1986 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$399,500, this translates to approximately **\$165.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1233 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 2,580 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$478,000, this translates to approximately **\$373.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1234 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$306.55 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1235 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$219.12 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1236 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,645 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$149,000, this translates to approximately **\$87.65 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1237 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,420 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$526,000, this translates to approximately **\$313.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1238 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 59,677 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$527,550, this translates to approximately **\$643.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1239 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,380 sqft. The layout includes 4,380 sqft of main-level living space, featuring 3 bedrooms and 4.0 bathrooms. The home

is situated on a 42,769 sqft lot. Built in 1983, this 31-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$239.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1240 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,092 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$240.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1241 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 3,400 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 7,452 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$279.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1242 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 8,399 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$377,691, this translates to approximately **\$178.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1243 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,700 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$648,475, this translates to approximately **\$288.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 1244 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,612 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$383,000, this translates to approximately **\$212.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1245 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,620 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$242.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1246 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1923, this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,950, this translates to approximately **\$288.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98115 micro-market.

## **Analysis for Property ID: 1247 - Woodinville (WA 98072)**

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 20,720 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,425, this translates to approximately **\$191.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## **Analysis for Property ID: 1248 - Sammamish (WA 98075)**

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 36,601 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$263.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## **Analysis for Property ID: 1249 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,960 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$305.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1250 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,762 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$416,000, this translates to approximately **\$374.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1251 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1924,

this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$577.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 1252 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 11,507 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$148.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1253 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,827 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$261.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.



## Analysis for Property ID: 1254 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$433,000, this translates to approximately **\$236.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1255 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 15,531 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$142.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1256 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,641 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$248.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1257 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,510 sqft. The layout includes 2,210 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 12,905 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$554,820, this translates to approximately **\$158.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 1258 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,370 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 1,510 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 7,920 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,325,000, this translates to approximately **\$393.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1259 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,390 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,157 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$307.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1260 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,114 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$607,000, this translates to approximately **\$493.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1261 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 213,879 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$549,900, this translates to approximately **\$194.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1262 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,540 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$258,000, this translates to approximately **\$159.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1263 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,290 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1940, this 74-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$661,254, this translates to approximately **\$288.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1264 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,840 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 13,367 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$945,000, this translates to approximately **\$332.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1265 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,220 sqft. The layout includes 4,220 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 196,817 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,950, this translates to approximately **\$189.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1266 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$132,500, this translates to approximately **\$122.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1267 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,645 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$467,100, this translates to approximately **\$288.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1268 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,390 sqft. The layout includes 3,060 sqft of main-level living space and a functional lower-level basement of 1,330 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 11,600 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,610,000, this translates to approximately **\$366.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1269 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,975 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$641,000, this translates to approximately **\$395.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1270 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,244 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$346.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1271 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,476 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$191.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1272 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,080 sqft. The layout includes 4,080 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 217,697 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$220.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**



**Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1273 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,560 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,400 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$171.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1274 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$464,600, this translates to approximately **\$414.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1275 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,740 sqft. The layout includes 4,740 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 172,497 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$253.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1276 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,788 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$223.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1277 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home

is situated on a 6,750 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$670,500, this translates to approximately **\$421.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 1278 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$552,000, this translates to approximately **\$386.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1279 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,960 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$244,000, this translates to approximately **\$168.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1280 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,500 sqft. The layout includes 3,500 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$788,600, this translates to approximately **\$225.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1281 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,702 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$273.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1282 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,814 sqft. The layout includes 944 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$292.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1283 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 580 sqft. The layout includes 580 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$90,000, this translates to approximately **\$155.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1284 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,572 sqft lot. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$350.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1285 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 8,282 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$498,000, this translates to approximately **\$436.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1286 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,380 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$379,000, this translates to approximately **\$473.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1287 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 2,580 sqft lot. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$462,000, this translates to approximately **\$355.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1288 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,155 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$388,000, this translates to approximately **\$159.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1289 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,371 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$171.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1290 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 9,550 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$369.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1291 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,152 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$300.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.



## Analysis for Property ID: 1292 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,920 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$606,000, this translates to approximately **\$404.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1293 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,080 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$334,000, this translates to approximately **\$151.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1294 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,323 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$283.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1295 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,140 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,730 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$206.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1296 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,173 sqft lot featuring an

exceptional panoramic view that commands a significant market premium.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$358.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1297 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,186 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$290.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1298 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 750 sqft. The layout includes 750 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,430 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1299 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,300 sqft lot. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$372,000, this translates to approximately **\$189.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1300 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$479,000, this translates to approximately **\$349.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1301 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 4,580 sqft. The layout includes 4,580 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 4,443 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,000,000, this translates to approximately **\$436.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1302 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,584 sqft. The layout includes 5,584 sqft of main-level living space, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 68,257 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,680,000, this translates to approximately **\$300.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 1303 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,320 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$501,000, this translates to approximately **\$496.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1304 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,908 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$194.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1305 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,782 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$496,700, this translates to approximately **\$285.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1306 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 10,026 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$347,000, this translates to approximately **\$129.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1307 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$199,000, this translates to approximately **\$276.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1308 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,399 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,500, this translates to approximately **\$179.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1309 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,670 sqft. The layout includes 3,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$223.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1310 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,630 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,435 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$123.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 1311 - Enumclaw (WA 98022)



**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,459 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$124.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1312 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,980 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 28,000 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$226.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1313 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,560 sqft. The layout

includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$189.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1314 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,410 sqft lot. Built in 1955, this 59-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$355,300, this translates to approximately **\$219.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1315 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$276,000, this translates to approximately **\$242.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1316 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,730 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 19,877 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$168.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1317 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 2,130 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 35,169 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$880,000, this translates to approximately **\$413.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1318 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,050 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$207.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1319 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 2,100 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,916 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$346,000, this translates to approximately **\$164.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1320 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$172,500, this translates to approximately **\$151.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1321 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,144 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$379,950, this translates to approximately **\$224.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1322 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$468,000, this translates to approximately **\$403.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1323 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,270 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$477,000, this translates to approximately **\$277.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1324 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,328 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$529,000, this translates to approximately **\$437.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1325 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,255 sqft. The layout includes 1,255 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,374 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$248.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## **Analysis for Property ID: 1326 - Seattle (WA 98177)**

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,683 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$326,100, this translates to approximately **\$370.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## **Analysis for Property ID: 1327 - Seattle (WA 98125)**

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,206 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$342.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1328 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,940 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$438,000, this translates to approximately **\$265.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1329 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,467 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$229.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1330 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a



trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 1,450 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$359.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1331 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,000 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1913, this 101-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$688,000, this translates to approximately **\$229.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1332 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,735 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$316.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1333 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,741 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$184.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1334 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,775 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$260.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1335 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,375 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$326,500, this translates to approximately **\$180.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1336 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,350 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$135.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1337 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 2,400 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 5,850 sqft lot. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,570,000, this translates to approximately **\$511.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1338 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,390 sqft. The layout includes 3,390 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,211 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$216.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1339 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,120 sqft lot. Built in 1940, this 74-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$272.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1340 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$298.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1341 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 10,687 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$949,880, this translates to approximately **\$414.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1342 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$204.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1343 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,870 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,292 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$399,000, this translates to approximately **\$139.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1344 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout

includes 1,010 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1951, this 63-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$730,001, this translates to approximately **\$396.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1345 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,060 sqft. The layout includes 4,060 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 13,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,795,000, this translates to approximately **\$442.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1346 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,018 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$159.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 1347 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1902, this 112-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$751,750, this translates to approximately **\$399.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1348 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,095 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$182.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1349 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$344,950, this translates to approximately **\$148.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1350 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,030 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$457,500, this translates to approximately **\$248.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1351 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 10,750 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$389,000, this translates to approximately **\$166.95 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1352 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,473 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$160.94 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1353 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,987 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$732,000, this translates to approximately **\$314.16 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1354 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,868 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$212.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1355 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,080 sqft. The layout includes 2,300 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 4,815 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,655,000, this translates to approximately **\$537.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1356 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,527 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$514.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1357 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 3,565 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$275.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1358 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,750 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$190.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1359 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 36,210 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$295.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1360 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,850 sqft. The layout includes 4,850 sqft of main-level living space, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 40,902 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$569,950, this translates to approximately **\$117.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1361 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,982 sqft. The layout includes 1,982 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,406 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$283,200, this translates to approximately **\$142.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1362 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,640 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,050 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$416.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1363 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 50,662 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$830,000, this translates to approximately **\$448.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 1364 - Bellevue (WA 98007)**

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,144 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$255.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## **Analysis for Property ID: 1365 - Tukwila (WA 98178)**

**Location Profile:** Tukwila (WA 98178) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,840 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 7,199 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$292,050, this translates to approximately **\$102.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## **Analysis for Property ID: 1366 - Kirkland (WA 98034)**

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 10,226 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$218.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1367 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 6,400 sqft lot. Built in 1955, this 59-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$295,832, this translates to approximately **\$209.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1368 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,515 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$178.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1369 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 9,525 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,381,000, this translates to approximately **\$437.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1370 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,720 sqft. The layout includes 3,720 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 29,043 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$857,000, this translates to approximately **\$230.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1371 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,501 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$274.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1372 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$298.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1373 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,952 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$329,000, this translates to approximately **\$205.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1374 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,502 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$386.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1375 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$265.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1376 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$342.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1377 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout includes 2,810 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,700 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$243.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1378 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 5,581 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$331.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1379 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,520 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 2,152 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$309.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1380 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,180 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 190 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 844 sqft lot. Built in 2005, this

9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$292.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1381 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,970 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$196.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1382 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 15,711 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$282,000, this translates to approximately **\$167.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1383 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,250 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$244,000, this translates to approximately **\$268.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 1384 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 3 bedrooms and 3.75 bathrooms. The home is situated on a 5,797 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$967,500, this translates to approximately **\$297.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1385 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,294 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$187.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1386 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,790 sqft. The layout includes 3,790 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 19,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,600,000, this translates to approximately **\$422.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1387 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,310 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 78,844 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$527,500, this translates to approximately **\$228.35 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1388 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,510 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,339 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1932, this 82-year-old home is maintained in a '5/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$994,000, this translates to approximately **\$396.02 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1389 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,205 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$313,000, this translates to approximately **\$237.12 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1390 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 217,800 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$587,000, this translates to approximately **\$247.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1391 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$304,000, this translates to approximately **\$337.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1392 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout

includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,680 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$265.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1393 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 9,288 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$145.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1394 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$233.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98168 micro-market.

## **Analysis for Property ID: 1395 - Sammamish (WA 98075)**

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,720 sqft. The layout includes 3,720 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 15,200 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$960,000, this translates to approximately **\$258.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## **Analysis for Property ID: 1396 - Issaquah (WA 98029)**

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,539 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$284.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## **Analysis for Property ID: 1397 - Covington (WA 98042)**

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,415 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$274,950, this translates to approximately **\$164.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1398 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 2,420 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,252 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,600, this translates to approximately **\$188.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1399 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,480 sqft. The layout includes 3,480 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 15,185 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$970,000, this translates to approximately **\$278.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1400 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,473 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$312,900, this translates to approximately **\$191.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1401 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,600 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$228.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1402 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,780 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$427,000, this translates to approximately **\$464.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1403 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,490 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$445.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1404 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,945 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$417.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1405 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,500 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,774 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$290.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1406 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,250 sqft. The layout includes 3,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 235,063 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.



**Financial Verdict:** At a listing price of \$293,000, this translates to approximately **\$90.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1407 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$268,000, this translates to approximately **\$138.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1408 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 234,352 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$139.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 1409 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,550 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$488,000, this translates to approximately **\$306.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1410 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,330 sqft. The layout includes 3,330 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,399 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$228.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1411 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,590 sqft. The layout includes 4,590 sqft of main-level living space, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 14,685 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,710,000, this translates to approximately **\$372.55 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1412 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,256 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$754,950, this translates to approximately **\$289.25 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1413 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,658 sqft. The layout includes 1,658 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,700 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$263,900, this translates to approximately **\$159.17 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1414 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,431 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$287.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1415 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,296 sqft. The layout includes 1,296 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,051 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$308.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1416 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,280 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 835 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$289.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1417 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,940 sqft. The layout includes 4,950 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 11,533 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,149,000, this translates to approximately **\$193.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1418 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,311 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,800, this translates to approximately **\$179.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1419 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 3,475 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$627,000, this translates to approximately **\$231.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1420 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,548 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$282.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1421 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 19,901 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5'

condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$216.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1422 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 930 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 34,848 sqft lot. Built in 1933, this 81-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$331.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1423 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,865 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$162.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1424 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout includes 2,580 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 209,523 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$309.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1425 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 43,101 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$229.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1426 - Federal Way (WA 98001)

**Location Profile:** Federal Way (WA 98001) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,495 sqft. The layout



includes 2,495 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,400 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$267,000, this translates to approximately **\$107.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1427 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 24,773 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$391.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1428 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,240 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$280.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1429 - Issaquah (WA 98075)

**Location Profile:** Issaquah (WA 98075) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,230 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,414 sqft lot. Built in 1974, this 40-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$544,500, this translates to approximately **\$244.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1430 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 2,750 sqft lot. Built in 1917, this 97-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$296.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1431 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 3,800 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$815,000, this translates to approximately **\$407.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1432 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,187 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$239.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1433 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1923, this 91-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$355.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1434 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 24,829 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$110.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1435 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$343.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1436 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,240 sqft. The layout includes 2,260 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,285,000, this translates to approximately **\$396.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1437 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,920 sqft lot. Built in 1999, this 15-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$537,000, this translates to approximately **\$346.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1438 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 740 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,132 sqft lot. Built in 1910,

this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$226.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1439 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 2,100 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 2,800 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$276.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 1440 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$224,000, this translates to approximately **\$143.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1441 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,757 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$175.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1442 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,600 sqft lot. Built in 1917, this 97-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$409.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1443 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,356 sqft lot. Built in 1907, this 107-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$681,000, this translates to approximately **\$400.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1444 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 28,014 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$898,000, this translates to approximately **\$335.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1445 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 2,296 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$462.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.



## Analysis for Property ID: 1446 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,315 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,000, this translates to approximately **\$317.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1447 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,680 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$182.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1448 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 2,650 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,270 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$175.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 1449 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 28,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$326,000, this translates to approximately **\$189.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1450 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,755 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$133.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1451 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,958 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,100, this translates to approximately **\$188.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1452 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,370 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$303.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1453 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,006 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$311.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1454 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,776 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$262.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1455 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,150 sqft. The layout

includes 3,150 sqft of main-level living space, featuring 7 bedrooms and 4.0 bathrooms. The home is situated on a 34,830 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$999,000, this translates to approximately **\$317.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1456 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,075 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$177.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 1457 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$432,500, this translates to approximately **\$218.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1458 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,990 sqft. The layout includes 2,990 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,669 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$655,000, this translates to approximately **\$219.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1459 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$266,200, this translates to approximately **\$186.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1460 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,060 sqft. The layout includes 2,060 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,030 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$244,615, this translates to approximately **\$118.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 1461 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 52,983 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$206.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1462 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,090 sqft. The layout includes 3,090 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 18,645 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$119.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1463 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,250 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 2,100 sqft, featuring 6 bedrooms and 3.25 bathrooms. The home is situated on a 23,326 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$109.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1464 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 23,180 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,175,000, this translates to approximately **\$596.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1465 - Auburn (WA 98002)



**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 3,171 sqft lot. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$189,000, this translates to approximately **\$111.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 1466 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,503 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$326.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1467 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,610 sqft. The layout includes 2,070 sqft of main-level living space and a functional lower-level basement of 1,540 sqft,

featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 17,580 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$968,000, this translates to approximately **\$268.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1468 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,140 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$469.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1469 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,480 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$438,750, this translates to approximately **\$272.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1470 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,650 sqft. The layout includes 2,530 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,982 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,210,000, this translates to approximately **\$331.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1471 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 38,141 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$239.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1472 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1932, this 82-year-old home is maintained in a '5/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$589,000, this translates to approximately **\$530.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1473 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,150 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$357.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1474 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout

includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 12,150 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$479,900, this translates to approximately **\$242.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1475 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,157 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$238.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1476 - Beaux Arts Village (WA 98004)

**Location Profile:** Beaux Arts Village (WA 98004) is A historic and artistic enclave with private beach rights and a focus on preserving its unique heritage.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,800 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$745,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1477 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,520 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,500, this translates to approximately **\$333.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1478 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 22,320 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$230.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1479 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,140 sqft. The layout includes 2,070 sqft of main-level living space and a functional lower-level basement of 2,070 sqft, featuring 7 bedrooms and 4.5 bathrooms. The home is situated on a 9,066 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$136.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1480 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,420 sqft. The layout includes 3,420 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,405 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$245.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1481 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,277 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$681,716, this translates to approximately **\$216.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1482 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,416 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$379.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1483 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,281 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$228.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.



## Analysis for Property ID: 1484 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,125 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$168,500, this translates to approximately **\$153.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1485 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,200 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$279.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1486 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 460 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$277,000, this translates to approximately **\$191.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1487 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,485 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$236,000, this translates to approximately **\$128.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1488 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 650 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,127 sqft lot. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1953 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$207.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1489 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,320 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$301.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1490 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,545 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$252.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1491 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,300 sqft. The layout includes 2,000 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1921, this 93-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$276.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1492 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$510,250, this translates to approximately **\$364.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1493 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,410 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,560 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1929, this 85-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$960,000, this translates to approximately **\$398.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1494 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,480 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$171.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1495 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,624 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,000, this translates to approximately **\$215.11 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## **Analysis for Property ID: 1496 - Maple Valley (WA 98038)**

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,699 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$210.84 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## **Analysis for Property ID: 1497 - Kent (WA 98031)**

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 740 sqft. The layout includes 740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,003 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$157,500, this translates to approximately **\$212.84 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## **Analysis for Property ID: 1498 - Seattle (WA 98115)**

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$298.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1499 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 15,600 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$124,740, this translates to approximately **\$93.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1500 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,440 sqft. The layout

includes 3,140 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 8 bedrooms and 3.5 bathrooms. The home is situated on a 6,480 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,970,000, this translates to approximately **\$443.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1501 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,240 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$356.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1502 - SeaTac (WA 98198)

**Location Profile:** SeaTac (WA 98198) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,645 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$242,000, this translates to approximately **\$184.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.



## Analysis for Property ID: 1503 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$360.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1504 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 2 bedrooms and 3.25 bathrooms. The home is situated on a 1,243 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$474,800, this translates to approximately **\$339.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1505 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,367 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$207.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1506 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,752 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$252.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1507 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,178 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$192.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1508 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,890 sqft. The layout includes 2,390 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 3 bedrooms and 3.75 bathrooms. The home is situated on a 7,140 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$110.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1509 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$253,400, this translates to approximately **\$181.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1510 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,701 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$147.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1511 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 46,355 sqft lot. Built in 1998, this 16-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$253.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 1512 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home

is situated on a 1,302 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$186,950, this translates to approximately **\$134.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1513 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,193 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$182.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1514 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1515 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$319.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1516 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,280 sqft lot. Built in 1917, this 97-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$383.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1517 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,490 sqft. The layout includes 3,390 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,099 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$155.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1518 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,700 sqft. The layout includes 2,520 sqft of main-level living space and a functional lower-level basement of 2,180 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,160 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$297.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1519 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,798 sqft. The layout includes 2,798 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,473 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$178.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1520 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout includes 2,810 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,400 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$739,000, this translates to approximately **\$262.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1521 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,753 sqft. The layout includes 3,336 sqft of main-level living space and a functional lower-level basement of 417 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,204 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$363,000, this translates to approximately **\$96.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1522 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance



between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,910 sqft. The layout includes 3,130 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,095 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$782,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1523 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,609 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$309.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1524 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,300 sqft lot. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$303.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1525 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,590 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 10,002 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$452,000, this translates to approximately **\$174.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1526 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,753 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$264,950, this translates to approximately **\$154.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1527 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,410 sqft. The layout includes 2,350 sqft of main-level living space and a functional lower-level basement of 2,060 sqft, featuring 6 bedrooms and 2.5 bathrooms. The home is situated on a 14,034 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$472,000, this translates to approximately **\$107.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1528 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,914 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$267,500, this translates to approximately **\$168.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 1529 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout

includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,594 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$231.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1530 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,360 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 50 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,016 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$393.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1531 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$389,000, this translates to approximately **\$427.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1532 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$287.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1533 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 14,821 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$264,000, this translates to approximately **\$179.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1534 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,904 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$236.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1535 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 52,256 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$412,000, this translates to approximately **\$211.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1536 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,390 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,555 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$290.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1537 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,600 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$246,500, this translates to approximately **\$194.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1538 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$242.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1539 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 423,838 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$302,000, this translates to approximately **\$335.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1540 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,280 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,660 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$359.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1541 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,490 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$145,000, this translates to approximately **\$143.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1542 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$436,500, this translates to approximately **\$346.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1543 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,730 sqft. The layout includes 4,270 sqft of main-level living space and a functional lower-level basement of 460 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 13,586 sqft lot. Built in 1935, this 79-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$2,453,500, this translates to approximately **\$518.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1544 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 21,587 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$672,000, this translates to approximately **\$256.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1545 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,330 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$291.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1546 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,170 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 2,440 sqft lot. Built in 1911, this 103-year-old home is maintained in a '4/5' condition. A significant renovation in 1966 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,500, this translates to approximately **\$345.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1547 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 9,488 sqft lot. Built in 1900, this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1955 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$224.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1548 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 700 sqft,

featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,632 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$266,500, this translates to approximately **\$141.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1549 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,300 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,400 sqft lot. Built in 1915, this 99-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$619,000, this translates to approximately **\$269.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1550 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 14,404 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$326.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1551 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,844 sqft lot. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$365.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1552 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,375 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$231,000, this translates to approximately **\$150.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1553 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,900 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 12,160 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$272.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1554 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 800 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,867 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$322.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1555 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,140 sqft. The layout includes 4,140 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 13,392 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$229.47 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1556 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,725 sqft lot. Built in 1956, this 58-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$200.89 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1557 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 750 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$402.03 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1558 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,876 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$332,000, this translates to approximately **\$146.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1559 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1949, this 65-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$155,000, this translates to approximately **\$124.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1560 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout



includes 1,020 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 9,747 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$207.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1561 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1981, this 33-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$349,000, this translates to approximately **\$205.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1562 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,420 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$529,000, this translates to approximately **\$332.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1563 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$215.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1564 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,240 sqft lot. Built in 1921, this 93-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$635,200, this translates to approximately **\$387.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1565 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,085 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$207.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1566 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 710 sqft. The layout includes 710 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,173 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$566.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 1567 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 6,980 sqft. The layout includes 5,330 sqft of main-level living space and a functional lower-level basement of 1,650 sqft, featuring 6 bedrooms and 4.25 bathrooms. The home is situated on a 15,682 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1999, this 15-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$3,100,000, this translates to approximately **\$444.13 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1568 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$329,932, this translates to approximately **\$225.98 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1569 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,827 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$144.23 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1570 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,216 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$199.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1571 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,430 sqft. The layout includes 4,430 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 21,000 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,750,000, this translates to approximately **\$620.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 1572 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,760 sqft. The layout includes 2,760 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,850 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$602,500, this translates to approximately **\$218.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1573 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 12,056 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$239.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1574 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,990 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,725 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$223.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1575 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,600 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,238 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$201.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1576 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,824 sqft lot. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$299.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1577 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$227.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1578 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,680 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$723,000, this translates to approximately **\$368.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1579 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 108,900 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$503,000, this translates to approximately **\$194.21 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1580 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,707 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$672,500, this translates to approximately **\$256.68 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1581 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,136 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$310.47 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1582 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,005 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,300, this translates to approximately **\$225.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1583 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,539 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$128.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1584 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,960 sqft. The layout includes 3,680 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,425,000, this translates to approximately **\$287.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## **Analysis for Property ID: 1585 - SeaTac (WA 98168)**

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 26,051 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$225.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## **Analysis for Property ID: 1586 - Snoqualmie (WA 98065)**

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 3,310 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,166 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$658,000, this translates to approximately **\$198.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## **Analysis for Property ID: 1587 - Tukwila (WA 98168)**

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,580 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$83,000, this translates to approximately **\$92.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1588 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,313 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$353.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1589 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,617 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$132.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1590 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,930 sqft. The layout includes 2,930 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,050 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,880, this translates to approximately **\$222.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1591 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,653 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$171.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1592 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 905 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$305.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1593 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 410 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,229 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$372.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1594 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1901, this 113-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$315.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1595 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout includes 3,060 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 12,095 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$281.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1596 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$135.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1597 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,850 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$247.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 1598 - Algona (WA 98001)

**Location Profile:** Algona (WA 98001) is A tight-knit, friendly residential community focusing on local parks and housing affordability.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,352 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$196,440, this translates to approximately **\$125.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1599 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**



segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1900, this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1971 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$252.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1600 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,140 sqft. The layout includes 3,300 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 20,734 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,400,000, this translates to approximately **\$579.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1601 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout

includes 1,150 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,509 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$369,000, this translates to approximately **\$238.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1602 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 5,700 sqft. The layout includes 2,850 sqft of main-level living space and a functional lower-level basement of 2,850 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 20,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,385,000, this translates to approximately **\$242.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1603 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,278 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,900, this translates to approximately **\$159.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1604 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,740 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$373.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1605 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,525 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,950, this translates to approximately **\$247.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1606 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,240 sqft. The layout includes 3,550 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 25,639 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$147.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1607 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,745 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$119.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1608 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,420 sqft. The layout includes 1,770 sqft of main-level living space and a functional lower-level basement of 1,650 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1947, this

67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$209.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1609 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,190 sqft. The layout includes 2,210 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,375 sqft lot. Built in 1946, this 68-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$659,000, this translates to approximately **\$206.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1610 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,405 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$255.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1611 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,664 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$309.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1612 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$441.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1613 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,310 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,570 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$303.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1614 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 44,000 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$281.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1615 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,082 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$642,000, this translates to approximately **\$240.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1616 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,470 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$655,000, this translates to approximately **\$317.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1617 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,365,000, this translates to approximately **\$653.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1618 - Bothell (WA 98011)



**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,090 sqft. The layout includes 2,990 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 23,265 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$458,000, this translates to approximately **\$148.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 1619 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,546 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$266.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1620 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 3,690 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$384,950, this translates to approximately **\$206.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1621 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$280.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1622 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 92,347 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$380.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1623 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 20,349 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$255.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1624 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,058 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$233.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1625 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout

includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$297.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1626 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,906 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$271.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1627 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1911, this 103-year-old home is maintained in a '4/5' condition. A significant renovation in 1955 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$399,000, this translates to approximately **\$424.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1628 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,568 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$168,000, this translates to approximately **\$137.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1629 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,180 sqft. The layout includes 4,180 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 17,935 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,886,700, this translates to approximately **\$451.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1630 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,800 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$374,000, this translates to approximately **\$311.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1631 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,090 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 18,897 sqft lot. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$185.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1632 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$148.94 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1633 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$322,000, this translates to approximately **\$141.23 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1634 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,580 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$459,900, this translates to approximately **\$178.26 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1635 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,674 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$288.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1636 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,700 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,256,500, this translates to approximately **\$398.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1637 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,550 sqft. The layout includes 3,350 sqft of main-level living space and a functional lower-level basement of 2,200 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 28,078 sqft lot offering a



pleasant local view that enhances the daily living experience.. Built in 2000, this 14-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$3,710,000, this translates to approximately **\$668.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 1638 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$427,000, this translates to approximately **\$192.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1639 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 31,491 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$462.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 1640 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,840 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,120 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$258.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1641 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,780 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$642,000, this translates to approximately **\$250.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1642 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 630 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1900, this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1971 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$180.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1643 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,202 sqft lot. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$645,500, this translates to approximately **\$341.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1644 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,290 sqft. The layout includes 4,290 sqft of main-level living space, featuring 7 bedrooms and 4.5 bathrooms. The home is situated on a 37,607 sqft lot. Built in 1982, this 32-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$195.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1645 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 54,450 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$308.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1646 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 50,233 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$568,000, this translates to approximately **\$242.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1647 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,230 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$149.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1648 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,780 sqft. The layout includes 2,780 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,964 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$825,500, this translates to approximately **\$296.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1649 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,019 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,431, this translates to approximately **\$190.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1650 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,760 sqft. The layout includes 2,860 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$919,204, this translates to approximately **\$244.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1651 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,738 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$200.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1652 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,675 sqft. The layout includes 2,675 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 40,910 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$246.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1653 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 13,189 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$538,888, this translates to approximately **\$259.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1654 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,028 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$693,000, this translates to approximately **\$281.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1655 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,480 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$289,950, this translates to approximately **\$147.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1656 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,256 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$587,000, this translates to approximately **\$230.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.



## Analysis for Property ID: 1657 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,146 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$349.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1658 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,330 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$459,000, this translates to approximately **\$283.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1659 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,000 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$243,000, this translates to approximately **\$135.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1660 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,480 sqft. The layout includes 2,580 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 7,232 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,505,000, this translates to approximately **\$432.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1661 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,780 sqft. The layout includes 2,780 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$237.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1662 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,640 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 8,239 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,595,000, this translates to approximately **\$438.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1663 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 750 sqft. The layout includes 750 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1664 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,634 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$328.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1665 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,880 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$404,000, this translates to approximately **\$199.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1666 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,930 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,569 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$559,900, this translates to approximately **\$191.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1667 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,380 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,073 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$206.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1668 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,525 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1941, this 73-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$290.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98108 micro-market.

## **Analysis for Property ID: 1669 - Seattle (WA 98108)**

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$314.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## **Analysis for Property ID: 1670 - Seattle (WA 98122)**

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,250 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$469,000, this translates to approximately **\$493.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1671 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,234 sqft lot. Built in 1920, this 94-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$236.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1672 - Preston (WA 98050)

**Location Profile:** Preston (WA 98050) is A forested gateway to the mountains, home to local industries and large, private residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 12,282 sqft lot. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$439,900, this translates to approximately **\$311.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98050 micro-market.

## Analysis for Property ID: 1673 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living**

segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,631 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$180.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1674 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,064 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$261.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1675 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 13,238 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,250,000, this translates to approximately **\$395.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98040 micro-market.

## **Analysis for Property ID: 1676 - Maple Valley (WA 98038)**

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$199.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## **Analysis for Property ID: 1677 - Seattle (WA 98199)**

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1920, this 94-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$629,000, this translates to approximately **\$357.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## **Analysis for Property ID: 1678 - Seattle (WA 98107)**

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 730 sqft. The layout includes 730 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1911, this 103-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$541.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1679 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1938, this 76-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$965,000, this translates to approximately **\$392.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1680 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 770 sqft,

featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,272 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$379.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1681 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,990 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1932, this 82-year-old home is maintained in a '4/5' condition. A significant renovation in 1958 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$661,000, this translates to approximately **\$332.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1682 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,740 sqft. The layout includes 3,740 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 39,640 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$789,000, this translates to approximately **\$210.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 1683 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$668,500, this translates to approximately **\$246.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1684 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,836 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$130.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1685 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$135.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 1686 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,869 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,995, this translates to approximately **\$227.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1687 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,730 sqft. The layout includes 2,730 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,832 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,000,000, this translates to approximately **\$366.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1688 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,990 sqft lot. Built in 1961, this 53-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$686,000, this translates to approximately **\$372.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1689 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$244.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1690 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,370 sqft. The layout includes 3,610 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,510 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,965,221, this translates to approximately **\$449.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1691 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,475 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$653,000, this translates to approximately **\$285.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1692 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,802 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A

significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$434.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1693 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 2,980 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$267.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1694 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 4,337 sqft lot. Built in 1917, this 97-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$809,000, this translates to approximately **\$439.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.



## Analysis for Property ID: 1695 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 110 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,800 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$440,150, this translates to approximately **\$396.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1696 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,070 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$286.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1697 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout

includes 2,230 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,750 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,035,000, this translates to approximately **\$464.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1698 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$388.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1699 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$323.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1700 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,002 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$258.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1701 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,721 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$316,000, this translates to approximately **\$148.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1702 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,020 sqft. The layout includes 2,720 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$955,000, this translates to approximately **\$316.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1703 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$985,000, this translates to approximately **\$589.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1704 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,004 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,500, this translates to approximately **\$246.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1705 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,475 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$321.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1706 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,400 sqft lot. Built in 1963, this 51-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$265.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1707 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,360 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1939, this 75-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$730,000, this translates to approximately **\$309.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1708 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,301 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$366,000, this translates to approximately **\$242.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1709 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,828 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$139.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1710 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 15,500 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$472,500, this translates to approximately **\$270.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1711 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,064 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$303.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1712 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,875 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$229.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1713 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 11,034 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$188.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1714 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,626 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$316.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1715 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,476 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$144.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1716 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,396 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$432,500, this translates to approximately **\$193.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1717 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,500 sqft. The layout includes 3,040 sqft of main-level living space and a functional lower-level basement of 1,460 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 21,780 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$193.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1718 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,770 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 39,927 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$492,000, this translates to approximately **\$177.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1719 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,245 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$199,950, this translates to approximately **\$197.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1720 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,900 sqft lot. Built in 1956, this 58-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$439,800, this translates to approximately **\$392.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1721 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,020 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 1,510 sqft,

featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 21,441 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$105.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1722 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,400 sqft. The layout includes 4,400 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 186,846 sqft lot. Built in 1993, this 21-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$687,000, this translates to approximately **\$156.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1723 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,650 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$173.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1724 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,820 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$274,950, this translates to approximately **\$189.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1725 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,497 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$140.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1726 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,175 sqft. The layout includes 740 sqft of main-level living space and a functional lower-level basement of 435 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,366 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$291.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1727 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 13,200 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$327,000, this translates to approximately **\$247.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1728 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,990 sqft. The layout

includes 1,990 sqft of main-level living space and a functional lower-level basement of 2,000 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 3,839 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$152.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1729 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,720 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$399.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1730 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,720 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,240 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$313.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1731 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,915 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$411,000, this translates to approximately **\$191.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1732 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,203 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$544,000, this translates to approximately **\$303.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1733 - Redmond (WA 98053)



**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 6,327 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$802,000, this translates to approximately **\$362.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1734 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,519 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$568,500, this translates to approximately **\$260.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1735 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,290 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$391,000, this translates to approximately **\$277.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1736 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$298,000, this translates to approximately **\$152.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1737 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,495 sqft. The layout includes 1,405 sqft of main-level living space and a functional lower-level basement of 90 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 936 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$267.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1738 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$256.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1739 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,130 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$328,500, this translates to approximately **\$168.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1740 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1902, this 112-year-old home is maintained in a '5/5'

condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$254.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1741 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,850 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$620.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1742 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$422.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1743 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,041 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$424.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1744 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,872 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$222.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1745 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$308.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1746 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 26,337 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$144.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1747 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 99,916 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$212.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1748 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 2,020 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,687 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$471,000, this translates to approximately **\$155.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1749 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,120 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$223,000, this translates to approximately **\$216.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 1750 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,882 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$503,000, this translates to approximately **\$229.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1751 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,600 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$159.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1752 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 710 sqft,



featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$253.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1753 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,930 sqft. The layout includes 2,130 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 3,200 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$375.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1754 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,048 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$193,000, this translates to approximately **\$163.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 1755 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 57,514 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1987 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1756 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,797 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$712,500, this translates to approximately **\$429.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1757 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,390 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 9,313 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$689,800, this translates to approximately **\$288.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1758 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,360 sqft. The layout includes 910 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,120 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$316.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1759 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,840 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,500 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$785,200, this translates to approximately **\$426.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98122 micro-market.

## **Analysis for Property ID: 1760 - Woodinville (WA 98072)**

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 43,647 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$474,900, this translates to approximately **\$263.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## **Analysis for Property ID: 1761 - Newcastle (WA 98059)**

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,130 sqft. The layout includes 4,130 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 12,320 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,070,000, this translates to approximately **\$259.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## **Analysis for Property ID: 1762 - Issaquah (WA 98027)**

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 132,858 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$195.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1763 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 2,460 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 9,680 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$941,500, this translates to approximately **\$269.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1764 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout

includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,175 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$170.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1765 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$538.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1766 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$713,250, this translates to approximately **\$347.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1767 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$357.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1768 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,886 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,135, this translates to approximately **\$184.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1769 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,800 sqft. The layout includes 3,330 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 33,825 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$151.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1770 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,068 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$613,000, this translates to approximately **\$454.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1771 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,700 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$153.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.



## Analysis for Property ID: 1772 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,798 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$288.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 1773 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 15,641 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$189.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1774 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,270 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$268,000, this translates to approximately **\$136.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 1775 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,840 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$326.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1776 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home

is situated on a 7,236 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$361.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1777 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 45,902 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$654,950, this translates to approximately **\$234.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1778 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,488 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$449,500, this translates to approximately **\$220.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1779 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,220 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$113.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1780 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 57,063 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$261.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1781 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,923 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$331.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1782 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$253.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 1783 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,338 sqft lot. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$312,000, this translates to approximately **\$202.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## **Analysis for Property ID: 1784 - Renton (WA 98059)**

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,758 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$170.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## **Analysis for Property ID: 1785 - Renton (WA 98056)**

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 15,603 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$188.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1786 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 137,565 sqft lot. Built in 1913, this 101-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$206.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 1787 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1903, this 111-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$301.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1788 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,172 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$270.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1789 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,036 sqft lot. Built in 2003, this 11-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$432,000, this translates to approximately **\$219.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1790 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,099 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$548,000, this translates to approximately **\$259.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.



## Analysis for Property ID: 1791 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 10,521 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$830,000, this translates to approximately **\$399.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1792 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,720 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 1,860 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,384 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1970, this 44-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$235.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1793 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,125 sqft lot. Built in 1944, this 70-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$409,950, this translates to approximately **\$299.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1794 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,961 sqft. The layout includes 2,961 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,146 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$234.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1795 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 12,112 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$562,100, this translates to approximately **\$268.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1796 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,210 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$182.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1797 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 1798 - Issaquah (WA 98075)

**Location Profile:** Issaquah (WA 98075) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,873 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$229.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1799 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 54,059 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$316.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1800 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 16,480 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$239,000, this translates to approximately **\$178.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1801 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,621 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$252.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1802 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,182 sqft lot. Built in 1963, this 51-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$280.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1803 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 12,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$613,000, this translates to approximately **\$296.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1804 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,590 sqft. The layout includes 3,490 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,150 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$960,000, this translates to approximately **\$209.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1805 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 4,623 sqft lot. Built in 1905, this 109-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$847,000, this translates to approximately **\$332.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1806 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$206,000, this translates to approximately **\$194.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1807 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1921, this 93-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$207.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98057 micro-market.

## **Analysis for Property ID: 1808 - Lake Forest Park (WA 98155)**

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,203 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$240.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## **Analysis for Property ID: 1809 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,040 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$293.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 1810 - Seattle (WA 98107)**



**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,182 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$372.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 1811 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,870 sqft. The layout includes 2,870 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,648 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$250.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1812 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 6 bedrooms and 1.5 bathrooms. The home is situated on a 33,740 sqft lot. Built in 1958,

this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,900, this translates to approximately **\$147.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 1813 - Mercer Island (WA 98040)**

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,125 sqft lot. Built in 1985, this 29-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,298,000, this translates to approximately **\$465.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## **Analysis for Property ID: 1814 - Seattle (WA 98146)**

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,962 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$189.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1815 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,375 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$248.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1816 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,880 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 18,296 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$98.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1817 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1818 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,958 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$718,000, this translates to approximately **\$697.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 1819 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,689 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$174,500, this translates to approximately **\$140.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1820 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,566 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$222,400, this translates to approximately **\$185.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 1821 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,780 sqft. The layout includes 2,780 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 4,002 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$402,500, this translates to approximately **\$144.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1822 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,765 sqft. The layout includes 1,765 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,652 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$141.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 1823 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,242 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$306.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1824 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 11,214 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$347.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 1825 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,622 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$272,500, this translates to approximately **\$193.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1826 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,712 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$363,990, this translates to approximately **\$162.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1827 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 3,120 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,644 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$184.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1828 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,706 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$275.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1829 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,002 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$427,874, this translates to approximately **\$182.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.



## Analysis for Property ID: 1830 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,481 sqft. The layout includes 2,481 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 4,045 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,000, this translates to approximately **\$124.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1831 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,602 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$209.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1832 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$312.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1833 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 560 sqft. The layout includes 560 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 12,120 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,000, this translates to approximately **\$533.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 1834 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,475 sqft lot. Built in 1955, this 59-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$170.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1835 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,584 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$240,500, this translates to approximately **\$164.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1836 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,380 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$193.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1837 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,200 sqft. The layout includes 2,160 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 17,204 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,270,000, this translates to approximately **\$396.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1838 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 41,346 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$658,588, this translates to approximately **\$257.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1839 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,080 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 530 sqft,

featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,252 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$129.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1840 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,140 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$327,500, this translates to approximately **\$306.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1841 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,626 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$155.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1842 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,060 sqft. The layout includes 2,060 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 15,837 sqft lot. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$97.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 1843 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,640 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,025,000, this translates to approximately **\$388.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1844 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,755 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$159.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1845 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,880 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 13,885 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,126,000, this translates to approximately **\$290.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1846 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,920 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$291.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1847 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 59,058 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$207.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1848 - Yarrow Point (WA 98004)

**Location Profile:** Yarrow Point (WA 98004) is An elite waterfront peninsula with high-value estates and a quiet, prestigious residential atmosphere.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,367 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,901,000, this translates to approximately **\$714.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1849 - Seattle (WA 98199)



**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,725 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$865,000, this translates to approximately **\$413.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1850 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,910 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$532,000, this translates to approximately **\$292.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1851 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout

includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,030 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$364,950, this translates to approximately **\$157.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## **Analysis for Property ID: 1852 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 14,400 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$212,500, this translates to approximately **\$230.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## **Analysis for Property ID: 1853 - Seattle (WA 98168)**

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 13,062 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$135,000, this translates to approximately **\$170.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1854 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 910 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,800 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$291.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1855 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,108 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$314.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 1856 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,730 sqft. The layout includes 2,730 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 36,183 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$278.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1857 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,000 sqft lot. Built in 1980, this 34-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$119,500, this translates to approximately **\$102.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1858 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,410 sqft. The layout includes 2,760 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 9,088 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,400,000, this translates to approximately **\$703.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## **Analysis for Property ID: 1859 - Kirkland (WA 98033)**

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,320 sqft lot. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$837,500, this translates to approximately **\$310.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## **Analysis for Property ID: 1860 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$327,500, this translates to approximately **\$198.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 1861 - Seattle (WA 98126)**

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 670 sqft. The layout includes 670 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,378 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$261.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 1862 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,757 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$289,950, this translates to approximately **\$173.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1863 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout

includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,731 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$261.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1864 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,615 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$219,950, this translates to approximately **\$146.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1865 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$161,700, this translates to approximately **\$94.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1866 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 11,440 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$171.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1867 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$510.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1868 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,160 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$514.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1869 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,800 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$340.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1870 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,440 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$324,950, this translates to approximately **\$268.55 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1871 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,650 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 11,455 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$213.21 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 1872 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,990 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$760,500, this translates to approximately **\$382.16 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1873 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,660 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,737 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$413.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1874 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,060 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 1,910 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,734 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$603,500, this translates to approximately **\$148.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1875 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 23,345 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$453,500, this translates to approximately **\$197.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1876 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,630 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 16,411 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$583,000, this translates to approximately **\$221.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1877 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 770 sqft. The layout includes 770 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,149 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$357.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 1878 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,790 sqft. The layout includes 3,790 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,669 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$230.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 1879 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,540 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,210 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$131.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1880 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,500 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$646,000, this translates to approximately **\$258.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1881 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,303 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$392,500, this translates to approximately **\$182.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1882 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1961, this 53-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$785,000, this translates to approximately **\$470.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1883 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 12,669 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$261.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1884 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,708 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$270.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1885 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,820 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$519,000, this translates to approximately **\$625.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1886 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,370 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,619 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$746,000, this translates to approximately **\$314.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1887 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home



is situated on a 5,400 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$317,000, this translates to approximately **\$313.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1888 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$371,000, this translates to approximately **\$261.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1889 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,701 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$117.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1890 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,029 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$532,000, this translates to approximately **\$263.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1891 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,208 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$328.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 1892 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1922, this 92-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$457.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1893 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,553 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$378.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1894 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,305 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$176.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 1895 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,897 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$572,000, this translates to approximately **\$312.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1896 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,150 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$229.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1897 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$989,000, this translates to approximately **\$301.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1898 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 45,514 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$247.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1899 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,642 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$907,500, this translates to approximately **\$327.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1900 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,091 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$427,500, this translates to approximately **\$173.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1901 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,720 sqft. The layout includes 3,190 sqft of main-level living space and a functional lower-level basement of 1,530 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 32,467 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$182.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1902 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$292.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1903 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,225 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$250,500, this translates to approximately **\$146.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1904 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,101 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$411,715, this translates to approximately **\$223.76 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1905 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,962 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$207.50 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1906 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 650 sqft. The layout includes 650 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 15,364 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$129,000, this translates to approximately **\$198.46 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1907 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,072 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$489,000, this translates to approximately **\$479.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1908 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 18,540 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$170,000, this translates to approximately **\$113.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1909 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,060 sqft. The layout

includes 2,060 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,399 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$418,500, this translates to approximately **\$203.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1910 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,810 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 29,308 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$261,000, this translates to approximately **\$144.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 1911 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,810 sqft. The layout includes 3,810 sqft of main-level living space, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 28,176 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$2,005,000, this translates to approximately **\$526.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 1912 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$215.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1913 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 704 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$742,000, this translates to approximately **\$481.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 1914 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,244 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$192.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1915 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$791,000, this translates to approximately **\$325.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1916 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 10,284 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$108.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 1917 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 33,224 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$229,500, this translates to approximately **\$129.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1918 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,300 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$539,000, this translates to approximately **\$315.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1919 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 88,426 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$200.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1920 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,730 sqft. The layout includes 1,660 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 17,240 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$199.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1921 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,437 sqft. The layout includes 2,437 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,136 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$116.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 1922 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,203 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$648,000, this translates to approximately **\$196.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1923 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,260 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$209.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1924 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,599 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$767,450, this translates to approximately **\$470.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1925 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,410 sqft. The layout includes 3,400 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,104 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$173.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1926 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,487 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$586,500, this translates to approximately **\$329.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1927 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,487 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$337.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 1928 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,189 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$320.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1929 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,750 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$653,000, this translates to approximately **\$243.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 1930 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,750 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$279,950, this translates to approximately **\$159.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1931 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout

includes 2,170 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,912 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$449,950, this translates to approximately **\$207.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 1932 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,390 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 9,966 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$236.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1933 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,400 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,350 sqft lot. Built in 1929, this 85-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$258.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1934 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,250 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$269,000, this translates to approximately **\$159.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 1935 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$269.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1936 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,610 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 2,110 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 40,202 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$136.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1937 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 15,349 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$174.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 1938 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,870 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$647,500, this translates to approximately **\$501.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1939 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,000 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,676 sqft lot. Built in 1916, this 98-year-old home is maintained in a '3/5' condition. A significant renovation in 1986 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1940 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$419.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 1941 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,784 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$190.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1942 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,665 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$239.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1943 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,320 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,568 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$299.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 1944 - Preston (WA 98050)

**Location Profile:** Preston (WA 98050) is A forested gateway to the mountains, home to local industries and large, private residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,000 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 219,978 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$217.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98050 micro-market.

## Analysis for Property ID: 1945 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,590 sqft. The layout includes 3,590 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 6,402 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$798,000, this translates to approximately **\$222.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1946 - Maple Valley (WA 98038)



**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$297,500, this translates to approximately **\$155.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1947 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,110 sqft. The layout includes 3,110 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 35,235 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$749,950, this translates to approximately **\$241.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 1948 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,440 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 4,750 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$202.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 1949 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$406.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 1950 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 22,651 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$270.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1951 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,902 sqft. The layout includes 2,782 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 3,880 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$333.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 1952 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,180 sqft. The layout includes 4,070 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 17,811 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,075,000, this translates to approximately **\$207.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 1953 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,064 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$214,100, this translates to approximately **\$186.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1954 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 10,403 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$109.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1955 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 53,143 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,500, this translates to approximately **\$198.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1956 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,400 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$546,000, this translates to approximately **\$562.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 1957 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,490 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,666 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$292,000, this translates to approximately **\$117.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1958 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,424 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$289,000, this translates to approximately **\$172.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 1959 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,825 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$208.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1960 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout

includes 1,160 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 7,931 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$199.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 1961 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 13,084 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$795,000, this translates to approximately **\$384.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1962 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,660 sqft. The layout includes 4,100 sqft of main-level living space and a functional lower-level basement of 1,560 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 193,593 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$955,000, this translates to approximately **\$168.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1963 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,530 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,962 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$299.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1964 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,781 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$128.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1965 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout



includes 2,070 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 10,840 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$492,000, this translates to approximately **\$175.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 1966 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,384 sqft lot. Built in 1976, this 38-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$165.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 1967 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$366.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 1968 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 51,649 sqft lot. Built in 1931, this 83-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$320.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 1969 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,720 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$274.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 1970 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,206 sqft lot. Built in 1917, this 97-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$273.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 1971 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,463 sqft. The layout includes 1,463 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 868 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$266.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1972 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 480 sqft,

featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,840 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$466,500, this translates to approximately **\$326.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 1973 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 800 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,324 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$372,500, this translates to approximately **\$315.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 1974 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,400 sqft. The layout includes 3,390 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 15,580 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,800,000, this translates to approximately **\$409.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 1975 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,176 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$158.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 1976 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 14,250 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$466,800, this translates to approximately **\$315.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 1977 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,338 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$749,000, this translates to approximately **\$280.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 1978 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 29,110 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 1979 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,095 sqft lot. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$356,000, this translates to approximately **\$386.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 1980 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 19,200 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$165,000, this translates to approximately **\$143.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 1981 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,408 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$229,000, this translates to approximately **\$192.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 1982 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,160 sqft. The layout includes 2,760 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 35,654 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$127.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 1983 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,753 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$210.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 1984 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This 1.5-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$619,000, this translates to approximately **\$372.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 1985 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,381 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$547,000, this translates to approximately **\$369.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1986 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,390 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,426 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$359,800, this translates to approximately **\$150.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1987 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,690 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,432 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$295.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 1988 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$189,000, this translates to approximately **\$187.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 1989 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,500 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,547 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$228.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 1990 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,642 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$257,000, this translates to approximately **\$110.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 1991 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,450 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$142.86 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1992 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,032 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$453,500, this translates to approximately **\$226.75 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 1993 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,130 sqft. The layout includes 1,130 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,650 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$237,000, this translates to approximately **\$209.73 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 1994 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,886 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$456,000, this translates to approximately **\$273.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 1995 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,540 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,500, this translates to approximately **\$136.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 1996 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 31,299 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$299,950, this translates to approximately **\$192.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 1997 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,360 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$286.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 1998 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 2,100 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,237 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$268,500, this translates to approximately **\$127.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 1999 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,710 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,500 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$225.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2000 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 2,420 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,773 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$376,000, this translates to approximately **\$155.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2001 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$605,004, this translates to approximately **\$441.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2002 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,660 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,900 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$886,000, this translates to approximately **\$333.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2003 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,713 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$247.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.



## Analysis for Property ID: 2004 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$343,000, this translates to approximately **\$165.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2005 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,670 sqft. The layout includes 4,670 sqft of main-level living space, featuring 4 bedrooms and 5.25 bathrooms. The home is situated on a 43,950 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,415,000, this translates to approximately **\$303.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2006 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,500 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$180.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2007 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,658 sqft. The layout includes 2,658 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,960 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$411,605, this translates to approximately **\$154.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2008 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,150 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$203.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2009 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,245 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$303.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2010 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,485 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$584,000, this translates to approximately **\$394.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2011 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,390 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,080 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$197.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2012 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,990 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$324,500, this translates to approximately **\$195.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2013 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,185 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$341.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2014 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,740 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,200, this translates to approximately **\$248.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2015 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,600 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$142.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2016 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout

includes 2,050 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,180 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$260.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2017 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 930 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$389,250, this translates to approximately **\$261.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2018 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,500 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$180.00 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 2019 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,034 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$267.16 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2020 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,900 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$289.47 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2021 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,596 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$217.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2022 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 14,333 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$387,500, this translates to approximately **\$248.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2023 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.



**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,250 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$432,000, this translates to approximately **\$293.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2024 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 1,350 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,994 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$148.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2025 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,450 sqft. The layout includes 2,430 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 11,240 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,035,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2026 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$294,700, this translates to approximately **\$149.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 2027 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,187 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$744,000, this translates to approximately **\$278.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2028 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,458 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$280.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2029 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,011 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$290.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2030 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,270 sqft. The layout includes 3,180 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 6,002 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$304.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2031 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 16,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$529.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2032 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,840 sqft. The layout includes 2,840 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,354 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition.

A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$228.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2033 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,270 sqft. The layout includes 2,720 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 50,994 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$133.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2034 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,040 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$344.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2035 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,440 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$215.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2036 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,880 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$920,000, this translates to approximately **\$319.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2037 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,610 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$115.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2038 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$345.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2039 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$809,950, this translates to approximately **\$363.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 2040 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,460 sqft. The layout includes 1,930 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 16,940 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1936, this 78-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,370,000, this translates to approximately **\$556.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2041 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 94,525 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$221.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2042 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,805 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$471,000, this translates to approximately **\$232.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2043 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$253,500, this translates to approximately **\$312.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2044 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$185,000, this translates to approximately **\$100.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2045 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 40,250 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$535,500, this translates to approximately **\$309.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2046 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 6,815 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$366.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2047 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,326 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$589,500, this translates to approximately **\$224.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2048 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 23,900 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$299.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2049 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,020 sqft. The layout

includes 1,020 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,020 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$352.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2050 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 2,175 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$298.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2051 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 15,508 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$111.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2052 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,980 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,300 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2053 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,975 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$237.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2054 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$365.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2055 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$443.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2056 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 103,237 sqft lot. Built in 1918, this 96-year-old home is maintained in a '2/5' condition. A significant renovation in 1960 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$132.23 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2057 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,600 sqft. The layout includes 2,300 sqft of main-level living space and a functional lower-level basement of 2,300 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 19,831 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$805,000, this translates to approximately **\$175.00 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2058 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,961 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$304.05 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2059 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 14,250 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$386.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2060 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,400 sqft. The layout includes 2,250 sqft of main-level living space and a functional lower-level basement of 2,150 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 18,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1963, this 51-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,120,000, this translates to approximately **\$254.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2061 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,280,000, this translates to approximately **\$425.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2062 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,260 sqft. The layout includes 1,780 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,568 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$539,000, this translates to approximately **\$238.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2063 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 14,653 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$407,193, this translates to approximately **\$216.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 2064 - Milton (WA 98354)

**Location Profile:** Milton (WA 98354) is A peaceful suburban community offering a mix of established neighborhoods and newer residential growth.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$233.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98354 micro-market.

## Analysis for Property ID: 2065 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$739,000, this translates to approximately **\$271.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2066 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$452,000, this translates to approximately **\$259.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2067 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,593 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$234.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2068 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,557 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$279,000, this translates to approximately **\$103.72 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2069 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,562 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$895,000, this translates to approximately **\$276.23 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2070 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,747 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$240.74 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2071 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,405 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 265 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 1,073 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$288.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2072 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,679 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$837,219, this translates to approximately **\$276.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2073 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,150 sqft. The layout includes 4,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,436 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$969,990, this translates to approximately **\$233.73 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2074 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 2,940 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$283.24 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2075 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,820 sqft. The layout includes 2,040 sqft of main-level living space and a functional lower-level basement of 1,780 sqft, featuring 6 bedrooms and 2.5 bathrooms. The home is situated on a 53,173 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$611,000, this translates to approximately **\$159.95 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2076 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 3,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,432 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$462,000, this translates to approximately **\$150.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2077 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,169 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$303.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2078 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,811 sqft. The layout includes 1,811 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,381 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$143.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2079 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 62,290 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$208.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2080 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,398 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$567,500, this translates to approximately **\$246.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2081 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on



functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,225 sqft lot. Built in 1915, this 99-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$309.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2082 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,360 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$684,680, this translates to approximately **\$288.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2083 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,420 sqft. The layout includes 3,150 sqft of main-level living space and a functional lower-level basement of 1,270 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,850 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,700,000, this translates to approximately **\$610.86 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2084 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,550 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$350.00 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2085 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,870 sqft. The layout includes 2,090 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 4,369 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$188.15 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2086 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,400 sqft. The layout includes 2,470 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,200 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$155.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2087 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 910 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,060 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$290.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2088 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,500 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$274.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2089 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,399 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$609,900, this translates to approximately **\$191.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2090 - Issaquah (WA 98075)

**Location Profile:** Issaquah (WA 98075) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,435 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$648,000, this translates to approximately **\$272.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2091 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,165 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$243.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2092 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,050 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$347,000, this translates to approximately **\$279.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2093 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,220 sqft. The layout includes 2,110 sqft of main-level living space and a functional lower-level basement of 2,110 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 26,784 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,635,000, this translates to approximately **\$387.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2094 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,250 sqft. The layout includes 3,260 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 19,387 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,339,000, this translates to approximately **\$315.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2095 - Tukwila (WA 98188)

**Location Profile:** Tukwila (WA 98188) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,963 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$288,350, this translates to approximately **\$155.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2096 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,850 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,474 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$403.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2097 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 36,445 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$212.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2098 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$250,250, this translates to approximately **\$113.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2099 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,665 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$341,000, this translates to approximately **\$177.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2100 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home



is situated on a 7,778 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$222.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2101 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,875 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$144.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2102 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,149 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$539,950, this translates to approximately **\$246.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2103 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 951 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$552,000, this translates to approximately **\$400.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2104 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,520 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 5,753 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$99.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 2105 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout

includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$502,000, this translates to approximately **\$386.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2106 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$216.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2107 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 730 sqft. The layout includes 730 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,528 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$378,500, this translates to approximately **\$518.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2108 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,300 sqft. The layout includes 3,300 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 15,907 sqft lot. Built in 1985, this 29-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,350,000, this translates to approximately **\$409.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2109 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,130 sqft. The layout includes 4,130 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 112,521 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,900,000, this translates to approximately **\$460.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 2110 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout

includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 47,480 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$226.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2111 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,909 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$307,550, this translates to approximately **\$155.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2112 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 740 sqft. The layout includes 740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,995 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$304,700, this translates to approximately **\$411.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2113 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,520 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$568,000, this translates to approximately **\$277.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2114 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$313.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2115 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,420 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$285.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2116 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$230.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2117 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 6,275 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$579,000, this translates to approximately **\$309.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2118 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,301 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$236,000, this translates to approximately **\$177.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2119 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 35,988 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,100, this translates to approximately **\$191.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2120 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$368,000, this translates to approximately **\$215.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2121 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1917, this 97-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$212.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2122 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout

includes 1,140 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$350.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2123 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,153 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$196.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2124 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$417,000, this translates to approximately **\$453.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2125 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$543.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2126 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 11,443 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$239.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2127 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,831 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$563,500, this translates to approximately **\$201.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2128 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 35,127 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$169.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2129 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,928 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition.

A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$471,000, this translates to approximately **\$202.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2130 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,886 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$223.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2131 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,925 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$299.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2132 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout includes 2,170 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,024 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$442,500, this translates to approximately **\$203.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2133 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,686 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$213,400, this translates to approximately **\$185.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2134 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,030 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,905 sqft lot. Built in 1926,

this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$831,000, this translates to approximately **\$409.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2135 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,805 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$240.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2136 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,635 sqft lot. Built in 1905, this 109-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$467.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2137 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$203.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2138 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,730 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 15,029 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,950, this translates to approximately **\$160.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2139 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,007 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,225,000, this translates to approximately **\$447.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 2140 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$365.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2141 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,390 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$121.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2142 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,252 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$135.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2143 - Federal Way (WA 98001)

**Location Profile:** Federal Way (WA 98001) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 21,000 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$229,950, this translates to approximately **\$176.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2144 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,912 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$234,999, this translates to approximately **\$176.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2145 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 31,505 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$265.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2146 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 2,190 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 14,937 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$367,300, this translates to approximately **\$167.72 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2147 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,402 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$398.55 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2148 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 33,206 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$743,700, this translates to approximately **\$284.94 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2149 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,060 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,241 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$352,750, this translates to approximately **\$332.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2150 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 710 sqft. The layout includes 710 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,136 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$403,950, this translates to approximately **\$568.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2151 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,730 sqft. The layout

includes 2,230 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$980,000, this translates to approximately **\$358.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2152 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 131,790 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$236.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2153 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,780 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$554,000, this translates to approximately **\$314.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 2154 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,464 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$546,000, this translates to approximately **\$356.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2155 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 158,558 sqft lot. Built in 1948, this 66-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$173.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2156 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 21,712 sqft lot. Built in 1938, this 76-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$212,500, this translates to approximately **\$206.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2157 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 246,114 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$739,000, this translates to approximately **\$263.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 2158 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 780 sqft of main-level living space and a functional lower-level basement of 530 sqft,



featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 2,550 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$428,000, this translates to approximately **\$326.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2159 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 34,560 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$965,000, this translates to approximately **\$305.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2160 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 8,304 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$364,900, this translates to approximately **\$145.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2161 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,386 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$559,000, this translates to approximately **\$270.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2162 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1978, this 36-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$213,000, this translates to approximately **\$107.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2163 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout

includes 2,590 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,237 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$239.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2164 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 16,320 sqft lot. Built in 1934, this 80-year-old home is maintained in a '3/5' condition. A significant renovation in 1978 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$125.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2165 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,630 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,100 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$852,500, this translates to approximately **\$324.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2166 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 77,972 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$228.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2167 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,400 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$209.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2168 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 45,302 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$328,000, this translates to approximately **\$227.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2169 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 16,200 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$282.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 2170 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,350 sqft. The layout includes 2,350 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 63,162 sqft lot. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$649,950, this translates to approximately **\$276.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2171 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,000 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$147.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2172 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,500 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,249 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$489,000, this translates to approximately **\$326.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2173 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,224 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$536,000, this translates to approximately **\$282.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2174 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,692 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$168.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2175 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 480 sqft,

featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,715 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$398,000, this translates to approximately **\$231.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2176 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$379,000, this translates to approximately **\$187.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2177 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,340 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,210 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$257.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.



## Analysis for Property ID: 2178 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,700 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$202.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2179 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,590 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$212.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2180 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,750 sqft. The layout includes 2,250 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,807 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$571,000, this translates to approximately **\$207.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2181 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,760 sqft. The layout includes 3,760 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 28,040 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,025,000, this translates to approximately **\$272.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2182 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,694 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$273.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2183 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 26,055 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$127.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2184 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 25,341 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$246.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2185 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,643 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$163.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2186 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,230,000, this translates to approximately **\$404.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2187 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,880 sqft lot. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$488.37 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2188 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,420 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,650 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$218.31 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2189 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,880 sqft lot. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$336.54 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2190 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$269,000, this translates to approximately **\$172.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2191 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,133 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$369,990, this translates to approximately **\$188.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2192 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$493.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2193 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,670 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 1,610 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 10,583 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$569,000, this translates to approximately **\$155.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2194 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 6 bedrooms and 1.5 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$90.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2195 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,286 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$341.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2196 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 15,247 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$220.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 2197 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,909 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$224.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2198 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,870 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$558,000, this translates to approximately **\$255.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2199 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 224,334 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$318.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2200 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,275 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$220.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2201 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,133 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$137.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2202 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,392 sqft. The layout includes 1,392 sqft of main-level living space, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 43,710 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$251.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2203 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 2,685 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$100,000, this translates to approximately **\$89.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2204 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$417,500, this translates to approximately **\$300.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2205 - Tukwila (WA 98188)

**Location Profile:** Tukwila (WA 98188) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,281 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$124.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2206 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,460 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1923,

this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,240,000, this translates to approximately **\$438.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## **Analysis for Property ID: 2207 - Covington (WA 98042)**

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,020 sqft. The layout includes 3,020 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,302 sqft lot. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$162.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## **Analysis for Property ID: 2208 - Lake Forest Park (WA 98155)**

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 14,800 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$205.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2209 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 11,100 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$483,300, this translates to approximately **\$399.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2210 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,320 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$659,000, this translates to approximately **\$262.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2211 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,320 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,322 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$206.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2212 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$165,000, this translates to approximately **\$170.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2213 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$659,500, this translates to approximately **\$362.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2214 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,742 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$219,900, this translates to approximately **\$226.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 2215 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,622 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$181.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.



## Analysis for Property ID: 2216 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 460 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$157.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2217 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$268,000, this translates to approximately **\$194.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 2218 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 11,123 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$226.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2219 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$409.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2220 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,651 sqft. The layout includes 1,651 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 18,200 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5'

condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$172.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2221 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,200 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$183,000, this translates to approximately **\$137.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2222 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,940 sqft. The layout includes 2,230 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 4,622 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,070,000, this translates to approximately **\$363.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2223 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,246 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,000, this translates to approximately **\$304.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2224 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,598 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$403,000, this translates to approximately **\$366.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2225 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout

includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,500, this translates to approximately **\$245.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2226 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,270 sqft. The layout includes 4,010 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 17,232 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,795,000, this translates to approximately **\$340.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2227 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,150 sqft lot. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$516,200, this translates to approximately **\$244.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2228 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$223.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2229 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,001 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$286.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2230 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,427 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$169.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 2231 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,731 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$253.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2232 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 7,719 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$306,888, this translates to approximately **\$303.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2233 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,340 sqft. The layout includes 2,470 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,248 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$260.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2234 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 11,075 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$178.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2235 - Kent (WA 98031)



**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1975, this 39-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$251,750, this translates to approximately **\$190.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2236 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$366,000, this translates to approximately **\$240.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2237 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 440 sqft,

featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,480 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$429,950, this translates to approximately **\$213.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2238 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 1,990 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 3,427 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$290.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 2239 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 20,875 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$895,000, this translates to approximately **\$350.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2240 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,450 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$149,500, this translates to approximately **\$148.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2241 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,771 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$174.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2242 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,180 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,976 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$254.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2243 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,750 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 7,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$272.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2244 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 3,490 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,024 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$745,000, this translates to approximately **\$213.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2245 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 45,254 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$272.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2246 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,189 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$433,000, this translates to approximately **\$231.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2247 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,184 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$307,000, this translates to approximately **\$266.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2248 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,856 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$655,275, this translates to approximately **\$319.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2249 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,555 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$392,000, this translates to approximately **\$202.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2250 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,630 sqft. The layout includes 2,470 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,180,000, this translates to approximately **\$325.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2251 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,100 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$359,950, this translates to approximately **\$190.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2252 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,375 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$220.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2253 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,440 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$566,000, this translates to approximately **\$231.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2254 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,100 sqft. The layout includes 3,100 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 9,825 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$225.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2255 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,045 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$198.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2256 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,812 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$199,500, this translates to approximately **\$216.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2257 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$749,000, this translates to approximately **\$474.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2258 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$386.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2259 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,530 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,563 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$158.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2260 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,490 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,714 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$608,000, this translates to approximately **\$244.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2261 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,870 sqft. The layout

includes 2,530 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 35,889 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$589,900, this translates to approximately **\$152.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2262 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,732 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 862 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$175.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 2263 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,230 sqft. The layout includes 2,480 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 3,825 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,059,500, this translates to approximately **\$328.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2264 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,930 sqft. The layout includes 2,930 sqft of main-level living space, featuring 6 bedrooms and 3.75 bathrooms. The home is situated on a 14,980 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$915,000, this translates to approximately **\$312.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2265 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,510 sqft. The layout includes 3,510 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,364 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$198.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2266 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout

includes 2,580 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,909 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$899,900, this translates to approximately **\$348.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2267 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,060 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,208 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$471.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2268 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,853 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$533,112, this translates to approximately **\$191.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2269 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,009 sqft. The layout includes 2,009 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$303,210, this translates to approximately **\$150.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2270 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,880 sqft. The layout includes 2,880 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,364 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$182.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2271 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 710 sqft. The layout includes 710 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is

situated on a 1,157 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$563.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2272 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,070 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,241 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$850,830, this translates to approximately **\$411.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2273 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,336 sqft lot. Built in 1964, this 50-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$371,500, this translates to approximately **\$271.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.



## Analysis for Property ID: 2274 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$522,000, this translates to approximately **\$301.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2275 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$588,000, this translates to approximately **\$350.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2276 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,096 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$276,900, this translates to approximately **\$205.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2277 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 9,078 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$164.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2278 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,607 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$150.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2279 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,440 sqft. The layout includes 3,280 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 6 bedrooms and 5.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$143.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2280 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,250 sqft. The layout includes 3,020 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1902, this 112-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$156.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2281 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,874 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$290,300, this translates to approximately **\$337.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2282 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 840 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$527,000, this translates to approximately **\$321.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2283 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,295 sqft. The layout includes 1,105 sqft of main-level living space and a functional lower-level basement of 190 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,093 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$487,028, this translates to approximately **\$376.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2284 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 27,427 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$181.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2285 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$361.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2287 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,368 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$354,000, this translates to approximately **\$376.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2288 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,906 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$262,500, this translates to approximately **\$226.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2289 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 3,984 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,200, this translates to approximately **\$281.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2290 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$209.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2291 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$631.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2292 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,581 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$306.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2293 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,120 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 4,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$297.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2294 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 3,760 sqft. The layout includes 3,760 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 29,224 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,010,000, this translates to approximately **\$268.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2295 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,700 sqft lot. Built in 1953, this 61-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2296 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,100 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 5,107 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$140.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2297 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 27,820 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,379, this translates to approximately **\$259.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2298 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,470 sqft. The layout includes 3,470 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 32,109 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$252.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2299 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout includes 3,200 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 19,585 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$152.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2300 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 230,868 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$214.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2301 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,060 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$152.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2302 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 15,090 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$190.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2303 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 750 sqft. The layout includes 550 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 1 bedrooms and 1.75 bathrooms. The home is situated on a 20,339 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$473.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2304 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,407 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$381,000, this translates to approximately **\$260.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2305 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,465 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$571,000, this translates to approximately **\$219.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2306 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,320 sqft. The layout includes 2,650 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,901 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$852,600, this translates to approximately **\$256.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2307 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1922, this 92-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,085,000, this translates to approximately **\$463.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2308 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 890 sqft. The layout includes 890 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$371,000, this translates to approximately **\$416.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2309 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,899 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$514,000, this translates to approximately **\$298.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2310 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 190 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,318 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$386,000, this translates to approximately **\$303.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2311 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,203 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$464,000, this translates to approximately **\$212.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2312 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 13,500 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$165.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2313 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 17,833 sqft lot offering a



pleasant local view that enhances the daily living experience.. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$297.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2314 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,350 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$316.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2315 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,378 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$280.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2316 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,500 sqft. The layout includes 4,500 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 21,870 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$785,000, this translates to approximately **\$174.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2317 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,592 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$239.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2318 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 620 sqft. The layout includes 620 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 8,261 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$148,000, this translates to approximately **\$238.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2319 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,680 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$341.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2320 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 1,002 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$349,000, this translates to approximately **\$244.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2321 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,760 sqft lot. Built in 1984, this 30-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$176.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2322 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,557 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$149.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2323 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,460 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$298.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2324 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,850 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 15,693 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2325 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,875 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$214,950, this translates to approximately **\$136.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2326 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,140 sqft. The layout includes 4,140 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 24,190 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$657,500, this translates to approximately **\$158.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2327 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$476,000, this translates to approximately **\$417.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2329 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 15,000 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$110,000, this translates to approximately **\$137.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2330 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,414 sqft. The layout includes 2,414 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,693 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$292,000, this translates to approximately **\$120.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2331 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,813 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$317,000, this translates to approximately **\$273.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2332 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,170 sqft. The layout includes 3,170 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,688 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$143.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2333 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,210 sqft. The layout includes 4,210 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 17,258 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,365,000, this translates to approximately **\$324.23 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2334 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,437 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$223.30 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2335 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,201 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$246.95 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2336 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,686 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$333,000, this translates to approximately **\$462.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2337 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,736 sqft lot. Built in 1901, this 113-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$427,000, this translates to approximately **\$229.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2338 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout

includes 2,810 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,986 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$742,000, this translates to approximately **\$264.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2339 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,702 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$222.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2340 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 3,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,181 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$809,950, this translates to approximately **\$246.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2341 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,090 sqft. The layout includes 1,790 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,610 sqft lot. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$619,400, this translates to approximately **\$296.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2342 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 14,607 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$762,400, this translates to approximately **\$313.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2343 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 49,222 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$212.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2344 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,510 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 4,125 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$881,000, this translates to approximately **\$351.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2345 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,370 sqft. The layout includes 1,920 sqft of main-level living space and a functional lower-level basement of 1,450 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,675 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$813,000, this translates to approximately **\$241.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2346 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,280 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$142.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2347 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,294 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$308,900, this translates to approximately **\$137.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2348 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 19,250 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$195.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2349 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 2,262 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$547,500, this translates to approximately **\$331.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2350 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 710 sqft. The layout

includes 710 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,131 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$563.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2351 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,698 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$516,000, this translates to approximately **\$202.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2352 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 982 sqft. The layout includes 806 sqft of main-level living space and a functional lower-level basement of 176 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 846 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$254.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.



## Analysis for Property ID: 2353 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,520 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$291.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2354 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$162.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2355 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 1.25 bathrooms. The home

is situated on a 2,150 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$439.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2356 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,456 sqft. The layout includes 2,456 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,566 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,950, this translates to approximately **\$134.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2357 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,200 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,600 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 20,158 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,325,000, this translates to approximately **\$414.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2358 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,950 sqft. The layout includes 2,460 sqft of main-level living space and a functional lower-level basement of 1,490 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 111,078 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$784,000, this translates to approximately **\$198.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2359 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,297 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$610,750, this translates to approximately **\$280.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2360 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,140 sqft. The layout includes 1,770 sqft of main-level living space and a functional lower-level basement of 1,370 sqft,

featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,225 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1966, this 48-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$578,000, this translates to approximately **\$184.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2361 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,030 sqft. The layout includes 4,030 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 10,800 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,485,000, this translates to approximately **\$368.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2362 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,972 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$501,000, this translates to approximately **\$254.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 2363 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 7,642 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,250, this translates to approximately **\$239.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2364 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,860 sqft. The layout includes 3,100 sqft of main-level living space and a functional lower-level basement of 1,760 sqft, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 9,453 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$2,250,000, this translates to approximately **\$462.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2366 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,665 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$324.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2367 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 44,431 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$365.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2368 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,100 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$789,500, this translates to approximately **\$262.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2369 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,460 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$678,500, this translates to approximately **\$275.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2370 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,375 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,500, this translates to approximately **\$164.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 2371 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,960 sqft. The layout includes 3,960 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,012 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$217.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2372 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,124 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$122.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2373 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,060 sqft. The layout includes 2,060 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$281.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.



## Analysis for Property ID: 2374 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 430 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 15,678 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$304.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2375 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 19,200 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$318.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2376 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,450 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$173,000, this translates to approximately **\$210.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2377 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,680 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$175.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2378 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 910 sqft of main-level living space and a functional lower-level basement of 140 sqft,

featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,664 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$423.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2379 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 1,910 sqft. The layout includes 1,530 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,501 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$306.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2380 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$381,000, this translates to approximately **\$211.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2381 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 2,060 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$432.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2382 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,697 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$127.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2383 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,250 sqft. The layout

includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,103 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$384.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2384 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,510 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,032 sqft lot. Built in 1935, this 79-year-old home is maintained in a '3/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$380.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2385 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,300 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,600 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$152.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2386 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$259,000, this translates to approximately **\$173.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2387 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,820 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 4,608 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$212.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2388 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,130 sqft. The layout includes 1,130 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,840 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$185.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2389 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,200 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,184,000, this translates to approximately **\$370.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2390 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home

is situated on a 5,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$360.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2391 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,995, this translates to approximately **\$152.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2392 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$363.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.



## Analysis for Property ID: 2393 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 3,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 27,441 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$699,000, this translates to approximately **\$213.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2394 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 17,859 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$795,000, this translates to approximately **\$328.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2395 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,460 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 6,846 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$180.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 2396 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,862 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$397,990, this translates to approximately **\$337.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2397 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 6,400 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$706,000, this translates to approximately **\$371.58 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2398 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,651 sqft. The layout includes 1,341 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,779 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$363,000, this translates to approximately **\$219.87 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2399 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,130 sqft. The layout includes 2,130 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,843 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$399.06 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2400 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,430 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$433.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2401 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,730 sqft. The layout includes 4,280 sqft of main-level living space and a functional lower-level basement of 1,450 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 44,947 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,228,000, this translates to approximately **\$214.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2402 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 9,244 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$333,000, this translates to approximately **\$174.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2403 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,250 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$743,000, this translates to approximately **\$352.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2404 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 890 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,780 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$448,000, this translates to approximately **\$274.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2405 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,073 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$196.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2406 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,640 sqft. The layout includes 2,640 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 31,941 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$489,950, this translates to approximately **\$185.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2407 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,990 sqft. The layout includes 2,990 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,420 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$498,500, this translates to approximately **\$166.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2408 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,736 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$531,000, this translates to approximately **\$250.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2409 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,420 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$326.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**

**Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2410 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$164.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2411 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 12,523 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$299.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2412 - Seattle (WA 98105)



**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,688,000, this translates to approximately **\$562.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2413 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,245 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$231.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2414 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,769 sqft. The layout includes 1,769 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,300 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition.

A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$279.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2415 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,710 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,556 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$257.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2416 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 420 sqft. The layout includes 420 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 6,720 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$666.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 2417 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,270 sqft. The layout includes 3,270 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,445 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,070,000, this translates to approximately **\$327.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2418 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,858 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,034,500, this translates to approximately **\$436.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2419 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,770 sqft. The layout

includes 1,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,855 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$140.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2420 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,465 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$294,000, this translates to approximately **\$133.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2421 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,140 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$561,000, this translates to approximately **\$328.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2422 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,710 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$656,500, this translates to approximately **\$242.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2423 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,160 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 2,970 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$282.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2424 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 17,172 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$303.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2425 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,525 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,950, this translates to approximately **\$330.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2426 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,869 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$223,000, this translates to approximately **\$245.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2427 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,880 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,880 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$297.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2428 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1937, this 77-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$594,000, this translates to approximately **\$317.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2429 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$405.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2430 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$167.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2431 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$227.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2432 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,392 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$282.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2433 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,200 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$312,500, this translates to approximately **\$292.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 2434 - Redmond (WA 98052)**

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,410 sqft. The layout includes 4,410 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 14,380 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,240,000, this translates to approximately **\$281.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 2435 - Seattle (WA 98108)**

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,235 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$204.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## **Analysis for Property ID: 2436 - Issaquah (WA 98029)**

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$264.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2437 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,011 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$336,750, this translates to approximately **\$287.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2438 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 4,960 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$822,500, this translates to approximately **\$354.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2439 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1961, this 53-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$589,000, this translates to approximately **\$241.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2440 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,120 sqft. The layout includes 4,120 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,370 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$863,000, this translates to approximately **\$209.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2441 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,680 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$145.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2442 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,070 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$206,135, this translates to approximately **\$153.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2443 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 2,000 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 6 bedrooms and 3.75 bathrooms. The home is situated on a 4,360 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,125,000, this translates to approximately **\$373.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2444 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,601 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$154.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2445 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,550 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$247.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2446 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,070 sqft. The layout includes 4,070 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 115,434 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$845,000, this translates to approximately **\$207.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2447 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,545 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$192.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2448 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,184 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$304,000, this translates to approximately **\$237.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2449 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,600 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$411.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2450 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,503 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$409.09 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2451 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,575 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$218.91 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2452 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,750 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,030,000, this translates to approximately **\$374.55 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2453 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,140 sqft. The layout includes 1,940 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,875 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$246.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2454 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,200 sqft. The layout includes 2,910 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 5,800 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,335,000, this translates to approximately **\$317.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2455 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,540 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$123.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2456 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,830 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$273.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2457 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,320 sqft. The layout includes 2,190 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 23,760 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$622,500, this translates to approximately **\$187.50 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2458 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,814 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$111.11 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2459 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,566 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$158.91 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2460 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,173 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$290.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2461 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,650 sqft. The layout includes 3,650 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 48,351 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$697,000, this translates to approximately **\$190.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2462 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home

is situated on a 6,405 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$153,000, this translates to approximately **\$120.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## **Analysis for Property ID: 2463 - Kent (WA 98042)**

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 39,000 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$454,000, this translates to approximately **\$172.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## **Analysis for Property ID: 2464 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 26,615 sqft lot. Built in 1987, this 27-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$191.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2465 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,870 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 2,807 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$312.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2466 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,365 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$149.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2467 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,660 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,600, this translates to approximately **\$129.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2468 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 13,500 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$321.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2469 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,338 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.



## Analysis for Property ID: 2470 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,957 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$369,500, this translates to approximately **\$223.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2471 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,670 sqft. The layout includes 3,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 54,450 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$883,000, this translates to approximately **\$240.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2472 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,770 sqft. The layout includes 3,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,081 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$251.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2473 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,350 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 20,820 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$261.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2474 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 610 sqft of main-level living space and a functional lower-level basement of 600 sqft,

featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,240 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$252.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2475 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,972 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$293.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2476 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,065 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$306.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2477 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 710 sqft. The layout includes 710 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$302.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2478 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1971, this 43-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$225.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2479 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 7,965 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$324,900, this translates to approximately **\$172.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2480 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 641,203 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$849,900, this translates to approximately **\$372.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2481 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,100 sqft. The layout includes 1,660 sqft of main-level living space and a functional lower-level basement of 1,440 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 10,014 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$314.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2482 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,350 sqft. The layout includes 2,350 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$910,000, this translates to approximately **\$387.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2483 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,869 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$459,950, this translates to approximately **\$248.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2484 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,337 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$157.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2485 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,070 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$513,000, this translates to approximately **\$253.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2486 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 12,177 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$300.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2487 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,947 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$419,000, this translates to approximately **\$155.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2488 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,285 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$314.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2489 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living**



segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,340 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 6,660 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,120,000, this translates to approximately **\$440.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2490 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 30,184 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$129,000, this translates to approximately **\$112.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2491 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,210 sqft. The layout includes 1,830 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 12,000 sqft lot. Built in 1968,

this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$225.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2492 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,627 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$284.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2493 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,833 sqft lot. Built in 1921, this 93-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$200.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2494 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,588 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$139.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2495 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,310 sqft. The layout includes 2,510 sqft of main-level living space and a functional lower-level basement of 1,800 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 32,093 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1982, this 32-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,735,000, this translates to approximately **\$402.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2496 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,070 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,155 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$308.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2497 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 43,091 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$238.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2498 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,442 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$279.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2499 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$589,000, this translates to approximately **\$261.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2500 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,170 sqft. The layout includes 1,990 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 3,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1900, this 114-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,695,000, this translates to approximately **\$534.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 2501 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$538,000, this translates to approximately **\$368.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2502 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,540 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,399 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,100, this translates to approximately **\$344.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2503 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 1,920 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1900,

this 114-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$718,500, this translates to approximately **\$246.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2504 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,927 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$299,000, this translates to approximately **\$253.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2505 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,437 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$556,000, this translates to approximately **\$339.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2506 - Tukwila (WA 98188)

**Location Profile:** Tukwila (WA 98188) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 19,672 sqft lot. Built in 1920, this 94-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$171,000, this translates to approximately **\$112.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2507 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,610 sqft. The layout includes 3,610 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 9,775 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$149.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2508 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,814 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$178.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2509 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 2,670 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,250 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$795,000, this translates to approximately **\$248.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2510 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,384 sqft. The layout includes 1,144 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,287 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$415.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2511 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,287 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$379,500, this translates to approximately **\$269.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2512 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,276 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$187.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2513 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,779 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,500, this translates to approximately **\$237.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2514 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,710 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$397,500, this translates to approximately **\$263.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2515 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,214 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$274.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2516 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,960 sqft. The layout includes 2,960 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 41,656 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$883,000, this translates to approximately **\$298.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2517 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 1,660 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 11,880 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$291.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2518 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$496,752, this translates to approximately **\$250.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2519 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,865 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$230.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2520 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,187 sqft lot offering a pleasant local view that enhances the daily living

experience.. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2521 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,924 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$222.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2522 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,838 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$269,950, this translates to approximately **\$142.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2523 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,484 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$303.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2524 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$520,500, this translates to approximately **\$273.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2525 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,122 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$652,500, this translates to approximately **\$241.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2526 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$506,000, this translates to approximately **\$208.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2527 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,150 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$416,000, this translates to approximately **\$374.77 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2528 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 15,347 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$219.30 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2529 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,708 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$296.77 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2530 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,925 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$371,025, this translates to approximately **\$242.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2531 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 28,405 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$576,000, this translates to approximately **\$236.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2532 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home

is situated on a 9,602 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$353,500, this translates to approximately **\$200.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2533 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 2,080 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,735,000, this translates to approximately **\$570.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2534 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$183,000, this translates to approximately **\$171.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2535 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,560 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$763,101, this translates to approximately **\$383.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2536 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$422.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2537 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 6,938 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$825,000, this translates to approximately **\$436.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2538 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,150 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$265.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2539 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,235 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 2540 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,360 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 6,250 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$418,000, this translates to approximately **\$177.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2541 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,380 sqft. The layout includes 2,700 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 108,900 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$554,000, this translates to approximately **\$163.91 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2542 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,150 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$534,500, this translates to approximately **\$314.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2543 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1918, this 96-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$431.25 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2544 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,360 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$258.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2545 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,040 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$357,186, this translates to approximately **\$295.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2546 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 6,355 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$154.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2547 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,810 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1967, this 47-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$304,000, this translates to approximately **\$167.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2548 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$227.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2549 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 2,970 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$230.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2550 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 3,280 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,603 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$963,000, this translates to approximately **\$293.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2551 - Ravensdale (WA 98051)

**Location Profile:** Ravensdale (WA 98051) is A quiet, forested retreat offering large lot sizes and deep immersion in the natural beauty of the Northwest.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,290 sqft. The layout includes 4,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 175,421 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$792,500, this translates to approximately **\$184.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98051 micro-market.

## Analysis for Property ID: 2552 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$309,212, this translates to approximately **\$268.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2553 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,805 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$267.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2554 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1907, this 107-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$667,000, this translates to approximately **\$387.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2555 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$311.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2556 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1908, this 106-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$302.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2557 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,581 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$259.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2558 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,170 sqft. The layout includes 2,170 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,737 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$566,000, this translates to approximately **\$260.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2559 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,950 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$272.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2560 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 760 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 2,640 sqft lot. Built in 1908, this 106-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$332,000, this translates to approximately **\$345.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2561 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,507 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$902,000, this translates to approximately **\$297.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2562 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$324.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2563 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 32,340 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$235.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## **Analysis for Property ID: 2564 - Bellevue (WA 98006)**

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,810 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,800 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$825,000, this translates to approximately **\$293.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## **Analysis for Property ID: 2565 - Seattle (WA 98199)**

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,530 sqft. The layout includes 2,630 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,095,000, this translates to approximately **\$310.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## **Analysis for Property ID: 2566 - Seattle (WA 98118)**



**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,536 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$277,000, this translates to approximately **\$251.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2567 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,775 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$280.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2568 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout

includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,521 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$189.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2569 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$638,000, this translates to approximately **\$302.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2570 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 10,580 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$418,000, this translates to approximately **\$342.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2571 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,325 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$285.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2572 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,056 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$121.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2573 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,100 sqft. The layout includes 3,100 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 23,790 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$759,950, this translates to approximately **\$245.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2574 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 65,340 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$427,000, this translates to approximately **\$233.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2575 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout includes 2,640 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,096 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$632,500, this translates to approximately **\$239.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2576 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 6 bedrooms and 1.75 bathrooms. The home is situated on a 2,774 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$358.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2577 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,565 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$862,000, this translates to approximately **\$270.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2578 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,000 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$524,000, this translates to approximately **\$467.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 2579 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,723 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$267.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2580 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,912 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$242.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2581 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,603 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$271.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2582 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,826 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$98.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2583 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 890 sqft. The layout includes 760 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,100 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$516.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2584 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,940 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 5,432 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,712,500, this translates to approximately **\$582.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 2585 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**



segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$143.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2586 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,670 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$174.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2587 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 2,300 sqft lot. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$552,000, this translates to approximately **\$492.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## **Analysis for Property ID: 2588 - Kent (WA 98030)**

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,130 sqft. The layout includes 3,130 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 139,392 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$180.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## **Analysis for Property ID: 2589 - Redmond (WA 98052)**

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$518,000, this translates to approximately **\$297.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2590 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 2,360 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,414 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$899,950, this translates to approximately **\$273.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2591 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,770 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,720 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$373,000, this translates to approximately **\$210.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2592 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,960 sqft. The layout includes 2,960 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,054 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$130.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2593 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,880 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$204.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2594 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1913, this 101-year-old home is maintained in a '3/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$156.25 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2595 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,164 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$699,850, this translates to approximately **\$260.17 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2596 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,550 sqft. The layout includes 2,960 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 6 bedrooms and 2.25 bathrooms. The home is situated on a 11,780 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$126.76 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2597 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 12,196 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$347.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2598 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,610 sqft. The layout includes 1,910 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,160 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$249.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2599 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,760 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,015 sqft lot. Built in 1960,

this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$378,000, this translates to approximately **\$136.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2600 - Tukwila (WA 98178)

**Location Profile:** Tukwila (WA 98178) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,998 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$156.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2601 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,950 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$285,500, this translates to approximately **\$145.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2602 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,212 sqft. The layout includes 1,212 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,174 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$280.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2603 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,496 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$921,000, this translates to approximately **\$414.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2604 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 1.5-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 109,336 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$183.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2605 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 19,168 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$999,000, this translates to approximately **\$356.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2606 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$164.22 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2607 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,070 sqft. The layout includes 2,070 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 34,412 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,920,000, this translates to approximately **\$625.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 2608 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 26,329 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$463.86 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2609 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,140 sqft. The layout includes 3,160 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 7,089 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$205.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2610 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,000, this translates to approximately **\$183.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2611 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home

is situated on a 1,282 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$523,950, this translates to approximately **\$368.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2612 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,670 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 3,738 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$798,800, this translates to approximately **\$299.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2613 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,008 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$284,000, this translates to approximately **\$151.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2614 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,450 sqft. The layout includes 3,450 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 6,184 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$852,880, this translates to approximately **\$247.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2615 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,400 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$266.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2616 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,430 sqft. The layout includes 3,430 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,870 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$749,995, this translates to approximately **\$218.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2617 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 230 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,186 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$468,500, this translates to approximately **\$347.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2618 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,962 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$492,500, this translates to approximately **\$191.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2619 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,840 sqft. The layout includes 2,840 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 4,637 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$241.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2620 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,650 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,600 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$542,525, this translates to approximately **\$204.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2621 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 2,674 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$219.70 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2622 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,524 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$242,000, this translates to approximately **\$189.06 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2623 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,091 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$124.52 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2624 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 12,611 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$837,700, this translates to approximately **\$278.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2625 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 7,129 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$225.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2626 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home

is situated on a 7,000 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$187,500, this translates to approximately **\$158.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2627 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,710 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 9,100 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$327.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2628 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,476 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$272,000, this translates to approximately **\$197.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2629 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,280 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$197.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2630 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,909 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$259,000, this translates to approximately **\$138.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2631 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,130 sqft. The layout

includes 2,570 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 4,797 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$866,059, this translates to approximately **\$276.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2632 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1909, this 105-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$473,000, this translates to approximately **\$525.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2633 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,400 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$215.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2634 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 1,940 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 4,887 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$289.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2635 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 1,130 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,750 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$208.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2636 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,970 sqft. The layout includes 2,970 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 21,907 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,500, this translates to approximately **\$168.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2637 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 3,196 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$386,000, this translates to approximately **\$238.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2638 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 200 sqft,

featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$458,000, this translates to approximately **\$295.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2639 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 78,225 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$245.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2640 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,536 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$605,500, this translates to approximately **\$213.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2641 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,890 sqft. The layout includes 2,890 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 21,780 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$421,000, this translates to approximately **\$145.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2642 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,948 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$536,000, this translates to approximately **\$269.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2643 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout



includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,719 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$247,200, this translates to approximately **\$180.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2644 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,088 sqft. The layout includes 1,088 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,360 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$229.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2645 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,344 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$204,950, this translates to approximately **\$117.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2646 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$248.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2647 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$138.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2648 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,888 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$180.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2649 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,720 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 2,800 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$547,000, this translates to approximately **\$318.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2650 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$379,900, this translates to approximately **\$135.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2651 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,009 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$738,500, this translates to approximately **\$321.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2652 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,585 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$268.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2653 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 740 sqft. The layout includes 740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,180 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$462.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2655 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 13,787 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$170,000, this translates to approximately **\$88.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2656 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout

includes 2,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,929 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$616,000, this translates to approximately **\$247.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2657 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$463.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2658 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,406 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$332,000, this translates to approximately **\$216.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2659 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,923 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,010,000, this translates to approximately **\$417.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 2660 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 37,647 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$176.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2661 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$257.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2662 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,060 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,060 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,008,000, this translates to approximately **\$380.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2663 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 35,362 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$669,000, this translates to approximately **\$247.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2664 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 20,700 sqft lot. Built in 1948, this 66-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$204.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2665 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,150 sqft. The layout includes 2,480 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 38,865 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$854,000, this translates to approximately **\$271.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2666 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,760 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$301.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2667 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,060 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$372.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2668 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home

is situated on a 7,466 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$229,950, this translates to approximately **\$163.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2669 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,532 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$150.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2670 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,251 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,170,000, this translates to approximately **\$455.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2671 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 210 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 932 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$479,000, this translates to approximately **\$389.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2672 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,170 sqft. The layout includes 4,170 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,748 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$287.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2673 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,262 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$472,000, this translates to approximately **\$400.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2674 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,347 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$198,000, this translates to approximately **\$138.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2675 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$303.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2676 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$506,000, this translates to approximately **\$232.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2677 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,079 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$382,500, this translates to approximately **\$173.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2678 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 7,276 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$269,500, this translates to approximately **\$182.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2679 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,477 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1971, this 43-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$239.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2680 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,860 sqft. The layout

includes 3,120 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 18,334 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$217.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2681 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,637 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$479,500, this translates to approximately **\$208.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2682 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,375 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$277.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.



## Analysis for Property ID: 2683 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 953 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$397.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2684 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,811 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$449,950, this translates to approximately **\$182.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2685 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home

is situated on a 18,295 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$493,000, this translates to approximately **\$242.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2686 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 4 bedrooms and 0.75 bathrooms. The home is situated on a 13,300 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$142,500, this translates to approximately **\$98.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2687 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,134 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$215.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2688 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,840 sqft lot. Built in 1908, this 106-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$729,000, this translates to approximately **\$461.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2689 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,430 sqft. The layout includes 995 sqft of main-level living space and a functional lower-level basement of 435 sqft, featuring 2 bedrooms and 2.75 bathrooms. The home is situated on a 1,425 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$325.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2690 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,494 sqft. The layout includes 1,494 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 19,271 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$311.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2691 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,207 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$145.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2692 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,740 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 6 bedrooms and 1.75 bathrooms. The home is situated on a 6,360 sqft lot featuring an

exceptional panoramic view that commands a significant market premium.. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$246.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2693 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$667,500, this translates to approximately **\$355.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2694 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,720 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$809,000, this translates to approximately **\$312.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2695 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,266 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$186.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2696 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$165.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2697 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,800 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$353.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2698 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,896 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$465,950, this translates to approximately **\$199.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2699 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,880 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,170 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,599 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,538,000, this translates to approximately **\$534.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2700 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$287.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2701 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,232 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$108.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2702 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on



functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,104 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$554,000, this translates to approximately **\$494.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2703 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$253.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2704 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,760 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$294,999, this translates to approximately **\$177.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2705 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,568 sqft lot. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,185,001, this translates to approximately **\$474.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2706 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,940 sqft. The layout includes 2,940 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,382 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$752,000, this translates to approximately **\$255.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2707 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,315 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$451,000, this translates to approximately **\$270.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2708 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,505 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$275.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2709 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,412 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$153.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2710 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$206,000, this translates to approximately **\$156.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2711 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 4,100 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 1,560 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 22,798 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1934, this 80-year-old home is maintained in a '5/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,027,000, this translates to approximately **\$494.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2712 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,340 sqft. The layout includes 3,060 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 4,947 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,475,000, this translates to approximately **\$570.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2713 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,700 sqft. The layout includes 1,850 sqft of main-level living space and a functional lower-level basement of 1,850 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 20,570 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,728,000, this translates to approximately **\$467.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2714 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 10,875 sqft lot. Built in 1962,

this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$214.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2715 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 980 sqft. The layout includes 980 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$438.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2716 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,110 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,520 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$271.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2717 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,670 sqft. The layout includes 2,800 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 7 bedrooms and 4.25 bathrooms. The home is situated on a 4,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$824,000, this translates to approximately **\$224.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2718 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,960 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 1,480 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,420 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$936,000, this translates to approximately **\$316.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2719 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 3,070 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,201 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$174.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2720 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,413 sqft. The layout includes 1,413 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$286,800, this translates to approximately **\$202.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2721 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,347 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$277.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.



## Analysis for Property ID: 2722 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,229 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$205.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2723 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,238 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$353.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2724 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,360 sqft. The layout includes 2,960 sqft of main-level living space and a functional lower-level basement of 1,400 sqft,

featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 6,240 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,555,000, this translates to approximately **\$356.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2725 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,420 sqft. The layout includes 4,420 sqft of main-level living space, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 16,526 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,325,000, this translates to approximately **\$299.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2726 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 6,278 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$461,000, this translates to approximately **\$166.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2727 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,204 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$264.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2728 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 4,290 sqft. The layout includes 2,690 sqft of main-level living space and a functional lower-level basement of 1,600 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 12,103 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,384,000, this translates to approximately **\$322.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2729 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 26,977 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$206.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2730 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,753 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$322,500, this translates to approximately **\$177.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2731 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,050 sqft. The layout includes 6,050 sqft of main-level living space, featuring 6 bedrooms and 5.0 bathrooms. The home is situated on a 230,652 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,600,000, this translates to approximately **\$264.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 2732 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,432 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$279.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2733 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,234 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,275, this translates to approximately **\$316.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2734 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$274,500, this translates to approximately **\$159.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2735 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,723 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$284,950, this translates to approximately **\$287.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2736 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,011 sqft lot. Built in 1983, this 31-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$264,950, this translates to approximately **\$149.69 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2737 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,092 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$242,000, this translates to approximately **\$192.06 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2738 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,640 sqft. The layout includes 3,640 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,576 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$913,000, this translates to approximately **\$250.82 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2739 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$272.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2740 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$711,000, this translates to approximately **\$359.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2741 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,600 sqft. The layout



includes 2,410 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 17,300 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$403,500, this translates to approximately **\$112.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2742 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,270 sqft. The layout includes 2,680 sqft of main-level living space and a functional lower-level basement of 1,590 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 43,386 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$228.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2743 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,030 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$253,779, this translates to approximately **\$125.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 2744 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,689 sqft. The layout includes 1,689 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,388 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$384,400, this translates to approximately **\$227.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2745 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,870 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 1,220 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 4,461 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$646,000, this translates to approximately **\$225.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2746 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout

includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$326.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2747 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,938 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$764,000, this translates to approximately **\$273.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2748 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,850 sqft. The layout includes 3,030 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 16,249 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$507,000, this translates to approximately **\$131.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2749 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,560 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,361 sqft lot. Built in 1936, this 78-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,500, this translates to approximately **\$349.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 2750 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 760 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$381.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2751 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,118 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$264,000, this translates to approximately **\$145.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2752 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$515.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2753 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,715 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$138.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2754 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$343,566, this translates to approximately **\$312.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2755 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,871 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$192.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2756 - Des Moines (WA 98148)

**Location Profile:** Des Moines (WA 98148) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,682 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$213.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 2757 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$147.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2758 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 7,100 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$129.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 2759 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,795 sqft. The layout includes 2,795 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 15,101 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$562,000, this translates to approximately **\$201.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2760 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 34,222 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$263.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2762 - Kent (WA 98031)



**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 7,171 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$279,950, this translates to approximately **\$130.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2763 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,200 sqft lot. Built in 1963, this 51-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$274.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2764 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,660 sqft. The layout

includes 1,740 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,672 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$116.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 2765 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1914, this 100-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$263.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2766 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,410 sqft. The layout includes 2,410 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,780 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$182.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2767 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,020 sqft. The layout includes 1,790 sqft of main-level living space and a functional lower-level basement of 230 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,400,000, this translates to approximately **\$693.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2768 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,435 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$212.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2769 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 14,292 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$385.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2770 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 660 sqft. The layout includes 660 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1915, this 99-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$265.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2771 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,370 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$222.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## **Analysis for Property ID: 2772 - Kirkland (WA 98034)**

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,850 sqft. The layout includes 3,850 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 12,445 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1989, this 25-year-old home is maintained in a '5/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$3,000,000, this translates to approximately **\$618.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98034 micro-market.

## **Analysis for Property ID: 2773 - Tukwila (WA 98168)**

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,580 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$192,500, this translates to approximately **\$178.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2774 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,900 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$239,950, this translates to approximately **\$143.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2775 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,370 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 6 bedrooms and 1.0 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$127.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2776 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,450 sqft. The layout includes 2,350 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 28,324 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$246.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2777 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,500 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$208.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2778 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,738 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$248.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2779 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,240 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,543 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$469,000, this translates to approximately **\$209.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2780 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,400 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1938, this 76-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$559,000, this translates to approximately **\$450.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2781 - Sammamish (WA 98075)



**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 43,177 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$739,888, this translates to approximately **\$305.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2782 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,260 sqft. The layout includes 3,260 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 58,806 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$568,450, this translates to approximately **\$174.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2783 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 670 sqft. The layout

includes 670 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 10,920 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$358.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2784 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$574,950, this translates to approximately **\$181.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2785 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,350 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,000, this translates to approximately **\$90.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2786 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,680 sqft. The layout includes 3,360 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,700 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,160,000, this translates to approximately **\$247.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2787 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,575 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$176.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 2788 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,807 sqft. The layout includes 2,807 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 9,430 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$224.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2789 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,375 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$507,000, this translates to approximately **\$286.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2790 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,570 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$287,500, this translates to approximately **\$111.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2791 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,450 sqft. The layout includes 3,450 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 16,200 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$688,000, this translates to approximately **\$199.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2792 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$424,000, this translates to approximately **\$253.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2793 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,050 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,150 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$380.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2794 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,683 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$324.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2795 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$329.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98034 micro-market.

## **Analysis for Property ID: 2796 - Sammamish (WA 98074)**

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 12,070 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$247.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## **Analysis for Property ID: 2797 - Tukwila (WA 98168)**

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 8,867 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$206,000, this translates to approximately **\$113.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## **Analysis for Property ID: 2798 - Duvall (WA 98019)**

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,920 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,700 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,500, this translates to approximately **\$176.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 2799 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 11,411 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$554,000, this translates to approximately **\$296.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2800 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,810 sqft. The layout includes 3,810 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,792 sqft lot. Built in 1938, this 76-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.



**Financial Verdict:** At a listing price of \$825,000, this translates to approximately **\$216.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2801 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$855,000, this translates to approximately **\$390.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2802 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,368 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$182.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2803 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,360 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$299,000, this translates to approximately **\$134.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2804 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,114 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$492.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2805 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout

includes 860 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,800 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$307.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 2806 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$252.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2807 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,690 sqft. The layout includes 1,690 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$564,000, this translates to approximately **\$333.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2808 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,360 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,419 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$378.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2809 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 3,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$178.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2810 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,294 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,000, this translates to approximately **\$207.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2811 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,360 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$536,751, this translates to approximately **\$278.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 2812 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,501 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$205.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2813 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,584 sqft. The layout includes 1,584 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,800 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$267,000, this translates to approximately **\$168.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2814 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,170 sqft. The layout includes 3,170 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,523 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$258.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2815 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,870 sqft. The layout includes 3,870 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,046 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,399,950, this translates to approximately **\$361.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2816 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,430 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 20 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 923 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$339.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2817 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,120 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$482,000, this translates to approximately **\$349.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2818 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,595 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$204.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2819 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,428 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$448.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2820 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$576,000, this translates to approximately **\$296.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2821 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,160 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$378,750, this translates to approximately **\$175.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2822 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$269,900, this translates to approximately **\$176.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 2823 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,210 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$145.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 2824 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout includes 2,640 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$429,900, this translates to approximately **\$162.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 2825 - Seattle (WA 98119)**

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,620 sqft. The layout includes 2,350 sqft of main-level living space and a functional lower-level basement of 1,270 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,131 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,525,000, this translates to approximately **\$421.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2826 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,850 sqft. The layout includes 2,850 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,650 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$126.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2827 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home

is situated on a 4,377 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$321.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2828 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,200 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$279.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2829 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,980 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$703,000, this translates to approximately **\$516.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2830 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,496 sqft. The layout includes 2,496 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,058 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$661,000, this translates to approximately **\$264.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2831 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,593 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$268.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2832 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,625 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$464,000, this translates to approximately **\$351.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2833 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 7,089 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$945,000, this translates to approximately **\$372.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 2834 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,620 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 18,362 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$659,500, this translates to approximately **\$251.72 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2835 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,340 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$175.44 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2836 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 42,399 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$156.42 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2837 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1902, this 112-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,325,000, this translates to approximately **\$543.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2838 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$346,150, this translates to approximately **\$161.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2839 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,330 sqft. The layout



includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,412 sqft lot. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$197,500, this translates to approximately **\$148.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 2840 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,910 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$799,000, this translates to approximately **\$308.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2841 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,750 sqft. The layout includes 3,600 sqft of main-level living space and a functional lower-level basement of 1,150 sqft, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 13,912 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,309,500, this translates to approximately **\$275.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2842 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,205 sqft lot. Built in 1921, this 93-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$216.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2843 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 34,290 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$295.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2844 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 10,744 sqft lot. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$519,000, this translates to approximately **\$256.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2845 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1907, this 107-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$590,300, this translates to approximately **\$401.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2846 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,990 sqft. The layout includes 4,050 sqft of main-level living space and a functional lower-level basement of 1,940 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 10,450 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2002, this 12-year-old home is maintained in a '3/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,200,000, this translates to approximately **\$367.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2847 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,520 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 9,324 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$162.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2848 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,225 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$303.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2849 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$221,000, this translates to approximately **\$134.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 2850 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 20,181 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$176.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 2851 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout

includes 1,150 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,210 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$506,000, this translates to approximately **\$322.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2852 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 10,350 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$199.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 2853 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,731 sqft lot. Built in 1901, this 113-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$235.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2854 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,900 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1903, this 111-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$311,000, this translates to approximately **\$163.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 2855 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 219,527 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$268.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2856 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,065 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$332.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2857 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 39,964 sqft lot. Built in 1945, this 69-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$120,000, this translates to approximately **\$121.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2858 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,870 sqft. The layout includes 2,760 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 3,819 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$1,440,000, this translates to approximately **\$372.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## **Analysis for Property ID: 2859 - Auburn (WA 98002)**

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,320 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$186,000, this translates to approximately **\$138.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## **Analysis for Property ID: 2860 - Seattle (WA 98119)**

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 1,080 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,600 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$756,000, this translates to approximately **\$350.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2861 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 13,510 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$119.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2862 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,374 sqft lot. Built in 1933, this 81-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$287,000, this translates to approximately **\$220.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2863 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,031 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$195.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2864 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,498 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$237.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 2865 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,112 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$137.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2866 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,820 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,255 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$399,888, this translates to approximately **\$219.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2867 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,740 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$376.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 2868 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living**

segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,370 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$899,000, this translates to approximately **\$379.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2869 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,090 sqft. The layout includes 3,090 sqft of main-level living space, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 7,415 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,500, this translates to approximately **\$174.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 2870 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,310 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,200 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2871 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 10,358 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$558,000, this translates to approximately **\$270.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2872 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 237,402 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$236.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 2873 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,693 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$187.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2874 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,450 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$232,500, this translates to approximately **\$176.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2875 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 790 sqft. The layout includes 790 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$436,000, this translates to approximately **\$551.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2876 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 14,690 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$134.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2877 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,326 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$489,950, this translates to approximately **\$269.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2878 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 6 bedrooms and 2.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$407.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2879 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,990 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 9,938 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,068,000, this translates to approximately **\$267.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2880 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$352,450, this translates to approximately **\$246.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2881 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 103,672 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$165.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 2882 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,060 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$425.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2883 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,820 sqft. The layout includes 3,280 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 13,224 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,240,000, this translates to approximately **\$324.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2884 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,520 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 3,360 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$618,250, this translates to approximately **\$245.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2885 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,880 sqft. The layout includes 3,880 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 13,000 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,815,000, this translates to approximately **\$467.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2886 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,590 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 5,136 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$534.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2887 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,530 sqft. The layout includes 3,530 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 9,385 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$263.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2888 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,611 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$313.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2889 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,280 sqft. The layout includes 3,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 209,088 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$282.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2890 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 15,681 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$147.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2891 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$271.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2892 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,201 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$507,000, this translates to approximately **\$239.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2893 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,247 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$619,850, this translates to approximately **\$273.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2894 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,840 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 48,716 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$176.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 2895 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$254.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 2896 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,079 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$646,000, this translates to approximately **\$279.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2897 - Federal Way (WA 98023)



**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$144.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2898 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,110 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 2899 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 3,070 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$195.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2900 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 38,884 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$271.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2901 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,341 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$319,950, this translates to approximately **\$347.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2902 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 6,699 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$712,000, this translates to approximately **\$222.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2903 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 15,992 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$257.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2904 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout

includes 1,090 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,240 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$243.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2905 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,840 sqft. The layout includes 2,840 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,044 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$205.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2906 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,027,000, this translates to approximately **\$422.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 2907 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,461 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$232,603, this translates to approximately **\$132.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2908 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 949 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$543,000, this translates to approximately **\$437.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2909 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,612 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$607,500, this translates to approximately **\$397.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2910 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,390 sqft. The layout includes 3,040 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 10,078 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$221.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2911 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,775 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$728,050, this translates to approximately **\$313.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2912 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,650 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,884 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$734,990, this translates to approximately **\$277.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2913 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,238 sqft. The layout includes 2,238 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,209 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$147.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 2914 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 7,553 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$230.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2915 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,280 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$441,000, this translates to approximately **\$230.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 2916 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,587 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$213.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2917 - Mercer Island (WA 98040)



**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,640 sqft. The layout includes 2,860 sqft of main-level living space and a functional lower-level basement of 1,780 sqft, featuring 7 bedrooms and 3.5 bathrooms. The home is situated on a 15,235 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,950,000, this translates to approximately **\$420.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2918 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$263.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2919 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 380 sqft. The layout includes 380 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 15,000 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$644.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2920 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,970 sqft. The layout includes 2,340 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 14,486 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$905,000, this translates to approximately **\$304.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2921 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,273 sqft lot. Built in 1988, this 26-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$217.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2922 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,236 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$378,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2923 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1980 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$576.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 2924 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,306 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$632,500, this translates to approximately **\$302.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2925 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 5,756 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$125.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2926 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 7,781 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$754,800, this translates to approximately **\$272.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 2927 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,130 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$171.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2928 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,653 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$309.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 2929 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,480 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$314.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2930 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,920 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$385.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2931 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$230.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2932 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,870 sqft. The layout includes 2,250 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,170 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$296.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2933 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,940 sqft. The layout includes 3,440 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 27,591 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$184.01 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2934 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,288 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$250.00 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 2935 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 14,133 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$979,000, this translates to approximately **\$575.88 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.



## Analysis for Property ID: 2936 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,612 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$359,950, this translates to approximately **\$185.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 2937 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,870 sqft. The layout includes 2,220 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,453 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$665,900, this translates to approximately **\$232.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2938 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 3,240 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 8,338 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$812,000, this translates to approximately **\$250.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2939 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,156 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$203,000, this translates to approximately **\$176.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2940 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 28,516 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$456,000, this translates to approximately **\$316.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2941 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,200 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$547,000, this translates to approximately **\$248.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2942 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,089 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$190.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2943 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$363.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2944 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,085 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$477,000, this translates to approximately **\$267.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2945 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 800 sqft,

featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 21,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$185.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2946 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,710 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$587,206, this translates to approximately **\$310.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 2947 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,612 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$167.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2948 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1917, this 97-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$511,500, this translates to approximately **\$376.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 2949 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 2,841 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$166.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2950 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,884 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$332,000, this translates to approximately **\$219.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 2951 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 60,960 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$291,000, this translates to approximately **\$156.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 2952 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$279,000, this translates to approximately **\$126.82 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 2953 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 3,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,548 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$282.74 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2954 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 10,125 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$970,500, this translates to approximately **\$392.91 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2955 - Seattle (WA 98117)



**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 690 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,960 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$412,000, this translates to approximately **\$326.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 2956 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,005 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$279.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2957 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,420 sqft lot. Built in 1913, this 101-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$162.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2958 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,717 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$397,000, this translates to approximately **\$171.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 2959 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,628 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$217.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2960 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,770 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$371,000, this translates to approximately **\$145.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2961 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,013 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$458,000, this translates to approximately **\$244.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2962 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,110 sqft. The layout includes 1,790 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 12,429 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$436,500, this translates to approximately **\$140.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 2963 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,085 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,950, this translates to approximately **\$181.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 2964 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,050 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 18,892 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1962, this 52-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$311.48 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 2965 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,302 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$282,000, this translates to approximately **\$149.21 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 2966 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 680 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 16,306 sqft lot. Built in 1931, this 83-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$312.50 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2967 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,900 sqft. The layout includes 4,820 sqft of main-level living space and a functional lower-level basement of 2,080 sqft, featuring 6 bedrooms and 4.25 bathrooms. The home is situated on a 244,716 sqft lot. Built in 2002, this 12-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,135,000, this translates to approximately **\$164.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 2968 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 189,486 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$149.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 2969 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,260 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 1,630 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 11,700 sqft lot. Built in 1964,

this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$681,500, this translates to approximately **\$209.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 2970 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1949, this 65-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$232.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 2971 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,366 sqft. The layout includes 2,966 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 7,800 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$386.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 2972 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,840 sqft. The layout includes 2,750 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 4,800 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,462,497, this translates to approximately **\$380.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 2973 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,850 sqft. The layout includes 3,000 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 13,551 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$995,000, this translates to approximately **\$258.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2974 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance



between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,265 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$174.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 2975 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,209 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$237.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2976 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,740 sqft. The layout includes 3,060 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 30,884 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$869,000, this translates to approximately **\$232.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 2977 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,660 sqft. The layout includes 2,170 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$915,000, this translates to approximately **\$343.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 2978 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,230 sqft. The layout includes 3,230 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 17,833 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$2,110,000, this translates to approximately **\$653.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 2979 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,140 sqft. The layout includes 2,040 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,437 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$294.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2980 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,480 sqft. The layout includes 4,430 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 10,800 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1999, this 15-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$2,400,000, this translates to approximately **\$437.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 2981 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,750 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5'

condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$336.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 2982 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,227 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$177.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2983 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 7,626 sqft lot. Built in 1990, this 24-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$482,500, this translates to approximately **\$296.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 2984 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,879 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 2985 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,160 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$237,000, this translates to approximately **\$182.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 2986 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,314 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$213.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 2987 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,777 sqft lot. Built in 1989, this 25-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$623,000, this translates to approximately **\$336.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 2988 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,260 sqft. The layout includes 3,260 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,900 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$173.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 2989 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,927 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$165.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 2990 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,000 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$277.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 2991 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,240 sqft. The layout includes 2,240 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 8,504 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$337,000, this translates to approximately **\$150.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 2992 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 27,042 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$286.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 2993 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,552 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$885,000, this translates to approximately **\$429.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**



**Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 2994 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,280 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 10,319 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$184.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 2995 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,853 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$448,000, this translates to approximately **\$178.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 2996 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,035 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$253.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 2997 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,780 sqft. The layout includes 2,780 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 10,192 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$830,000, this translates to approximately **\$298.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 2998 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 6 bedrooms and 1.75 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1917, this 97-year-old home is maintained in a '3/5' condition.

A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$304.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 2999 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$364.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3000 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,239 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$386.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3001 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,665 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$488,800, this translates to approximately **\$225.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3002 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,410 sqft. The layout includes 4,410 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 36,200 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,320,000, this translates to approximately **\$299.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3003 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 11,479 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$489,000, this translates to approximately **\$230.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3004 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,630 sqft. The layout includes 4,930 sqft of main-level living space and a functional lower-level basement of 1,700 sqft, featuring 7 bedrooms and 5.5 bathrooms. The home is situated on a 13,782 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,240,000, this translates to approximately **\$187.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3005 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 22,649 sqft lot. Built in 1993, this 21-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$180.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98056 micro-market.

## **Analysis for Property ID: 3006 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 7,420 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$359,900, this translates to approximately **\$157.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 3007 - Bellevue (WA 98007)**

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,910 sqft. The layout includes 4,000 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,080,000, this translates to approximately **\$219.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## **Analysis for Property ID: 3008 - Sammamish (WA 98074)**

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,730 sqft. The layout includes 3,730 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,014 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$247.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3009 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$256.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3010 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,600 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$339,990, this translates to approximately **\$132.29 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3011 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,970 sqft. The layout includes 2,970 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,400 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$775,950, this translates to approximately **\$261.26 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3012 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 3,149 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$159.70 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3013 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,565 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$654,000, this translates to approximately **\$427.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3014 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,690 sqft. The layout includes 3,690 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 8,837 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$196.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3015 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,230 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 1,820 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$304.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3016 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 20,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$500.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3017 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,994 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$639,500, this translates to approximately **\$274.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3018 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,300 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$849,000, this translates to approximately **\$393.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3019 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,176 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$418,000, this translates to approximately **\$269.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3020 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 890 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 2,788 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$442,900, this translates to approximately **\$248.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3021 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,610 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,544 sqft lot. Built in 1934, this 80-year-old home is maintained in a '3/5' condition. A significant renovation in 1978 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$287.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3022 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,830 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$930,000, this translates to approximately **\$282.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3023 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$424.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3024 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,530 sqft. The layout includes 2,570 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 14,406 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$874,150, this translates to approximately **\$247.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3025 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,023 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$260.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3026 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$245.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3027 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout

includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,083 sqft lot. Built in 1966, this 48-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$687,000, this translates to approximately **\$289.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3028 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout includes 2,810 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,613 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$288.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3029 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 40,003 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$439,500, this translates to approximately **\$214.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3030 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,870 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1907, this 107-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$802,000, this translates to approximately **\$279.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3031 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$732,600, this translates to approximately **\$343.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3032 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout includes 2,580 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,260 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$374,000, this translates to approximately **\$144.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3033 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,550 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$138.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 3034 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 25,600 sqft lot. Built in 1962, this 52-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$188.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3035 - Tukwila (WA 98178)

**Location Profile:** Tukwila (WA 98178) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 17,600 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$290,900, this translates to approximately **\$180.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3036 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$577,000, this translates to approximately **\$280.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3037 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$277.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3038 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout includes 2,810 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,120 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$240.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3039 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,380 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,824 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$336.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3040 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,995, this translates to approximately **\$283.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3041 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,207 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$282.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3042 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 8,645 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$249,500, this translates to approximately **\$166.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3043 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,560 sqft lot. Built in 1907, this 107-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$711.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3044 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,100 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$200.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3045 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,417 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$140.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3046 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,800 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 7 bedrooms and 3.0 bathrooms. The home is situated on a 9,569 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$125.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**

**Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3047 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,360 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$334,000, this translates to approximately **\$290.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3048 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 7,956 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$107.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3049 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,253 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$442,000, this translates to approximately **\$175.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3050 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,482 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$264,000, this translates to approximately **\$150.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3051 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,552 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.



**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$233.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3052 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,625 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$452.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3053 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,255 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$289.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3054 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,158 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$336.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3055 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,660 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$603,500, this translates to approximately **\$226.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3056 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,530 sqft. The layout

includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 389,126 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$150.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3057 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,000, this translates to approximately **\$242.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3058 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,230 sqft. The layout includes 4,230 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 20,377 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,075,000, this translates to approximately **\$490.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3059 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,029 sqft lot. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$350.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3060 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,102 sqft lot. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$323.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3061 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$183.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3062 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,100 sqft. The layout includes 780 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 750 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$286,000, this translates to approximately **\$260.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3063 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,269 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$579,000, this translates to approximately **\$353.05 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3064 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 3.75 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,100, this translates to approximately **\$176.97 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3065 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,150 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$210.84 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3066 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,238 sqft lot. Built in 1946, this 68-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$291,500, this translates to approximately **\$331.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3067 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,500 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,375 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$649,950, this translates to approximately **\$433.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3068 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 460 sqft,

featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 1,599 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$458,500, this translates to approximately **\$242.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3069 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1911, this 103-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$434.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3070 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 15,264 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$362,300, this translates to approximately **\$149.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.



## Analysis for Property ID: 3071 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,208 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$324,000, this translates to approximately **\$153.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3072 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,950 sqft. The layout includes 2,310 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 12,196 sqft lot. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$167.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3073 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,958 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$233,500, this translates to approximately **\$141.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3074 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,319 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$479,000, this translates to approximately **\$227.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3075 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 19,000 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$322,200, this translates to approximately **\$160.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3076 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 29,163 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$275.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3077 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$347,000, this translates to approximately **\$273.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3078 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,613 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$450.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3079 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1904, this 110-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$302.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3080 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,118 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,950, this translates to approximately **\$163.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3081 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,086 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$298.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3082 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 810 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,223 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$256.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3083 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,412 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$269,500, this translates to approximately **\$146.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3084 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,345 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$494,000, this translates to approximately **\$269.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3085 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,420 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$453,000, this translates to approximately **\$213.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3086 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,280 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$442,500, this translates to approximately **\$276.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3087 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,450 sqft. The layout

includes 1,180 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,891 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$162.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3088 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,821 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$389,800, this translates to approximately **\$207.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3089 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$346,000, this translates to approximately **\$272.44 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3090 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 6,417 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$209.30 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3091 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,351 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$270.83 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3092 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 160 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,145 sqft lot. Built in 1932, this 82-year-old home is maintained in a '4/5' condition. A significant renovation in 1958 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$252.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3093 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,100 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$268.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3094 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout

includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 37,045 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$130.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3095 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 38,781 sqft lot. Built in 1949, this 65-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$349,900, this translates to approximately **\$144.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3096 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$254.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3097 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,420 sqft. The layout includes 3,420 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 30,410 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$211.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3098 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,471 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$200.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 3099 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 206,474 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$806,000, this translates to approximately **\$322.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3100 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,221 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$218.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3101 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 390 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3102 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,130 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 4,180 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$288.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3103 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 19,204 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$249.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3104 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 2,390 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,149 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$396,500, this translates to approximately **\$165.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3105 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,599 sqft lot. Built in 1901, this 113-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$470.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3106 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,476 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3107 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,107 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$459,950, this translates to approximately **\$229.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3108 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,450 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$163.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3109 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,890 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 6 bedrooms and 2.5 bathrooms. The home is situated on a 8,122 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$502,000, this translates to approximately **\$173.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3110 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,731 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$330.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3111 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout

includes 1,080 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$486.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3112 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,170 sqft. The layout includes 1,350 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,518 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$191.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3113 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,153 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$265.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3114 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,820 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$142.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3115 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,469 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$114.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3116 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 1,860 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$491,234, this translates to approximately **\$318.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3117 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,570 sqft. The layout includes 4,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 74,487 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,580,000, this translates to approximately **\$345.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3118 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,440 sqft. The layout includes 3,440 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 7,661 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$905,000, this translates to approximately **\$263.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3119 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$199,950, this translates to approximately **\$114.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3120 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,333 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$208.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3121 - Yarrow Point (WA 98004)

**Location Profile:** Yarrow Point (WA 98004) is An elite waterfront peninsula with high-value estates and a quiet, prestigious residential atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,978 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$899,000, this translates to approximately **\$607.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3122 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 280,962 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$649,000, this translates to approximately **\$287.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 3123 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,910 sqft. The layout includes 2,490 sqft of main-level living space and a functional lower-level basement of 1,420 sqft,

featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 59,863 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$199.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3124 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,700 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 20,283 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$235.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3125 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,470 sqft. The layout includes 4,470 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 35,124 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$831,500, this translates to approximately **\$186.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3126 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$471,001, this translates to approximately **\$261.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3127 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,677 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$236.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3128 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 1,030 sqft. The layout includes 1,030 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,834 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$326,000, this translates to approximately **\$316.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3129 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1907, this 107-year-old home is maintained in a '3/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,000, this translates to approximately **\$465.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3130 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$169.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 3131 - Kent (WA 98031)**

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,550 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$163.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## **Analysis for Property ID: 3132 - Kent (WA 98032)**

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$269,950, this translates to approximately **\$106.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## **Analysis for Property ID: 3133 - Seattle (WA 98109)**

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,520 sqft. The layout includes 2,200 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 3,944 sqft lot. Built in 1913, this 101-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,220,000, this translates to approximately **\$346.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3134 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,220 sqft. The layout includes 3,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,875 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$183.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3135 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,820 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$412.09 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3136 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$239,950, this translates to approximately **\$195.08 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3137 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,505 sqft lot. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$160.45 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3138 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,100 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$165,000, this translates to approximately **\$137.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3139 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 18,200 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$261,350, this translates to approximately **\$188.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3140 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,884 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$569,000, this translates to approximately **\$328.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3141 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 39,189 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$268.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3142 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,520 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 1,540 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,895 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3143 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,650 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 30,500 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$269.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3144 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,750 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$337,000, this translates to approximately **\$257.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3145 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,989 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$243.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3146 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,280 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,500, this translates to approximately **\$252.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3147 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,980 sqft. The layout



includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 2,850 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3148 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,676 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$526.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3149 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,500 sqft. The layout includes 2,570 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 10,155 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$905,000, this translates to approximately **\$258.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3150 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,004 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$403,500, this translates to approximately **\$220.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3151 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,245 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$266.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3152 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 37,011 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$142.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3153 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,810 sqft. The layout includes 2,810 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 18,731 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1974, this 40-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,700,000, this translates to approximately **\$604.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3154 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,263 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$171.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3155 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,738 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$249,900, this translates to approximately **\$190.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3156 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,960 sqft. The layout includes 2,960 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$633,634, this translates to approximately **\$214.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3157 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,242 sqft. The layout includes 2,242 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,995 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$329,900, this translates to approximately **\$147.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3158 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,775 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$122.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3159 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,192 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$242.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3160 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 2,356 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$160,797, this translates to approximately **\$126.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3161 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,300 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 907 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$562,500, this translates to approximately **\$432.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 3162 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,190 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 7,081 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$664,950, this translates to approximately **\$208.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3163 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,040 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 5,027 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$176.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3164 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,817 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$497,000, this translates to approximately **\$304.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3165 - Federal Way (WA 98001)

**Location Profile:** Federal Way (WA 98001) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 8,214 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$312,891, this translates to approximately **\$136.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3166 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 2,440 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,300 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$202.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98136 micro-market.



## Analysis for Property ID: 3167 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,768 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$362,500, this translates to approximately **\$385.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3168 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 1,350 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$402,101, this translates to approximately **\$394.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3169 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 790 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$438,000, this translates to approximately **\$288.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3170 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,330 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1929, this 85-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$687,500, this translates to approximately **\$295.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3171 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$158.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3172 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$387.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3173 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,170 sqft. The layout includes 2,360 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,750 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$127.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3174 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,841 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$880,000, this translates to approximately **\$290.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3175 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,270 sqft. The layout includes 2,270 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 100,545 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$257.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3176 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,341 sqft. The layout

includes 2,341 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,594 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$273.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3177 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,130 sqft. The layout includes 1,530 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 6,150 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$819,000, this translates to approximately **\$384.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3178 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 35,722 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$520,000, this translates to approximately **\$226.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3179 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,783 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$367,500, this translates to approximately **\$221.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3180 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,610 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,760 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$762,500, this translates to approximately **\$292.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3181 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,007 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$139.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3182 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 590 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 64,073 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$259.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3183 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,680 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards

and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$335.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3184 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 30,886 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$379,000, this translates to approximately **\$217.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3185 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$484.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.



## Analysis for Property ID: 3186 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1902, this 112-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$258.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3187 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 15,559 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$204.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3188 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 27,072 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$314,900, this translates to approximately **\$116.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3189 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,710 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$324,950, this translates to approximately **\$222.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3190 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,102 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$169.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3191 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,132 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$258.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3192 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,726 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$348,500, this translates to approximately **\$256.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3193 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,650 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 18,295 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$273.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3194 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,580 sqft. The layout includes 3,580 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 35,261 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$258.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3195 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,034 sqft. The layout includes 1,159 sqft of main-level living space and a functional lower-level basement of 875 sqft,

featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 13,392 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1947, this 67-year-old home is maintained in a '5/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$549,000, this translates to approximately **\$269.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3196 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,413 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$325.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3197 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 55,387 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$253.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3198 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,840 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 8,346 sqft lot. Built in 1961, this 53-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$234.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3199 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,820 sqft. The layout includes 3,820 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 53,574 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,215,000, this translates to approximately **\$318.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3200 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a

trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,925 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1913, this 101-year-old home is maintained in a '3/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,157,400, this translates to approximately **\$422.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3201 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,289 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$349,950, this translates to approximately **\$167.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3202 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,390 sqft. The layout includes 4,560 sqft of main-level living space and a functional lower-level basement of 1,830 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 13,180 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,466,350, this translates to approximately **\$385.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3203 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,470 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$137.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3204 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$615,000, this translates to approximately **\$357.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3205 - Redmond (WA 98052)



**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,090 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,571 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$751,000, this translates to approximately **\$243.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3206 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,320 sqft. The layout includes 1,820 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,825 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$941,000, this translates to approximately **\$405.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3207 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$344.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3208 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,950 sqft. The layout includes 2,950 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,502 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$154.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3210 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,412 sqft lot. Built in 1920, this 94-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$323.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3211 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 100,188 sqft lot. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$358,000, this translates to approximately **\$197.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3212 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,128 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$308.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3213 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,435 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$258,000, this translates to approximately **\$173.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3214 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,200 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,259 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$379.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3215 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,505 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$231.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3216 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,840 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$689,000, this translates to approximately **\$313.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3217 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,992 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$319,000, this translates to approximately **\$127.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3218 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,309 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$359.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3219 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,900 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$220.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3220 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 9,052 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1900, this 114-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,010,000, this translates to approximately **\$691.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3221 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,220 sqft. The layout includes 3,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,588 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$271.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3222 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 1,310 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,454 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$304,000, this translates to approximately **\$232.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98155 micro-market.

## **Analysis for Property ID: 3223 - Renton (WA 98056)**

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 690 sqft. The layout includes 690 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,280 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$139,000, this translates to approximately **\$201.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## **Analysis for Property ID: 3224 - Bellevue (WA 98006)**

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,466 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$464,500, this translates to approximately **\$403.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## **Analysis for Property ID: 3225 - Shoreline (WA 98133)**



**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,284 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$336,500, this translates to approximately **\$227.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3226 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$124.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3227 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$220.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3228 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 750 sqft. The layout includes 750 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,120 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$400.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3229 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,430 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,003 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$457,500, this translates to approximately **\$319.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3230 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,440 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$366,000, this translates to approximately **\$198.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3231 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 14,350 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$502,000, this translates to approximately **\$386.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3232 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,577 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$194,000, this translates to approximately **\$184.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3233 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,371 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$138.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3234 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,220 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 1,540 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 15,600 sqft lot. Built in 1973,

this 41-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,250,000, this translates to approximately **\$388.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3235 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,620 sqft. The layout includes 4,620 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 20,793 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$124.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3236 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,204 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$343,500, this translates to approximately **\$195.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3237 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 850 sqft. The layout includes 850 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,906 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$382.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3238 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,690 sqft. The layout includes 3,680 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 14,930 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$127.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3239 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,920 sqft. The layout includes 3,920 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 37,122 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$216.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3240 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,821 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$196.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3241 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 9,265 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$257,500, this translates to approximately **\$218.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3242 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,360 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 11,375 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$317,000, this translates to approximately **\$134.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3243 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,060 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,950 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$970,000, this translates to approximately **\$316.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3244 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,881 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$252,000, this translates to approximately **\$150.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3245 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,820 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,756 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$683,500, this translates to approximately **\$375.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3246 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,607 sqft lot. Built in 1988,

this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$289,000, this translates to approximately **\$146.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3247 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 930 sqft. The layout includes 630 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 747 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$381.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3248 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 5,611 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$293.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3249 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 18,980 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$396,500, this translates to approximately **\$153.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3250 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,450 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$362,500, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3251 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,120 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$256.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3252 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,730 sqft. The layout includes 2,080 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 22,572 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$219.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3253 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 18,205 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$247.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3254 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,195 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$589,950, this translates to approximately **\$184.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3255 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,600 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$218,000, this translates to approximately **\$163.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3256 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$240.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3257 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 740 sqft. The layout includes 740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,680 sqft lot. Built in 1922, this 92-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$472.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3258 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,606 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$136.72 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3259 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,540 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1930, this 84-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$845,000, this translates to approximately **\$332.68 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3260 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,200 sqft. The layout includes 3,200 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 203,425 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$839,000, this translates to approximately **\$262.19 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3261 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,330 sqft. The layout includes 1,790 sqft of main-level living space and a functional lower-level basement of 1,540 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$255.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3262 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,220 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$329,950, this translates to approximately **\$366.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3263 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,600 sqft. The layout



includes 1,600 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 6,180 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$265.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3264 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$216.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3265 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,130 sqft. The layout includes 1,130 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,640 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$631,500, this translates to approximately **\$558.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3266 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 650 sqft. The layout includes 650 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$453.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3267 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,400 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$239.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3268 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,031 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$182.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3269 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,550 sqft. The layout includes 1,830 sqft of main-level living space and a functional lower-level basement of 1,720 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 13,900 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$859,000, this translates to approximately **\$241.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3270 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 2,772 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$639,888, this translates to approximately **\$312.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3271 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,119 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$329,445, this translates to approximately **\$396.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3272 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,850 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$745,641, this translates to approximately **\$305.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3273 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,936 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$246.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3274 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 31,450 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$247.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3275 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 180 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$349.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3276 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,508 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$183.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3277 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$365,500, this translates to approximately **\$259.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3278 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,760 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$173.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3279 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,548 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3280 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$196,500, this translates to approximately **\$148.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3281 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,990 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,470 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$300.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3282 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,566 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$276,900, this translates to approximately **\$218.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3283 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.



**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,380 sqft. The layout includes 3,720 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 3 bedrooms and 4.5 bathrooms. The home is situated on a 47,044 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$995,000, this translates to approximately **\$227.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3284 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,250 sqft. The layout includes 4,250 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 8,570 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,300,000, this translates to approximately **\$541.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3285 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 8,060 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$271.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3286 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,770 sqft. The layout includes 2,830 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 37,034 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,229,000, this translates to approximately **\$325.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3287 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,890 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$352,000, this translates to approximately **\$230.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3288 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,570 sqft. The layout includes 2,860 sqft of main-level living space and a functional lower-level basement of 710 sqft, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 8,250 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$597,326, this translates to approximately **\$167.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3289 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,740 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,719 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$459.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3290 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,364 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$161.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3291 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,415 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$149.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3292 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,845 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$409,900, this translates to approximately **\$257.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3293 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,980 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,377 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$739,900, this translates to approximately **\$248.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3294 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,736 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$608,000, this translates to approximately **\$226.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3295 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,910 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$381,500, this translates to approximately **\$423.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3296 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 3,700 sqft lot. Built in 1914, this 100-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$562,100, this translates to approximately **\$390.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3297 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,392 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$246.67 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3298 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 18,144 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$308,000, this translates to approximately **\$187.80 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3299 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,100 sqft. The layout includes 1,660 sqft of main-level living space and a functional lower-level basement of 1,440 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 10,200 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$905,000, this translates to approximately **\$291.94 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3300 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,000 sqft. The layout includes 4,000 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 15,253 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$762,000, this translates to approximately **\$190.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3301 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,020 sqft. The layout includes 2,020 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 48,693 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$356,000, this translates to approximately **\$176.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3302 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This 1.5-story residence offers a total living area of 1,840 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1915, this 99-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$407.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3303 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,984 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$418,800, this translates to approximately **\$199.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3304 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,250 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$276,000, this translates to approximately **\$112.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3305 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,510 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$277.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3306 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,377 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$195.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3307 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,498 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$195.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3308 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,144 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$583,000, this translates to approximately **\$325.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3309 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,180 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,375 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$657,000, this translates to approximately **\$301.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3310 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 1,770 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,583 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$386,000, this translates to approximately **\$188.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3311 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,790 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 19,439 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1973, this 41-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$589,950, this translates to approximately **\$211.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3312 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,700 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,333 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$338.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3313 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,832 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$574,000, this translates to approximately **\$241.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3314 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,000 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 720 sqft,

featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 4,211 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$690,500, this translates to approximately **\$345.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3315 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,008 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$338.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3316 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 220 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$420.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3317 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,040 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 1,150 sqft, featuring 6 bedrooms and 2.25 bathrooms. The home is situated on a 28,535 sqft lot. Built in 1951, this 63-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$108.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3318 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,475 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$286,000, this translates to approximately **\$366.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3319 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 11,740 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$193.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3320 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,840 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$306.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3321 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,170 sqft lot. Built in 2000, this 14-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$291.16 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3322 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 770 sqft. The layout includes 770 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,840 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$357.14 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3323 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 16,960 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$348.65 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3324 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,264 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$152,000, this translates to approximately **\$139.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3325 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,780 sqft. The layout includes 930 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,336 sqft lot. Built in 1918, this 96-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$176.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3326 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout

includes 930 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 29,258 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$204.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3327 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,686 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$252.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3328 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,180 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$233,000, this translates to approximately **\$186.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3329 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,136 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$136.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3330 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$356.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3331 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,450 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,950, this translates to approximately **\$231.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3332 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,500 sqft. The layout includes 3,000 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 9,648 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$191.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3333 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1938, this 76-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$173.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3334 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 3,672 sqft lot. Built in 1926, this 88-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$201.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3335 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 6 bedrooms and 2.0 bathrooms. The home is situated on a 8,240 sqft lot. Built in 1964, this 50-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$160.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3336 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,695 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$307.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3337 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,775 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1913, this 101-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,355,000, this translates to approximately **\$505.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3338 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 2,420 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 7,307 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$482,000, this translates to approximately **\$199.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3339 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,650 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$299,950, this translates to approximately **\$167.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3340 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,920 sqft. The layout includes 3,920 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,415 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$770,000, this translates to approximately **\$196.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.



## Analysis for Property ID: 3341 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 460 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,700, this translates to approximately **\$149.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3342 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 890 sqft. The layout includes 890 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$283,000, this translates to approximately **\$317.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3343 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 16,532 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$340.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3344 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 7,910 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$247.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3345 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 17,100 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$216.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 3346 - Sammamish (WA 98074)**

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,225 sqft. The layout includes 4,225 sqft of main-level living space, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 284,011 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,005,000, this translates to approximately **\$237.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## **Analysis for Property ID: 3347 - Issaquah (WA 98027)**

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,162 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,990, this translates to approximately **\$223.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## **Analysis for Property ID: 3348 - Issaquah (WA 98029)**

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,974 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$544,000, this translates to approximately **\$267.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3349 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,850 sqft. The layout includes 4,670 sqft of main-level living space and a functional lower-level basement of 1,180 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 22,885 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,700,000, this translates to approximately **\$290.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3350 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,398 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$131.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3351 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,036 sqft lot. Built in 1943, this 71-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$410.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3352 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,184 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,000, this translates to approximately **\$345.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3353 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,310 sqft. The layout includes 3,310 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 127,631 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,140,000, this translates to approximately **\$344.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3354 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,051 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$160.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3355 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,070 sqft. The layout includes 3,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,086 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$804,100, this translates to approximately **\$261.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3356 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,060 sqft of main-level living space and a functional lower-level basement of 210 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,406 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$594,000, this translates to approximately **\$467.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3357 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,110 sqft. The layout includes 3,110 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 49,765 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$531,500, this translates to approximately **\$170.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 3358 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 18,815 sqft lot. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$545.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3359 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,400 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$374,500, this translates to approximately **\$267.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.



## Analysis for Property ID: 3360 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,310 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,650 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$194.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3361 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 16,570 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$744,500, this translates to approximately **\$275.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3362 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 15,512 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$913,888, this translates to approximately **\$385.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3363 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,760 sqft. The layout includes 2,230 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$275.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3364 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$346,500, this translates to approximately **\$215.22 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3365 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,250 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$227.64 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3366 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,165 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$557,500, this translates to approximately **\$293.42 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3367 - Des Moines (WA 98148)

**Location Profile:** Des Moines (WA 98148) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,184 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$164.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3368 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 2,885 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,330,000, this translates to approximately **\$685.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3369 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1947, this 67-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$395.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3370 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 7 bedrooms and 2.5 bathrooms. The home is situated on a 5,458 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$144.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3371 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$166.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3372 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 2,180 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 5,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$957,000, this translates to approximately **\$302.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3373 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 1,950 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 21,208 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$231.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3374 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 6,200 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1954, this 60-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$361.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3375 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 890 sqft. The layout includes 890 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$168.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3376 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 3,676 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,950, this translates to approximately **\$148.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3377 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,686 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$246,500, this translates to approximately **\$152.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3378 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,390 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$326.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3379 - Seattle (WA 98177)



**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$595,888, this translates to approximately **\$318.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3380 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 22,144 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$454,000, this translates to approximately **\$230.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3381 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,593 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,900, this translates to approximately **\$270.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3382 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,833 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$200,000, this translates to approximately **\$168.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3383 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,802 sqft lot. Built in 1932, this 82-year-old home is maintained in a '4/5' condition. A significant renovation in 1958 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$346,500, this translates to approximately **\$301.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3384 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,890 sqft. The layout includes 1,560 sqft of main-level living space and a functional lower-level basement of 1,330 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,825 sqft lot. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$202.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3385 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,430 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$383,000, this translates to approximately **\$255.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3386 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,950 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 2,617 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$519,000, this translates to approximately **\$266.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3387 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$328.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3388 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,415 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$578,000, this translates to approximately **\$279.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3389 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,660 sqft. The layout includes 4,660 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 17,398 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,280,000, this translates to approximately **\$274.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3390 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,493 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$292.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3391 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,790 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$364,000, this translates to approximately **\$202.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3392 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,481 sqft. The layout includes 1,481 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 2,820 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$162.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3393 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 3,600 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$328,423, this translates to approximately **\$189.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3394 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,613 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$594,000, this translates to approximately **\$218.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3395 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,267 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$183.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3396 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,730 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$309,620, this translates to approximately **\$166.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3397 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,025 sqft. The layout includes 2,025 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,760 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$128.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 3398 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.5-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,312 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.



**Financial Verdict:** At a listing price of \$563,500, this translates to approximately **\$402.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 3399 - Seattle (WA 98115)**

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 5,477 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$372.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## **Analysis for Property ID: 3400 - Seattle (WA 98119)**

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 2,691 sqft lot. Built in 1915, this 99-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$937,000, this translates to approximately **\$382.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## **Analysis for Property ID: 3401 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,102 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$518,500, this translates to approximately **\$326.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3402 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,085 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 475 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 174,240 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$563,500, this translates to approximately **\$270.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 3403 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,450 sqft. The layout includes 3,450 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 7,832 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$304.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3404 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 16,290 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$196.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3405 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout includes 3,060 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,140 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$826,000, this translates to approximately **\$269.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3406 - Burien (WA 98146)

**Location Profile:** Burien (WA 98146) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,475 sqft lot. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$225,000, this translates to approximately **\$132.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3407 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,926 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,867, this translates to approximately **\$177.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3408 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout

includes 3,060 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,000, this translates to approximately **\$130.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3409 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$177,500, this translates to approximately **\$145.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 3410 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 9,289 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$224,000, this translates to approximately **\$140.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3411 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 17,664 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$302,000, this translates to approximately **\$197.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3412 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,964 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$383.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3413 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,210 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,490 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$265.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3414 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,700 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$354.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3415 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 10,766 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$669,000, this translates to approximately **\$343.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 3416 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 20,000 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$254,600, this translates to approximately **\$173.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 3417 - Seattle (WA 98125)**

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,840 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$357,250, this translates to approximately **\$255.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## **Analysis for Property ID: 3418 - Woodinville (WA 98077)**



**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,040 sqft. The layout includes 4,040 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 50,479 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$910,000, this translates to approximately **\$225.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3419 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,110 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1921, this 93-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$233.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3420 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,400 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$449.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3421 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$248.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3422 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,320 sqft. The layout includes 2,040 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 19,850 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,025,000, this translates to approximately **\$308.73 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3423 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,316 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$336.84 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3424 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,499 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$127.57 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3425 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$772,650, this translates to approximately **\$290.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3426 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,877 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$669,950, this translates to approximately **\$250.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3427 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 860 sqft,

featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 7,598 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$253.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3428 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,200 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 1,590 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,651 sqft lot. Built in 1970, this 44-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$120.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3429 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 37,843 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1974, this 40-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$663,000, this translates to approximately **\$267.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3430 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,395 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$168.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3431 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 11,276 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,500, this translates to approximately **\$141.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3432 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 34,175 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$206.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3433 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,850 sqft. The layout includes 1,920 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 14,800 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$271.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3434 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,600 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,875 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1929, this 85-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$805,000, this translates to approximately **\$309.62 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3435 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,410 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$252,750, this translates to approximately **\$205.49 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3436 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,740 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 16,117 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$122.12 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3437 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,600 sqft. The layout includes 2,740 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 6 bedrooms and 3.5 bathrooms. The home is situated on a 6,875 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$172.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3438 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,751 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$206.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3439 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,250 sqft,

featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 19,017 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$180.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3440 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,684 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$268,000, this translates to approximately **\$162.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3441 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,221 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$446,000, this translates to approximately **\$325.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3442 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$282.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3443 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 26,571 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$227.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3444 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 620 sqft. The layout includes 620 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,475 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$648.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3445 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,497 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$358,000, this translates to approximately **\$146.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3446 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,530 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$354,950, this translates to approximately **\$140.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3447 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,652 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$182.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3448 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 265,716 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$568,000, this translates to approximately **\$269.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3449 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living**

segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,690 sqft. The layout includes 2,690 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 49,709 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$155.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3450 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,200 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$162.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3451 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,927, this translates to approximately **\$135.71 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3452 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,826 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$203.70 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3453 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$103.85 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3454 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,880 sqft. The layout includes 2,100 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$755,000, this translates to approximately **\$262.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3455 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$289,659, this translates to approximately **\$128.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3456 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,640 sqft. The layout includes 3,640 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 6,930 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition.



A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$555,000, this translates to approximately **\$152.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3457 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 23,660 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$294.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3458 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1918, this 96-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,145,000, this translates to approximately **\$459.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3459 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,787 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$343.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3460 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,760 sqft. The layout includes 3,060 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 8,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,250,000, this translates to approximately **\$332.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3461 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,975 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$337.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3462 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,480 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,360 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$225.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3463 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,990 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,267 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,080,000, this translates to approximately **\$270.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3464 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 700 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 3,340 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$535.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3465 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 2,270 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,989 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$815,000, this translates to approximately **\$359.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3466 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,580 sqft. The layout includes 2,580 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,476 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$354,000, this translates to approximately **\$137.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3467 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,620 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$279,900, this translates to approximately **\$177.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3468 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,954 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A

significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$356.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3469 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 2,160 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,040 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,340,000, this translates to approximately **\$420.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3470 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,740 sqft. The layout includes 3,100 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 136,915 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$189.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3471 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,620 sqft. The layout includes 1,310 sqft of main-level living space and a functional lower-level basement of 1,310 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,743 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$815,000, this translates to approximately **\$311.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3472 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 75,794 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$384.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3473 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,729 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$638,000, this translates to approximately **\$384.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3474 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,085 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,580, this translates to approximately **\$312.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3475 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home



is situated on a 27,760 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$243,800, this translates to approximately **\$213.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3476 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,240 sqft. The layout includes 2,910 sqft of main-level living space and a functional lower-level basement of 330 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,016 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$185.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3477 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 41,343 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$252.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3478 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$428.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3479 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,430 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$626,000, this translates to approximately **\$257.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3480 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,946 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$216.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 3481 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,410 sqft. The layout includes 2,410 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 7,479 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$537,000, this translates to approximately **\$222.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3482 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,040 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$291.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 3483 - Kent (WA 98030)**

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,346 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$200,500, this translates to approximately **\$159.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## **Analysis for Property ID: 3484 - Federal Way (WA 98003)**

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,384 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$253,500, this translates to approximately **\$154.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## **Analysis for Property ID: 3485 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,612 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$114.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3486 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,290 sqft lot. Built in 1949, this 65-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$207.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3487 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,320 sqft. The layout includes 2,260 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 478,288 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1933, this 81-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$667,000, this translates to approximately **\$200.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3488 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,622 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$545.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3489 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 12,063 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$268.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3490 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,526 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$195.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3491 - Clyde Hill (WA 98004)

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,040 sqft. The layout includes 2,020 sqft of main-level living space and a functional lower-level basement of 2,020 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 20,001 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,388,000, this translates to approximately **\$343.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3492 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,710 sqft lot. Built in 1912, this 102-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$219,500, this translates to approximately **\$201.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3493 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 15,600 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$132.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3494 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington



market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 81,021 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$151.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3495 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout includes 2,470 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$267.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3496 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,480 sqft. The layout includes 3,420 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1902, this 112-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,990,000, this translates to approximately **\$444.20 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3497 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,990 sqft. The layout includes 2,990 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,809 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$267.56 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3498 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 19,000 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$365,000, this translates to approximately **\$160.09 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3499 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,387,800, this translates to approximately **\$559.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3500 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,925 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$451,000, this translates to approximately **\$159.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3501 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,569 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$202,000, this translates to approximately **\$219.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3502 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 3,250 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 16,684 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,410,000, this translates to approximately **\$433.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 3503 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,417 sqft lot. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$471,000, this translates to approximately **\$379.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3504 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,230 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 1,360 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,100 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$827,000, this translates to approximately **\$256.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3505 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,583 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$94.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3506 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,482 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$216,500, this translates to approximately **\$155.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3507 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 6,654 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$359,000, this translates to approximately **\$185.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3508 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,002 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$252,500, this translates to approximately **\$132.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3509 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,380 sqft. The layout includes 1,850 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 14,500 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$155.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3510 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,876 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$663,000, this translates to approximately **\$447.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3511 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,460 sqft. The layout includes 3,460 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 6,738 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$971,971, this translates to approximately **\$280.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3512 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,444 sqft. The layout includes 1,444 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 249,126 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$420,000, this translates to approximately **\$290.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3513 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,930 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 3,031 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,675, this translates to approximately **\$171.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3514 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 2,171 sqft lot. Built in 1933, this 81-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3515 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,769 sqft. The layout includes 1,769 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,324 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$334,888, this translates to approximately **\$189.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3516 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,540 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$414,000, this translates to approximately **\$166.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3517 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout includes 2,300 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 3,898 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$782,900, this translates to approximately **\$255.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3518 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,625 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$173.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3519 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,353 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$429,900, this translates to approximately **\$181.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3520 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 913 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$284.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3521 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,968 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$224,000, this translates to approximately **\$149.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 3522 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,715 sqft. The layout includes 1,715 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 6,819 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$257,500, this translates to approximately **\$150.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3523 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,200 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$599.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3524 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 8,050 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$327,000, this translates to approximately **\$136.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3525 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 213,444 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1988, this 26-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$279.61 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3526 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 3,190 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,970 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$687,500, this translates to approximately **\$215.52 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3527 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,400 sqft. The layout includes 1,250 sqft of main-level living space and a functional lower-level basement of 1,150 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,300 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$672,500, this translates to approximately **\$280.21 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3528 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,473 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$140,000, this translates to approximately **\$132.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3529 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,220 sqft. The layout includes 1,220 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 15,600 sqft lot. Built in 1972, this 42-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$215,500, this translates to approximately **\$176.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3530 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,424 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$464,900, this translates to approximately **\$230.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3531 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 1,380 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$417,000, this translates to approximately **\$181.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3532 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 37,533 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$453,000, this translates to approximately **\$196.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**



**Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3533 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 260 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,545 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$421.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3534 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,900 sqft. The layout includes 2,520 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,750 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,619,999, this translates to approximately **\$415.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3535 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,349 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$259,500, this translates to approximately **\$157.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 3536 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,091 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$218.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3537 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,960 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$561,500, this translates to approximately **\$286.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3538 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 63,118 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$641,000, this translates to approximately **\$231.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 3539 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,440 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,350 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$135.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3540 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,380 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$447,000, this translates to approximately **\$338.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3541 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,865 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$124.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3542 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$212,700, this translates to approximately **\$226.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3543 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$371.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3544 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 45,738 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$292.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3545 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,867 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$187.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3546 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,400 sqft lot. Built in 1951, this 63-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$275,500, this translates to approximately **\$382.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3547 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,944 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$172.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3548 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,950 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$279,000, this translates to approximately **\$171.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3549 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 1,150 sqft,

featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 14,322 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$150.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3550 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 10,838 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$266.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3551 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,190 sqft. The layout includes 2,300 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,597 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$235.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.



## Analysis for Property ID: 3552 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$167.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3553 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,583 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$209,950, this translates to approximately **\$216.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3554 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$227.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3555 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,580 sqft. The layout includes 3,580 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 54,450 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$202.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3556 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,570 sqft lot. Built in 1927, this 87-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$409.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98117 micro-market.

## **Analysis for Property ID: 3557 - Redmond (WA 98052)**

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,500 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$661,500, this translates to approximately **\$264.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 3558 - Redmond (WA 98052)**

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 4,896 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$738,000, this translates to approximately **\$280.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 3559 - Woodinville (WA 98077)**

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,640 sqft. The layout includes 6,640 sqft of main-level living space, featuring 4 bedrooms and 4.5 bathrooms. The home is situated on a 53,330 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,820,000, this translates to approximately **\$274.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3560 - Seattle (WA 98148)

**Location Profile:** Seattle (WA 98148) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,789 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$221,000, this translates to approximately **\$242.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3561 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 35,000 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$254.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## **Analysis for Property ID: 3562 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,194 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$148.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 3563 - Mercer Island (WA 98040)**

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,650 sqft. The layout includes 2,750 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 13,297 sqft lot. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,195,000, this translates to approximately **\$327.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## **Analysis for Property ID: 3564 - Kent (WA 98042)**

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 22,693 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$174.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3565 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,260 sqft. The layout includes 2,310 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 24,300 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$755,000, this translates to approximately **\$231.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3566 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,911 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$188.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3567 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,100 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$347.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3568 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,400 sqft lot. Built in 1905, this 109-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$191,000, this translates to approximately **\$212.22 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3569 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,120 sqft. The layout includes 2,090 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 6 bedrooms and 4.0 bathrooms. The home is situated on a 4,240 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1993, this 21-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$100.96 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3570 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,536 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$391.51 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3571 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,793 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$394,000, this translates to approximately **\$131.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3572 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,348 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$219.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3573 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,890 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$523,460, this translates to approximately **\$276.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## **Analysis for Property ID: 3574 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,150 sqft. The layout includes 4,150 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 16,197 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$132.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## **Analysis for Property ID: 3575 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,409 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$192.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 3576 - Renton (WA 98059)**

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,583 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$206.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3577 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,390 sqft. The layout includes 3,320 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 13,833 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$239.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3578 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,640 sqft. The layout

includes 1,540 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$432.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3579 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,800 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1903, this 111-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,020,000, this translates to approximately **\$610.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3580 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,431 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$155.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3581 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,420 sqft lot. Built in 1902, this 112-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$320.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3582 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,710 sqft. The layout includes 2,710 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 19,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$151.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3583 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,860 sqft. The layout includes 1,710 sqft of main-level living space and a functional lower-level basement of 1,150 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 48,351 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$185.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3584 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 40,642 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1937, this 77-year-old home is maintained in a '4/5' condition. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$528,000, this translates to approximately **\$628.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 3585 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,990 sqft. The layout includes 2,990 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,913 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$469,900, this translates to approximately **\$157.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3586 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 800 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 6,757 sqft lot. Built in 1944, this 70-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$397,000, this translates to approximately **\$339.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3587 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,240 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$718,500, this translates to approximately **\$598.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3588 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$191.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3589 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,155 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$313.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3590 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout



includes 700 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1907, this 107-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$421.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3591 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 37,800 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$602,000, this translates to approximately **\$248.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3592 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,712 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$120.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 3593 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,060 sqft. The layout includes 3,060 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$465,000, this translates to approximately **\$151.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3594 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 18,000 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$168.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3595 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,687 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$504,200, this translates to approximately **\$420.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3596 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,153 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$710,000, this translates to approximately **\$290.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3597 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 3,075 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$589,500, this translates to approximately **\$255.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3598 - Skykomish (WA 98288)

**Location Profile:** Skykomish (WA 98288) is A historic mountain town serving as a gateway to Stevens Pass, perfect for outdoor sports and cabin living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 64,626 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$159.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98288 micro-market.

## Analysis for Property ID: 3599 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,212 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$493.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3600 - Federal Way (WA 98001)

**Location Profile:** Federal Way (WA 98001) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,432 sqft. The layout includes 2,432 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 9,391 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$427,000, this translates to approximately **\$175.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3601 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,610 sqft. The layout includes 3,610 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 8,580 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$982,000, this translates to approximately **\$272.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3602 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,530 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 10,000 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$459,000, this translates to approximately **\$181.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3603 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,527 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$483,453, this translates to approximately **\$173.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3604 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,670 sqft. The layout includes 1,670 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 4,440 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$246,950, this translates to approximately **\$147.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3605 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,170 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 1 bedrooms and 1.5 bathrooms. The home is situated on a 1,456 sqft lot. Built in 2007,

this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$200.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3606 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 942 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$288,790, this translates to approximately **\$213.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3607 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,773 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$229,800, this translates to approximately **\$207.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3608 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 1 bedrooms and 1.25 bathrooms. The home is situated on a 638 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$516,500, this translates to approximately **\$469.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3609 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout includes 2,460 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 4.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1930, this 84-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,600,000, this translates to approximately **\$567.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3610 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home



is situated on a 8,128 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$234,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## **Analysis for Property ID: 3611 - Maple Valley (WA 98038)**

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 3,376 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$120.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## **Analysis for Property ID: 3612 - Shoreline (WA 98155)**

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,499 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$218.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3613 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,500 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$313.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3614 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,087 sqft lot. Built in 1969, this 45-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$339,900, this translates to approximately **\$283.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3615 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,542 sqft lot. Built in 1904, this 110-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$619.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3616 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,670 sqft. The layout includes 1,620 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 16,777 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$219.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3617 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,500 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$699,900, this translates to approximately **\$319.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3618 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,130 sqft. The layout includes 3,130 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 40,918 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$598,000, this translates to approximately **\$191.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3619 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,100 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$279.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3620 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 17,355 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$314,500, this translates to approximately **\$185.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3621 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,360 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,275 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$397,000, this translates to approximately **\$291.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3622 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 15,005 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5'

condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$214.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 3623 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 6,222 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$152.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3624 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,650 sqft lot. Built in 1957, this 57-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$147.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3625 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,950 sqft. The layout includes 2,120 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 15,540 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$402,000, this translates to approximately **\$136.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3626 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 54,014 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$393.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3627 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,500 sqft. The layout includes 3,500 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 7,048 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$222.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3628 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,220 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$173.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3629 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,360 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$566.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.



## Analysis for Property ID: 3630 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,067 sqft lot. Built in 1974, this 40-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$935,000, this translates to approximately **\$525.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3631 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,153 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$312.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3632 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,980 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$419,000, this translates to approximately **\$277.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3633 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 1 bedrooms and 1.5 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1911, this 103-year-old home is maintained in a '3/5' condition. A significant renovation in 1948 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$405.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3634 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,790 sqft. The layout includes 2,810 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 5,001 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,165,000, this translates to approximately **\$307.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3635 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,600 sqft. The layout includes 2,400 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,666 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$461,000, this translates to approximately **\$128.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3636 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,030 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$385,000, this translates to approximately **\$296.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3637 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,500 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 980 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,046 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$669,500, this translates to approximately **\$267.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3638 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,733 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$491,950, this translates to approximately **\$235.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3639 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 14,630 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,230,000, this translates to approximately **\$559.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3640 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 15,002 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$270.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3641 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,341 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$280.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98155 micro-market.

## **Analysis for Property ID: 3642 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,360 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 60,548 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$263,400, this translates to approximately **\$193.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## **Analysis for Property ID: 3643 - Burien (WA 98166)**

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,623 sqft lot. Built in 1942, this 72-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$100,000, this translates to approximately **\$107.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 3644 - Burien (WA 98148)**

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,584 sqft lot. Built in 1937, this 77-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$289,950, this translates to approximately **\$164.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3645 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$263,000, this translates to approximately **\$186.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3646 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,859 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$397,500, this translates to approximately **\$154.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3647 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 14,197 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$188.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3648 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1925, this 89-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$338.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.



## Analysis for Property ID: 3649 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,960 sqft. The layout includes 2,960 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,031 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$449,000, this translates to approximately **\$151.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3650 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 1,920 sqft of main-level living space and a functional lower-level basement of 410 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 3,497 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,000, this translates to approximately **\$210.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3651 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,070 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 600 sqft,

featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 39,446 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$445,800, this translates to approximately **\$215.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3652 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 970 sqft. The layout includes 970 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1932, this 82-year-old home is maintained in a '4/5' condition. A significant renovation in 1958 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$355.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3653 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$327,500, this translates to approximately **\$141.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3654 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,173 sqft lot. Built in 1988, this 26-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$436,500, this translates to approximately **\$190.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3655 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$319.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3656 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 990 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,400 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$441,000, this translates to approximately **\$370.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3657 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$406,500, this translates to approximately **\$467.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3658 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,068 sqft. The layout includes 1,068 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,758 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$243,000, this translates to approximately **\$227.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3659 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,140 sqft. The layout includes 2,140 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,316 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$359,500, this translates to approximately **\$167.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3660 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,300 sqft. The layout includes 3,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 165,528 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$230.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3661 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 4,830 sqft. The layout includes 3,710 sqft of main-level living space and a functional lower-level basement of 1,120 sqft, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 8,050 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1914, this 100-year-old home is maintained in a '4/5' condition. A significant renovation in 1945 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,925,000, this translates to approximately **\$398.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3662 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,820 sqft. The layout includes 2,320 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 6,589 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$408,000, this translates to approximately **\$144.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3663 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 1,890 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,664 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$196.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3664 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 3,245 sqft lot. Built in 1929, this 85-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$486.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3665 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$308,000, this translates to approximately **\$304.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98118 micro-market.

## **Analysis for Property ID: 3666 - Seattle (WA 98105)**

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,220 sqft. The layout includes 2,320 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,392 sqft lot. Built in 1931, this 83-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$880,000, this translates to approximately **\$273.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## **Analysis for Property ID: 3667 - Mercer Island (WA 98040)**

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,000 sqft. The layout includes 3,410 sqft of main-level living space and a functional lower-level basement of 1,590 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 26,540 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,730,000, this translates to approximately **\$346.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## **Analysis for Property ID: 3668 - Redmond (WA 98053)**

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 24,792 sqft lot. Built in 1976, this 38-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$170,000, this translates to approximately **\$141.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3669 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,322 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$491,500, this translates to approximately **\$334.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3670 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,506 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$198.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3671 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,750 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 128,502 sqft lot. Built in 1958, this 56-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 3672 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,967 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$193.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 3673 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,350 sqft. The layout includes 2,550 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,007 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$189.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3674 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 1,830 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,387 sqft lot. Built in 1920, this 94-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$320.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3675 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 10,856 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$142.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3676 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,855 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,810, this translates to approximately **\$364.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3677 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 6,300 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1937, this 77-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$972,000, this translates to approximately **\$483.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3678 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 28,800 sqft lot. Built in 1928, this 86-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$261.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3679 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,784 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$141.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3680 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,720 sqft. The layout includes 3,720 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 15,048 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$134.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3681 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 29,185 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$301.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3682 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,215 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,309,500, this translates to approximately **\$488.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3683 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,613 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$544,000, this translates to approximately **\$372.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3684 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,180 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,904 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$439,000, this translates to approximately **\$138.05 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3685 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 15,086 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$267.68 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3686 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 934 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$427,500, this translates to approximately **\$392.20 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3687 - Covington (WA 98042)



**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 2,230 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,970 sqft lot. Built in 2002, this 12-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$337,000, this translates to approximately **\$151.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3688 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,330 sqft. The layout includes 3,330 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,143 sqft lot. Built in 1995, this 19-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,095,000, this translates to approximately **\$328.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3689 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 3,840 sqft lot. Built in 1904, this 110-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$231.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3690 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,870 sqft. The layout includes 1,950 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 5,700 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$266.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3691 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,786 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$492,650, this translates to approximately **\$232.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3692 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,998 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$383,962, this translates to approximately **\$142.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3693 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,670 sqft. The layout includes 3,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,680 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$258.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3694 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,220 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 210 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,330 sqft lot. Built in 2008,

this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$457,000, this translates to approximately **\$374.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3695 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,390 sqft. The layout includes 4,390 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 11,250 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,510,000, this translates to approximately **\$343.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3696 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,560 sqft. The layout includes 3,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,265 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$882,566, this translates to approximately **\$247.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3697 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,530 sqft. The layout includes 3,530 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 8,589 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$963,000, this translates to approximately **\$272.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3698 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$151.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3699 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,350 sqft. The layout includes 4,350 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 7,965 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,065,000, this translates to approximately **\$474.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3700 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,830 sqft. The layout includes 3,530 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 221,284 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$208.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3701 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 13,303 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$314,500, this translates to approximately **\$153.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3702 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,660 sqft. The layout includes 3,260 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 39,478 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$144.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3703 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,350 sqft. The layout includes 3,350 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 46,748 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$194.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 3704 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$349,500, this translates to approximately **\$275.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3705 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,400 sqft. The layout includes 2,790 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,850 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,198,000, this translates to approximately **\$352.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3706 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,514 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$165,050, this translates to approximately **\$137.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.



## Analysis for Property ID: 3707 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$263.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3708 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,312 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$196.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3709 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,840 sqft. The layout includes 3,840 sqft of main-level living space, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 8,279 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$227.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3710 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,500 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$526.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3711 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 2,280 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 42,077 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5'

condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$195.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3712 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$274,900, this translates to approximately **\$139.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3713 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,310 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$219,950, this translates to approximately **\$135.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3714 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$691,500, this translates to approximately **\$265.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3715 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,825 sqft lot. Built in 1929, this 85-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$459,500, this translates to approximately **\$367.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3716 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,130 sqft. The layout includes 2,130 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1914, this 100-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$955,500, this translates to approximately **\$448.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3717 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,976 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$328,950, this translates to approximately **\$129.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3718 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$307,000, this translates to approximately **\$266.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3719 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$382,500, this translates to approximately **\$367.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3720 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,340 sqft. The layout includes 3,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,422 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$344.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3721 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,510 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 9,420 sqft lot. Built in 1900, this 114-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,297,000, this translates to approximately **\$493.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3722 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,896 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$478,000, this translates to approximately **\$291.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3723 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 770 sqft. The layout includes 770 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,906 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$337.66 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3724 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,350 sqft. The layout includes 2,200 sqft of main-level living space and a functional lower-level basement of 2,150 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 112,750 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$195.40 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3725 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,846 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$616,000, this translates to approximately **\$362.35 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3726 - Sammamish (WA 98074)



**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,580 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$263.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3727 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,128 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$180.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3728 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 800 sqft,

featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,594 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$507,500, this translates to approximately **\$255.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 3729 - Clyde Hill (WA 98004)**

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 7,050 sqft. The layout includes 4,320 sqft of main-level living space and a functional lower-level basement of 2,730 sqft, featuring 5 bedrooms and 5.5 bathrooms. The home is situated on a 42,840 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$3,800,000, this translates to approximately **\$539.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98004 micro-market.

## **Analysis for Property ID: 3730 - Auburn (WA 98001)**

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,000 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$241,000, this translates to approximately **\$136.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3731 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,090 sqft of main-level living space and a functional lower-level basement of 350 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 47,916 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$198.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3732 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 51,354 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$265.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3733 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,440 sqft. The layout includes 2,440 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,005 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$548,000, this translates to approximately **\$224.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3734 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 1,080 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,775 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$319.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3735 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,710 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$256.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3736 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,775 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$321.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3737 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,010 sqft. The layout includes 2,010 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$256.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3738 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,640 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,855 sqft lot. Built in 1920, this 94-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,014,250, this translates to approximately **\$618.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3739 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,290 sqft. The layout includes 3,290 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,029 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$739,900, this translates to approximately **\$224.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3740 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout

includes 2,510 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 14,878 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$239.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3741 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,050 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$430.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3742 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,840 sqft. The layout includes 1,780 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,866 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$729,032, this translates to approximately **\$256.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3743 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,750 sqft. The layout includes 1,750 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,020 sqft lot. Built in 1934, this 80-year-old home is maintained in a '3/5' condition. A significant renovation in 1978 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$291.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 3744 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 19,163 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$326.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3745 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,890 sqft. The layout includes 3,260 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 7,216 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,080,000, this translates to approximately **\$277.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3746 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 941 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$337,000, this translates to approximately **\$230.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3747 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home

is situated on a 3,376 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$563,000, this translates to approximately **\$399.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3748 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,770 sqft. The layout includes 3,070 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 10,900 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1924, this 90-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,695,000, this translates to approximately **\$449.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3749 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,072 sqft lot. Built in 1907, this 107-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$205.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3750 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 910 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,413 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$418.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3751 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,500 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$695,000, this translates to approximately **\$278.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3752 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,280 sqft lot. Built in 1946, this 68-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$402,500, this translates to approximately **\$503.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3753 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,530 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 13,446 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$171.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 3754 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,570 sqft. The layout includes 1,970 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 28,500 sqft lot. Built in 1983,

this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$256.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 3755 - Federal Way (WA 98023)**

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 9,620 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$143.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 3756 - Seattle (WA 98125)**

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,980 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 7,781 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$201.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3757 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,239 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$175.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3758 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 5,100 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$357,500, this translates to approximately **\$171.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3759 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,350 sqft. The layout includes 2,510 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1997, this 17-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,110,000, this translates to approximately **\$331.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3760 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,050 sqft. The layout includes 950 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,029 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$332,888, this translates to approximately **\$317.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3761 - Pacific (WA 98047)

**Location Profile:** Pacific (WA 98047) is A small-town atmosphere on the valley floor, offering affordable living and a sense of community.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 13,531 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$174,000, this translates to approximately **\$193.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98047 micro-market.

## Analysis for Property ID: 3762 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1907, this 107-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$490.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3763 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,740 sqft. The layout includes 2,240 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 32,481 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$392,000, this translates to approximately **\$104.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3764 - Seattle (WA 98122)



**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,096 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$339.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3765 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,546 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$217,500, this translates to approximately **\$155.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 3766 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 45,613 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$502,000, this translates to approximately **\$313.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3767 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,880 sqft. The layout includes 2,880 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,750 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$820,000, this translates to approximately **\$284.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3768 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,140 sqft. The layout includes 2,240 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 5,445 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1913, this 101-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,640,000, this translates to approximately **\$522.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3769 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 820 sqft. The layout includes 820 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,320 sqft lot. Built in 1937, this 77-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$102,500, this translates to approximately **\$125.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3770 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,190 sqft. The layout includes 5,190 sqft of main-level living space, featuring 5 bedrooms and 5.5 bathrooms. The home is situated on a 12,637 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$925,000, this translates to approximately **\$178.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3771 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,180 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,140 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$247.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3772 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,002 sqft lot. Built in 1900, this 114-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$659.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3773 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,580 sqft. The layout includes 1,580 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,475 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$406,000, this translates to approximately **\$256.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3774 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 6,325 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$291.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3775 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,570 sqft. The layout includes 4,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,015 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,060,000, this translates to approximately **\$231.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3776 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,172 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$401,000, this translates to approximately **\$323.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3777 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$389.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3778 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 370 sqft. The layout includes 370 sqft of main-level living space, featuring 1 bedrooms and 0.75 bathrooms. The home is situated on a 1,801 sqft lot. Built in 1923, this 91-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$276,000, this translates to approximately **\$745.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3779 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,130 sqft. The layout includes 2,180 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 12,087 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$159.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3780 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,530 sqft. The layout includes 1,800 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 35,150 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$148.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3781 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,970 sqft. The layout includes 3,390 sqft of main-level living space and a functional lower-level basement of 580 sqft, featuring 4 bedrooms and 4.75 bathrooms. The home is situated on a 9,778 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$2,300,000, this translates to approximately **\$579.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3782 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,680 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$135.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3783 - Bellevue (WA 98004)



**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,970 sqft. The layout includes 2,130 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 12,750 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1986 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,565,000, this translates to approximately **\$526.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3784 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,087 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$431,000, this translates to approximately **\$187.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3785 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 9,601 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$321,000, this translates to approximately **\$175.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3786 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 5,053 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$433,000, this translates to approximately **\$279.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3787 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,080 sqft. The layout includes 4,080 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,666 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$920,000, this translates to approximately **\$225.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3788 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 21,485 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$482,000, this translates to approximately **\$281.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3789 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,375 sqft. The layout includes 2,375 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,094 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$712,000, this translates to approximately **\$299.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3790 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,778 sqft lot. Built in 1962,

this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$229.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3791 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,530 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 1,690 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 17,450 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$2,367,000, this translates to approximately **\$670.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3792 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,012 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$452,000, this translates to approximately **\$407.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3793 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 2,566 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$581,000, this translates to approximately **\$356.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3794 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 5,055 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$952,500, this translates to approximately **\$373.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3795 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,866 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$808,000, this translates to approximately **\$323.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3796 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,890 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 1,300 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 6,885 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$476,000, this translates to approximately **\$164.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3797 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$376.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3798 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,270 sqft. The layout includes 3,170 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,800 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1937, this 77-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,356,925, this translates to approximately **\$317.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3799 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,390 sqft. The layout includes 2,220 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,984 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$629,800, this translates to approximately **\$263.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3800 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,530 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,048 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$417,838, this translates to approximately **\$165.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3801 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,701 sqft. The layout includes 2,701 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,895, this translates to approximately **\$148.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3802 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,990 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,637 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$825,000, this translates to approximately **\$206.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.



## Analysis for Property ID: 3803 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,303 sqft. The layout includes 2,303 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,826 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$130.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3804 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 965 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$415.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3805 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,053 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$460,000, this translates to approximately **\$317.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3806 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,160 sqft. The layout includes 1,040 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 1,458 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$452.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3807 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,910 sqft. The layout includes 2,910 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,334 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$499,990, this translates to approximately **\$171.82 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## **Analysis for Property ID: 3808 - Kirkland (WA 98033)**

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,770 sqft. The layout includes 3,770 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 8,501 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,020,000, this translates to approximately **\$270.56 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## **Analysis for Property ID: 3809 - Bellevue (WA 98006)**

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,900 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,450 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 10,300 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$675,000, this translates to approximately **\$232.76 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## **Analysis for Property ID: 3810 - Seattle (WA 98117)**

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,540 sqft. The layout includes 770 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1920, this 94-year-old home is maintained in a '3/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$512,031, this translates to approximately **\$332.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3811 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 700 sqft. The layout includes 700 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$442.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3812 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,280 sqft. The layout

includes 1,680 sqft of main-level living space and a functional lower-level basement of 1,600 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,302 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,075,000, this translates to approximately **\$327.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3813 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,960 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$104.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 3814 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,984 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$228.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3815 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 15,050 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$453,000, this translates to approximately **\$272.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3816 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,992 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$260,000, this translates to approximately **\$160.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3817 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$659,000, this translates to approximately **\$315.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3818 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,110 sqft. The layout includes 1,110 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,231 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$223,000, this translates to approximately **\$200.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3819 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,760 sqft. The layout includes 2,550 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 9,792 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$851,000, this translates to approximately **\$226.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3820 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,530 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 12,134 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$290.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3821 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,950 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$895,000, this translates to approximately **\$458.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3822 - Normandy Park (WA 98166)

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.



**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,570 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 13,054 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$519,000, this translates to approximately **\$201.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3823 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,330 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,141 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$229.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3824 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,700 sqft. The layout

includes 3,700 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 10,375 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$489,000, this translates to approximately **\$132.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 3825 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,738 sqft lot. Built in 1965, this 49-year-old home is maintained in a '3/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$130.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3826 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,900 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,960 sqft lot. Built in 1905, this 109-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$305.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3827 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 13,296 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,038,000, this translates to approximately **\$720.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3828 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,940 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 48,788 sqft lot. Built in 1961, this 53-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$205.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3829 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,080 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,950, this translates to approximately **\$239.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3830 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 23,891 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$281.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3831 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,052 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$326.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## **Analysis for Property ID: 3832 - Maple Valley (WA 98038)**

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,558 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$329,950, this translates to approximately **\$155.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## **Analysis for Property ID: 3833 - Kent (WA 98031)**

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 24,805 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$208.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## **Analysis for Property ID: 3834 - Kent (WA 98030)**

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,450 sqft. The layout includes 2,450 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 6,994 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$140.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3835 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$175,000, this translates to approximately **\$98.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3836 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,590 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 6,700 sqft lot. Built in 1942,

this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$185,000, this translates to approximately **\$116.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3837 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 76,665 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$411,000, this translates to approximately **\$173.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3838 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$392.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 3839 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 8,170 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$136.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 3840 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,550 sqft. The layout includes 2,180 sqft of main-level living space and a functional lower-level basement of 1,370 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 12,327 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$202.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3841 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home



is situated on a 5,787 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$256,000, this translates to approximately **\$124.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 3842 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 3,179 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$151.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3843 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,800 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$409.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 3844 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,550 sqft. The layout includes 1,550 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,511 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$481,015, this translates to approximately **\$310.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3845 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,680 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,625 sqft lot. Built in 1974, this 40-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$214.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3846 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,390 sqft. The layout includes 1,840 sqft of main-level living space and a functional lower-level basement of 550 sqft,

featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 34,041 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$339,950, this translates to approximately **\$142.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3847 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,260 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$232.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3848 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 2,670 sqft. The layout includes 2,020 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 3.75 bathrooms. The home is situated on a 6,517 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$732,000, this translates to approximately **\$274.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3849 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,720 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$860,000, this translates to approximately **\$457.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3850 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,400 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$389,000, this translates to approximately **\$162.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3851 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,270 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,472 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$284.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 3852 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,850 sqft. The layout includes 1,850 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,444 sqft lot. Built in 1981, this 33-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$256.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3853 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,005 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$254.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3854 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 12,960 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$141.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3855 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,570 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 250 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,600 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$782,000, this translates to approximately **\$498.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3856 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$406.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 3857 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,002 sqft. The layout includes 3,002 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,042 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$394,500, this translates to approximately **\$131.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3858 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,080 sqft,

featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 9,072 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$273.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 3859 - Clyde Hill (WA 98004)**

**Location Profile:** Clyde Hill (WA 98004) is An ultra-luxury hilltop community offering some of the most spectacular views of Lake Washington and Seattle.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 21,600 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$498.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## **Analysis for Property ID: 3860 - Shoreline (WA 98155)**

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,919 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$297.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.



## Analysis for Property ID: 3861 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,105 sqft. The layout includes 2,105 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,093 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$156.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3862 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,430 sqft. The layout includes 1,630 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,748 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$723,000, this translates to approximately **\$297.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3863 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,040 sqft. The layout

includes 4,040 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 18,916 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,271,150, this translates to approximately **\$562.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 3864 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,160 sqft. The layout includes 2,160 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 7,737 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$222.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3865 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 900 sqft. The layout includes 900 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,260 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$496,000, this translates to approximately **\$551.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3866 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,641 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$343.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3867 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 13,468 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$226.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3868 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,520 sqft. The layout

includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,199 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$275,250, this translates to approximately **\$181.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3869 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,310 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 370 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,128 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$253,000, this translates to approximately **\$193.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3870 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,190 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,880 sqft lot. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$287.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3871 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,950 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1918, this 96-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$660,500, this translates to approximately **\$223.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3872 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,870 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 5 bedrooms and 1.0 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$262,000, this translates to approximately **\$140.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3873 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,660 sqft. The layout includes 3,040 sqft of main-level living space and a functional lower-level basement of 1,620 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 5,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,147,500, this translates to approximately **\$460.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 3874 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,900 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$552,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3875 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,180 sqft. The layout includes 2,610 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 9,400 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1985, this 29-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,411,600, this translates to approximately **\$443.90 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3876 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,100 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1933, this 81-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$736,000, this translates to approximately **\$490.67 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 3877 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,416 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$205.20 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3878 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,424 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$193.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 3879 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 1,870 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$484,998, this translates to approximately **\$314.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3880 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,390 sqft. The layout includes 2,610 sqft of main-level living space and a functional lower-level basement of 780 sqft,



featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,979 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,054,690, this translates to approximately **\$311.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3881 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 830 sqft. The layout includes 830 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,858 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$334,500, this translates to approximately **\$403.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 3882 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,178 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$181.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 3883 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,242 sqft. The layout includes 2,242 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,780, this translates to approximately **\$138.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3884 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,890 sqft. The layout includes 2,890 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,798 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$795,000, this translates to approximately **\$275.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3885 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,050 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$274,500, this translates to approximately **\$189.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3886 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 2,119 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$265,050, this translates to approximately **\$331.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3887 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,502 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$567,500, this translates to approximately **\$248.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3888 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,850 sqft. The layout includes 3,120 sqft of main-level living space and a functional lower-level basement of 730 sqft, featuring 3 bedrooms and 4.5 bathrooms. The home is situated on a 62,726 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$915,000, this translates to approximately **\$237.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3889 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,270 sqft. The layout includes 2,270 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$285,000, this translates to approximately **\$125.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3890 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home

is situated on a 5,692 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,838, this translates to approximately **\$198.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## **Analysis for Property ID: 3891 - Kent (WA 98031)**

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 990 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,325 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$304,900, this translates to approximately **\$117.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## **Analysis for Property ID: 3892 - Mercer Island (WA 98040)**

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 2,490 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,525 sqft lot. Built in 1968, this 46-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$940,000, this translates to approximately **\$377.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## **Analysis for Property ID: 3893 - Kirkland (WA 98033)**

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,281 sqft lot. Built in 1995, this 19-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,127,000, this translates to approximately **\$356.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3894 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,930 sqft. The layout includes 4,930 sqft of main-level living space, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 25,714 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$835,000, this translates to approximately **\$169.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3895 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 11,250 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital

value.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$201.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 3896 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,868 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$141.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 3897 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,300 sqft. The layout includes 2,300 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,448 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,000, this translates to approximately **\$148.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 3898 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,980 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 16,263 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,012,000, this translates to approximately **\$339.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 3899 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,230 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 930 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$179.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3900 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 930 sqft of main-level living space and a functional lower-level basement of 900 sqft,



featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,969 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$312,500, this translates to approximately **\$170.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## **Analysis for Property ID: 3901 - Tukwila (WA 98188)**

**Location Profile:** Tukwila (WA 98188) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,875 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$267,000, this translates to approximately **\$153.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## **Analysis for Property ID: 3902 - Seattle (WA 98116)**

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 1,410 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,743 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$375.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3903 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,041 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$532.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3904 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,230 sqft. The layout includes 2,430 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1945, this 69-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$263.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3905 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,620 sqft. The layout includes 2,730 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,015,000, this translates to approximately **\$280.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3906 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,070 sqft. The layout includes 5,070 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 60,123 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,100,000, this translates to approximately **\$216.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3907 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,750 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition.

A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$240,000, this translates to approximately **\$152.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3908 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,080 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 1,030 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$198,000, this translates to approximately **\$95.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 3909 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,230 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,624 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$253.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3910 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,420 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 18,129 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,195,000, this translates to approximately **\$349.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3911 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,790 sqft. The layout includes 1,470 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 8 bedrooms and 2.75 bathrooms. The home is situated on a 6,695 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$121.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3912 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,203 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$815,000, this translates to approximately **\$258.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3913 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,930 sqft. The layout includes 3,930 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 10,929 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,875,000, this translates to approximately **\$477.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3914 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,190 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 4,900 sqft lot. Built in 1940, this 74-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$588,000, this translates to approximately **\$268.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3915 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,962 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,500, this translates to approximately **\$148.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3916 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,900 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 76,877 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$205.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 3917 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,930 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,521 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$509,000, this translates to approximately **\$263.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 3918 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,316 sqft. The layout includes 3,316 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,447 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$490,600, this translates to approximately **\$147.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3919 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,380 sqft. The layout includes 1,380 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$471.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.



## Analysis for Property ID: 3920 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,080 sqft. The layout includes 2,080 sqft of main-level living space, featuring 3 bedrooms and 4.0 bathrooms. The home is situated on a 2,250 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$715,000, this translates to approximately **\$343.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3921 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1909, this 105-year-old home is maintained in a '5/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$529,950, this translates to approximately **\$427.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 3922 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,610 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$259.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3923 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,755,000, this translates to approximately **\$743.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3924 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,780 sqft. The layout includes 2,110 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 33,503 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,140,000, this translates to approximately **\$410.07 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 3925 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,300 sqft. The layout includes 1,430 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 13,418 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$265.22 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3926 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,020 sqft. The layout includes 1,730 sqft of main-level living space and a functional lower-level basement of 290 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,350 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$554,729, this translates to approximately **\$274.62 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3927 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 480 sqft, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 10,453 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$214.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 3928 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,814 sqft lot. Built in 1908, this 106-year-old home is maintained in a '3/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$341,000, this translates to approximately **\$245.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3929 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 11,385 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$264,500, this translates to approximately **\$128.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3930 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,640 sqft. The layout includes 2,640 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 35,070 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$149.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 3931 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,115 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$640,000, this translates to approximately **\$323.23 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3932 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,810 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,080 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$237.57 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3933 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 1,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$241.18 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3934 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1923, this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$220,000, this translates to approximately **\$183.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3935 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,980 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,625,000, this translates to approximately **\$545.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3936 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,350 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 230 sqft,

featuring 2 bedrooms and 2.75 bathrooms. The home is situated on a 1,252 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$405,500, this translates to approximately **\$300.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 3937 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,360 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 380 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$633,000, this translates to approximately **\$268.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 3938 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,200 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,950, this translates to approximately **\$248.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.



## Analysis for Property ID: 3939 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,110 sqft. The layout includes 4,110 sqft of main-level living space, featuring 4 bedrooms and 5.0 bathrooms. The home is situated on a 43,560 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,042,031, this translates to approximately **\$253.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 3940 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,800 sqft. The layout includes 1,420 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,786 sqft lot. Built in 1970, this 44-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$216.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3941 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 920 sqft. The layout includes 920 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 1,598 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$277.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3942 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$474,000, this translates to approximately **\$309.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3943 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 860 sqft. The layout includes 860 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$430.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 3944 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,593 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$288,000, this translates to approximately **\$189.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 3945 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 660 sqft. The layout includes 660 sqft of main-level living space, featuring 2 bedrooms and 0.75 bathrooms. The home is situated on a 5,240 sqft lot. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$100,000, this translates to approximately **\$151.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 3946 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,580 sqft. The layout includes 3,580 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,921 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$321.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3947 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 5 bedrooms and 2.25 bathrooms. The home is situated on a 13,899 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 3948 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,740 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,350 sqft,

featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 9,629 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$515,000, this translates to approximately **\$187.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 3949 - Burien (WA 98148)

**Location Profile:** Burien (WA 98148) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,523 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$345,000, this translates to approximately **\$169.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 3950 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 54,160 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$975,000, this translates to approximately **\$386.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3951 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 2,470 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$344.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3952 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,930 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,348 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$439,990, this translates to approximately **\$227.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 3953 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,950 sqft. The layout

includes 2,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,254 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$554,950, this translates to approximately **\$188.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3954 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,405 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$605,000, this translates to approximately **\$231.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 3955 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,630 sqft. The layout includes 1,630 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,526 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$609,000, this translates to approximately **\$373.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 3956 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,022 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$303.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3957 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,410 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,005 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,900, this translates to approximately **\$283.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 3958 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,370 sqft. The layout



includes 4,370 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,860 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,025,000, this translates to approximately **\$234.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3959 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,010 sqft. The layout includes 4,000 sqft of main-level living space and a functional lower-level basement of 1,010 sqft, featuring 4 bedrooms and 4.25 bathrooms. The home is situated on a 19,412 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,351,956, this translates to approximately **\$469.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 3960 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 6,160 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$519,995, this translates to approximately **\$200.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 3961 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 1,300 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1960, this 54-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$480.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 3962 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,609 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$258.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3963 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home

is situated on a 4,275 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,200,000, this translates to approximately **\$444.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3964 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,920 sqft. The layout includes 2,260 sqft of main-level living space and a functional lower-level basement of 660 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,513 sqft lot. Built in 1937, this 77-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,738,000, this translates to approximately **\$595.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 3965 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,130 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,380 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 5,700 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$671,000, this translates to approximately **\$214.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3966 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,950 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$459,500, this translates to approximately **\$312.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 3967 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,540 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,326 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$499,000, this translates to approximately **\$324.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3968 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,160 sqft. The layout includes 2,020 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,620 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1917, this 97-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,280,000, this translates to approximately **\$405.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 3969 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$266.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 3970 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,595 sqft. The layout includes 3,595 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,639 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$861,990, this translates to approximately **\$239.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3971 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,440 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$382,500, this translates to approximately **\$321.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3972 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 217,014 sqft lot. Built in 1982, this 32-year-old home is maintained in a '4/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$404,950, this translates to approximately **\$173.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 3973 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 870 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$401.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 3974 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,190 sqft. The layout includes 1,190 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 27,007 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$163.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3975 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,350 sqft. The layout includes 2,350 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home

is situated on a 18,600 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$747,500, this translates to approximately **\$318.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3976 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,560 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$199,990, this translates to approximately **\$181.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3977 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,660 sqft. The layout includes 1,260 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 4,704 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$548,800, this translates to approximately **\$330.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.



## Analysis for Property ID: 3978 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,040 sqft. The layout includes 2,680 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 36,246 sqft lot. Built in 1923, this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$870,000, this translates to approximately **\$286.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 3979 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,777 sqft lot. Built in 1908, this 106-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$588,000, this translates to approximately **\$316.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 3980 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,100 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 1,600 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 241,322 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$189.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 3981 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,050 sqft. The layout includes 2,620 sqft of main-level living space and a functional lower-level basement of 1,430 sqft, featuring 6 bedrooms and 3.0 bathrooms. The home is situated on a 36,171 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$165.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 3982 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$358.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## **Analysis for Property ID: 3983 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 10,800 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$136.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 3984 - Bellevue (WA 98008)**

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,680 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,090 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 3985 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,160 sqft lot. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$322.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 3986 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 22,000 sqft lot. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 3987 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,000 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 1,500 sqft, featuring 6 bedrooms and 3.5 bathrooms. The home is situated on a 8,401 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$527,000, this translates to approximately **\$175.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 3988 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,686 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$480.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 3989 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,995 sqft. The layout includes 1,995 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,102 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$266,000, this translates to approximately **\$133.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3990 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,990 sqft. The layout includes 3,990 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 9,786 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$866,000, this translates to approximately **\$217.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 3991 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 5,192 sqft lot. Built in 1951, this 63-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$335,950, this translates to approximately **\$419.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 3992 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,563 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$223.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 3993 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,286 sqft. The layout includes 2,286 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,269 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$481,000, this translates to approximately **\$210.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 3994 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,646 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$144.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 3995 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1918, this 96-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$152.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 3996 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,222 sqft lot. Built in 1908, this 106-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$179.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.



## Analysis for Property ID: 3997 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,576 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 3998 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,200 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 3999 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1948, this 66-year-old home is maintained in a '5/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$437,500, this translates to approximately **\$293.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4000 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,650 sqft. The layout includes 1,650 sqft of main-level living space, featuring 5 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1902, this 112-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$443,000, this translates to approximately **\$268.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4001 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,400 sqft. The layout includes 2,400 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,137 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$575,000, this translates to approximately **\$239.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4002 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 310 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,685 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$163.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 4003 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,990 sqft. The layout includes 1,990 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,793 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$226.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 4004 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,130 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 746 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$536,000, this translates to approximately **\$474.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 4005 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 11,070 sqft lot. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$685,000, this translates to approximately **\$337.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4006 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home

is situated on a 7,920 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$373,000, this translates to approximately **\$234.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 4007 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,480 sqft. The layout includes 1,480 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,394 sqft lot. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$304.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4008 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,690 sqft. The layout includes 2,690 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 18,653 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$239.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4009 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,870 sqft. The layout includes 3,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 46,609 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,275,000, this translates to approximately **\$329.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4010 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$165.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4011 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 140 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 1,850 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$593,000, this translates to approximately **\$324.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4012 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 790 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$558,000, this translates to approximately **\$353.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4013 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 15,229 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$538,250, this translates to approximately **\$207.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4014 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 8,050 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$189.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4015 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,300 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$209,950, this translates to approximately **\$177.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 4016 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 19,206 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$282.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4017 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,110 sqft. The layout includes 2,550 sqft of main-level living space and a functional lower-level basement of 560 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,765 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,636,000, this translates to approximately **\$526.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4018 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,860 sqft of main-level living space, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 68,519 sqft lot. Built in 1958, this 56-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$234.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4019 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,760 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 8,476 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$821,000, this translates to approximately **\$297.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4020 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,800 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 1,400 sqft, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 17,788 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$665,000, this translates to approximately **\$237.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4021 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 1,450 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,748 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$339,000, this translates to approximately **\$233.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4022 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,530 sqft. The layout includes 1,910 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,650 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$631,500, this translates to approximately **\$249.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4023 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 820 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 2,808 sqft lot featuring an

exceptional panoramic view that commands a significant market premium.. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$347.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4024 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 2,220 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 17,568 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$437,000, this translates to approximately **\$196.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4025 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,086 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,500, this translates to approximately **\$265.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4026 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,230 sqft. The layout includes 1,230 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$229,500, this translates to approximately **\$186.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 4027 - Renton (WA 98055)

**Location Profile:** Renton (WA 98055) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 820 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$170,500, this translates to approximately **\$160.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98055 micro-market.

## Analysis for Property ID: 4028 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,625 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$391,500, this translates to approximately **\$203.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4029 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,170 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$296,475, this translates to approximately **\$195.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4030 - Seattle (WA 98109)

**Location Profile:** Seattle (WA 98109) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,770 sqft. The layout includes 2,710 sqft of main-level living space and a functional lower-level basement of 1,060 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 4,103 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$1,450,000, this translates to approximately **\$384.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98109 micro-market.

## Analysis for Property ID: 4031 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,540 sqft. The layout includes 3,540 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 38,322 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$888,550, this translates to approximately **\$251.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4032 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,430 sqft. The layout includes 5,430 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 108,900 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,360,000, this translates to approximately **\$250.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4033 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,904 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$328,000, this translates to approximately **\$145.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4034 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,195 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$143.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4035 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,012 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,000, this translates to approximately **\$290.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.



## Analysis for Property ID: 4036 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,091 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$494,815, this translates to approximately **\$259.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4037 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,601 sqft. The layout includes 1,536 sqft of main-level living space and a functional lower-level basement of 65 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,491 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$378,000, this translates to approximately **\$236.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4038 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,060 sqft. The layout

includes 940 sqft of main-level living space and a functional lower-level basement of 120 sqft, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 1,209 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$476.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 4039 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,330 sqft. The layout includes 2,330 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,920 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$291.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4040 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,370 sqft. The layout includes 2,370 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$351,999, this translates to approximately **\$148.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4041 - Seattle (WA 98107)

**Location Profile:** Seattle (WA 98107) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,420 sqft. The layout includes 1,420 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,237 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$510,000, this translates to approximately **\$359.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98107 micro-market.

## Analysis for Property ID: 4042 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,300,000, this translates to approximately **\$550.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 4043 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,260 sqft. The layout includes 1,260 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home

is situated on a 1,575 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$374,000, this translates to approximately **\$296.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4044 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,030 sqft. The layout includes 3,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,053 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$509,900, this translates to approximately **\$168.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4045 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,201 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$201.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4046 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,820 sqft. The layout includes 1,550 sqft of main-level living space and a functional lower-level basement of 1,270 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,375 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$527,700, this translates to approximately **\$187.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4047 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 1,372 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$438,000, this translates to approximately **\$344.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4048 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,180 sqft. The layout includes 3,180 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,600 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5'

condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$283.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## **Analysis for Property ID: 4049 - Normandy Park (WA 98166)**

**Location Profile:** Normandy Park (WA 98166) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,790 sqft. The layout includes 2,790 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 13,791 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,131,000, this translates to approximately **\$405.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 4050 - Bothell (WA 98011)**

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,503 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$439,000, this translates to approximately **\$170.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## **Analysis for Property ID: 4051 - Seattle (WA 98108)**

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,080 sqft. The layout includes 720 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 2,674 sqft lot. Built in 1919, this 95-year-old home is maintained in a '4/5' condition. A significant renovation in 1985 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,000, this translates to approximately **\$291.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4052 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 4 bedrooms and 4.0 bathrooms. The home is situated on a 7,221 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$765,000, this translates to approximately **\$254.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4053 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 14,915 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$332,000, this translates to approximately **\$156.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4054 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,900 sqft. The layout includes 1,440 sqft of main-level living space and a functional lower-level basement of 460 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 46,609 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$315.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4055 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,860 sqft. The layout includes 2,860 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 43,821 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$378,500, this translates to approximately **\$132.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.



## Analysis for Property ID: 4056 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 10,575 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$190,000, this translates to approximately **\$208.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4057 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,850 sqft. The layout includes 2,850 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 37,522 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$645,000, this translates to approximately **\$226.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4058 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 1,690 sqft of main-level living space and a functional lower-level basement of 870 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 2,500 sqft lot. Built in 1901, this 113-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$780,000, this translates to approximately **\$304.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 4059 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 16,817 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$235.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4060 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,110 sqft. The layout includes 3,110 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 108,464 sqft lot offering a pleasant local view that enhances the daily living

experience.. Built in 1979, this 35-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$875,000, this translates to approximately **\$281.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4061 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,740 sqft. The layout includes 4,740 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 126,759 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,049,000, this translates to approximately **\$221.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4062 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 13,750 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$479,000, this translates to approximately **\$357.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4063 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,390 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$94.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4064 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,030 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,000, this translates to approximately **\$506.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4065 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 9,670 sqft lot. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$557,500, this translates to approximately **\$306.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4066 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 860 sqft of main-level living space and a functional lower-level basement of 200 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,040 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$452.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4067 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,220 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,060 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$148.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 4068 - SeaTac (WA 98188)

**Location Profile:** SeaTac (WA 98188) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,700 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$118.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98188 micro-market.

## Analysis for Property ID: 4069 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,510 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 9,180 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$695,500, this translates to approximately **\$277.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4070 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,670 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 13,713 sqft lot. Built in 1967, this 47-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$235,500, this translates to approximately **\$100.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4071 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,060 sqft. The layout includes 1,060 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,920 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$326,500, this translates to approximately **\$308.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4072 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,065 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$136.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4073 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$267,000, this translates to approximately **\$190.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4074 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,123 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$292,600, this translates to approximately **\$192.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4075 - Seattle (WA 98118)



**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$362,000, this translates to approximately **\$200.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 4076 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,360 sqft. The layout includes 2,360 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 11,340 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,087,500, this translates to approximately **\$460.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4077 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 1,032 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$357,562, this translates to approximately **\$295.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4078 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,420 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,670 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 25,150 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$789,900, this translates to approximately **\$230.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4079 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,810 sqft. The layout includes 1,810 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,592 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$513,000, this translates to approximately **\$283.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4080 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,760 sqft. The layout includes 2,760 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 10,160 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$336,000, this translates to approximately **\$121.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4081 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 9,800 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$287.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4082 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,830 sqft. The layout includes 3,830 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 48,743 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,150,000, this translates to approximately **\$300.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4083 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,060 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,283 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$199.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4084 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,650 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 670 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,400 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$371,500, this translates to approximately **\$225.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4085 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,030 sqft of main-level living space and a functional lower-level basement of 1,070 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 11,942 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$368,000, this translates to approximately **\$175.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4086 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,720 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 1,840 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 57,499 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$650,000, this translates to approximately **\$174.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 4087 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,562 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1994, this 20-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$308,950, this translates to approximately **\$160.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 4088 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 217,800 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$236.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4089 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout

includes 2,290 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 3,507 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$275.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4090 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,085 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$228,950, this translates to approximately **\$190.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4091 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,270 sqft. The layout includes 3,440 sqft of main-level living space and a functional lower-level basement of 1,830 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 53,428 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$782,000, this translates to approximately **\$148.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4092 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,788 sqft lot. Built in 1992, this 22-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$153.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4093 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,560 sqft. The layout includes 2,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,020 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$160.16 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4094 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is



situated on a 4,000 sqft lot. Built in 1940, this 74-year-old home is maintained in a '3/5' condition. A significant renovation in 1996 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$427,550, this translates to approximately **\$485.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4095 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,020 sqft. The layout includes 1,020 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,920 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$235,000, this translates to approximately **\$230.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4096 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,380 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$218.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 4097 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,900 sqft. The layout includes 1,370 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$485,000, this translates to approximately **\$255.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 4098 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$310.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4099 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,230 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,640 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$195.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4100 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,314 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$260.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4101 - Normandy Park (WA 98198)

**Location Profile:** Normandy Park (WA 98198) is An elegant, secluded community offering private beach access and high-end coastal residential estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,440 sqft. The layout includes 3,440 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 2002, this 12-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$132.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4102 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,070 sqft. The layout includes 1,070 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,179 sqft lot. Built in 1949, this 65-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$210,000, this translates to approximately **\$196.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 4103 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,250 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 3,433 sqft lot. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,050,000, this translates to approximately **\$466.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 4104 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,300 sqft lot. Built in 1921, this 93-year-old home is maintained in a '3/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$458,400, this translates to approximately **\$240.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4105 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 16,552 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$390,000, this translates to approximately **\$330.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4106 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout

includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,360 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$148,226, this translates to approximately **\$105.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4107 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.5-story residence offers a total living area of 3,580 sqft. The layout includes 2,370 sqft of main-level living space and a functional lower-level basement of 1,210 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 9,316 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$711,600, this translates to approximately **\$198.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 4108 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,176 sqft. The layout includes 2,726 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 13,391 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$819,000, this translates to approximately **\$257.87 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4109 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 1,890 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$613,000, this translates to approximately **\$523.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 4110 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 4,665 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$592,350, this translates to approximately **\$377.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4111 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 15,000 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1963 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$232,000, this translates to approximately **\$158.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4112 - Milton (WA 98354)

**Location Profile:** Milton (WA 98354) is A peaceful suburban community offering a mix of established neighborhoods and newer residential growth.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,400 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$219.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98354 micro-market.

## Analysis for Property ID: 4113 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 1 bedrooms and 2.0 bathrooms. The home is situated on a 9,812 sqft lot. Built in 1962, this 52-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$115,000, this translates to approximately **\$100.00 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4114 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,180 sqft. The layout includes 2,390 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 31,931 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,115,000, this translates to approximately **\$350.63 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 4115 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,185 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$585,000, this translates to approximately **\$222.43 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4116 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,520 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 5,980 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$298.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4117 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 850 sqft. The layout includes 850 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 8,050 sqft lot. Built in 1906, this 108-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$165,000, this translates to approximately **\$194.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 4118 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 720 sqft,

featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,039 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$430,000, this translates to approximately **\$277.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4119 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 2,090 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 15,000 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$383,000, this translates to approximately **\$183.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4120 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,960 sqft. The layout includes 2,850 sqft of main-level living space and a functional lower-level basement of 1,110 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 6,654 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,195,000, this translates to approximately **\$301.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4121 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,320 sqft. The layout includes 1,320 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1912, this 102-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$201,500, this translates to approximately **\$152.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4122 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,220 sqft. The layout includes 3,220 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,400 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$214.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4123 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,260 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$406.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4124 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,673 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$225.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4125 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 11,370 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$266.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4126 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 13,090 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$160.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 4127 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,020 sqft lot. Built in 1979, this 35-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$890,000, this translates to approximately **\$385.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4128 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$216.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4129 - Black Diamond (WA 98010)

**Location Profile:** Black Diamond (WA 98010) is A historic mining town now evolving into a major residential area with stunning views of Mt. Rainier.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,720 sqft lot. Built in 1976, this 38-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$255,000, this translates to approximately **\$164.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98010 micro-market.

## Analysis for Property ID: 4130 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,785 sqft. The layout includes 1,595 sqft of main-level living space and a functional lower-level basement of 190 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 779 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$296.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 4131 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,848 sqft lot. Built in 1962, this 52-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$468,000, this translates to approximately **\$255.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4132 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,500 sqft. The layout includes 2,950 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,040 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1927, this 87-year-old home is maintained in a '3/5' condition. A significant renovation in 2007 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$970,000, this translates to approximately **\$277.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4133 - Redmond (WA 98052)



**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,560 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 14,680 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$233.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4134 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,360 sqft. The layout includes 1,360 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,840 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$399,500, this translates to approximately **\$293.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4135 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,500 sqft. The layout includes 5,180 sqft of main-level living space and a functional lower-level basement of 1,320 sqft,

featuring 4 bedrooms and 5.25 bathrooms. The home is situated on a 14,986 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,458,000, this translates to approximately **\$378.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 4136 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,150 sqft. The layout includes 3,150 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 5,500 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,205,000, this translates to approximately **\$382.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4137 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,080 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$325,000, this translates to approximately **\$401.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4138 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 7,320 sqft. The layout includes 7,320 sqft of main-level living space, featuring 5 bedrooms and 4.0 bathrooms. The home is situated on a 217,800 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,135,250, this translates to approximately **\$155.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4139 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,790 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 17,476 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$568,000, this translates to approximately **\$203.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 4140 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,920 sqft. The layout includes 960 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 3,408 sqft lot. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$517,000, this translates to approximately **\$269.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4141 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,530 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 14,178 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$469,950, this translates to approximately **\$185.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 4142 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 2,150 sqft of main-level living space and a functional lower-level basement of 1,340 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,343 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1991 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$1,675,000, this translates to approximately **\$479.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4143 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,710 sqft. The layout includes 3,690 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 11,000 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1931, this 83-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,180,000, this translates to approximately **\$462.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4144 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 16,313 sqft lot. Built in 1973, this 41-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$623,000, this translates to approximately **\$303.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4145 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,410 sqft. The layout includes 2,410 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$298.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4146 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,240 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$205,000, this translates to approximately **\$173.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4147 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 630 sqft. The layout

includes 630 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$148,000, this translates to approximately **\$234.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4148 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,480 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,730 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1941, this 73-year-old home is maintained in a '4/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$950,000, this translates to approximately **\$272.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4149 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 7,683 sqft lot. Built in 1953, this 61-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$405,000, this translates to approximately **\$400.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4150 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,910 sqft. The layout includes 1,910 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 3,481 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$293,000, this translates to approximately **\$153.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4151 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,490 sqft. The layout includes 1,720 sqft of main-level living space and a functional lower-level basement of 770 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 3,582 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$220.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4152 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home



is situated on a 3,143 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$202.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4153 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,000 sqft. The layout includes 3,000 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,470 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$118.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4154 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,830 sqft. The layout includes 2,830 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 3,496 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$673,000, this translates to approximately **\$237.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4155 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,680 sqft. The layout includes 2,680 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,539 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$449,990, this translates to approximately **\$167.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4156 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 2 bedrooms and 1.5 bathrooms. The home is situated on a 2,686 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$249,000, this translates to approximately **\$228.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4157 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,984 sqft. The layout includes 1,564 sqft of main-level living space and a functional lower-level basement of 420 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 32,400 sqft lot. Built in 1962,

this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$191.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## **Analysis for Property ID: 4158 - Sammamish (WA 98074)**

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,090 sqft. The layout includes 3,090 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,859 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$760,005, this translates to approximately **\$245.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## **Analysis for Property ID: 4159 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,610 sqft. The layout includes 2,610 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,140 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$674,600, this translates to approximately **\$258.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 4160 - Issaquah (WA 98029)**

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout includes 2,750 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 3,634 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$812,000, this translates to approximately **\$240.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4161 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,250 sqft. The layout includes 2,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,916 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$333,490, this translates to approximately **\$148.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4162 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,450 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 270 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,387 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$320,000, this translates to approximately **\$220.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4163 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,130 sqft. The layout includes 3,130 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,849 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$999,000, this translates to approximately **\$319.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4164 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 2 bedrooms and 2.75 bathrooms. The home is situated on a 8,572 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$300.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4165 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,320 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 5,400 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$399,950, this translates to approximately **\$203.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4166 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,970 sqft. The layout includes 1,270 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 4,166 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1929, this 85-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$279.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4167 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout

includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 15,954 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$290,000, this translates to approximately **\$148.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4168 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,940 sqft. The layout includes 1,140 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,887 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$232,500, this translates to approximately **\$119.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4169 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,550 sqft. The layout includes 2,260 sqft of main-level living space and a functional lower-level basement of 1,290 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 11,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,355,000, this translates to approximately **\$381.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4170 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,500 sqft. The layout includes 2,500 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,394 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$565,000, this translates to approximately **\$226.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4171 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,910 sqft. The layout includes 2,210 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 18,700 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 1995 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$749,950, this translates to approximately **\$257.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4172 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**



**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,350 sqft. The layout includes 3,350 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,298 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$720,500, this translates to approximately **\$215.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4173 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,140 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 40,098 sqft lot. Built in 1950, this 64-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$507,000, this translates to approximately **\$236.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4174 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,030 sqft. The layout includes 4,030 sqft of main-level living space, featuring 5 bedrooms and 4.5 bathrooms. The home is situated on a 13,474 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$989,000, this translates to approximately **\$245.41 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4175 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,660 sqft lot. Built in 1974, this 40-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$463,000, this translates to approximately **\$233.84 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4176 - Des Moines (WA 98148)

**Location Profile:** Des Moines (WA 98148) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 9,908 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$310,000, this translates to approximately **\$212.33 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98148 micro-market.

## Analysis for Property ID: 4177 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,800 sqft lot. Built in 1960, this 54-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$284,000, this translates to approximately **\$151.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4178 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,900 sqft lot. Built in 1935, this 79-year-old home is maintained in a '3/5' condition. A significant renovation in 1974 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$737,500, this translates to approximately **\$317.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4179 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,220 sqft. The layout

includes 1,770 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 8,227 sqft lot. Built in 1929, this 85-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$569,000, this translates to approximately **\$256.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4180 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1901, this 113-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$700,000, this translates to approximately **\$496.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4181 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,500 sqft lot. Built in 1927, this 87-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$532.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4182 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,426 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$135.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4183 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,000 sqft. The layout includes 3,080 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 6 bedrooms and 3.75 bathrooms. The home is situated on a 6,015 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$570,000, this translates to approximately **\$142.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4184 - Skykomish (WA 98288)

**Location Profile:** Skykomish (WA 98288) is A historic mountain town serving as a gateway to Stevens Pass, perfect for outdoor sports and cabin living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 490 sqft. The layout includes 490 sqft of main-level living space, featuring 3 bedrooms and 0.75 bathrooms. The home is situated on a 38,500 sqft lot. Built in 1959, this 55-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$150,000, this translates to approximately **\$306.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98288 micro-market.

## Analysis for Property ID: 4185 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,411 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$356,000, this translates to approximately **\$223.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4186 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,827 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$231.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4187 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,350 sqft. The layout includes 1,350 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,614 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$498,800, this translates to approximately **\$369.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4188 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,440 sqft lot. Built in 1943, this 71-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$226,550, this translates to approximately **\$228.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4189 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,710 sqft. The layout includes 3,710 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,984 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$692,500, this translates to approximately **\$186.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4190 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,062 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$250,000, this translates to approximately **\$252.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4191 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,510 sqft. The layout includes 2,510 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,543 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$660,000, this translates to approximately **\$262.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.



## Analysis for Property ID: 4192 - Shoreline (WA 98133)

**Location Profile:** Shoreline (WA 98133) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 800 sqft. The layout includes 800 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$295,000, this translates to approximately **\$368.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 4193 - Auburn (WA 98002)

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 10,183 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$154,950, this translates to approximately **\$96.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## Analysis for Property ID: 4194 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,320 sqft. The layout includes 2,480 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 11,340 sqft lot. Built in 1999, this 15-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$409,124, this translates to approximately **\$123.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4195 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 5 bedrooms and 1.5 bathrooms. The home is situated on a 9,230 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$287,000, this translates to approximately **\$165.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4196 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 3,988 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$810,000, this translates to approximately **\$405.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4197 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,910 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 1,270 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,308 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$180.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 4198 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 10,440 sqft lot. Built in 1955, this 59-year-old home is maintained in a '4/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$307.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4199 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$275,000, this translates to approximately **\$229.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4200 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,600 sqft. The layout includes 2,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,100 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$583,000, this translates to approximately **\$224.23 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4201 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 7,926 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$237,950, this translates to approximately **\$162.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4202 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,260 sqft. The layout includes 4,260 sqft of main-level living space, featuring 4 bedrooms and 3.75 bathrooms. The home is situated on a 9,800 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,065,000, this translates to approximately **\$250.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4203 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,100 sqft. The layout includes 1,780 sqft of main-level living space and a functional lower-level basement of 320 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,480 sqft lot. Built in 1928, this 86-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$679,000, this translates to approximately **\$323.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4204 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,230 sqft. The layout includes 2,360 sqft of main-level living space and a functional lower-level basement of 1,870 sqft, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 6,420 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$1,465,000, this translates to approximately **\$346.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 4205 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,250 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$246.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4206 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,450 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$306,000, this translates to approximately **\$211.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4207 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,860 sqft. The layout includes 1,860 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 5,040 sqft lot. Built in 1920, this 94-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$115.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 4208 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,720 sqft. The layout includes 2,720 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,006 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$594,950, this translates to approximately **\$218.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4209 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 2,030 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,500 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,250,000, this translates to approximately **\$428.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4210 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 12,196 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$305,000, this translates to approximately **\$169.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4211 - Seattle (WA 98199)



**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,320 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 300 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,830 sqft lot. Built in 1939, this 75-year-old home is maintained in a '3/5' condition. A significant renovation in 1969 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$321.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4212 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,770 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 29,004 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$121.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4213 - Newcastle (WA 98056)

**Location Profile:** Newcastle (WA 98056) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 1,160 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 7,725 sqft lot. Built in 1967, this 47-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$480,000, this translates to approximately **\$188.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4214 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,110 sqft of main-level living space and a functional lower-level basement of 1,040 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 9,000 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$255.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4215 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,020 sqft. The layout includes 3,020 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,465 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$750,000, this translates to approximately **\$248.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4216 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 27,442 sqft lot. Built in 1970, this 44-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$137,124, this translates to approximately **\$142.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4217 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,783 sqft. The layout includes 2,783 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 11,177 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$301.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4218 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,250 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 14,274 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$624,800, this translates to approximately **\$277.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4219 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,710 sqft. The layout includes 1,710 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,767 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$630,000, this translates to approximately **\$368.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4220 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,650 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 9,380 sqft lot. Built in 1975,

this 39-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$590,000, this translates to approximately **\$222.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4221 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 3.25 bathrooms. The home is situated on a 1,804 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$599,950, this translates to approximately **\$327.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4222 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,044 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$299,880, this translates to approximately **\$205.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4223 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,760 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 6,875 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4224 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,058 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$285.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4225 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,010 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,688 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$229,000, this translates to approximately **\$113.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4226 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,670 sqft. The layout includes 3,670 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,958 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$143.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4227 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,290 sqft. The layout includes 2,290 sqft of main-level living space, featuring 2 bedrooms and 2.25 bathrooms. The home is situated on a 9,772 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$737,000, this translates to approximately **\$321.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4228 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,780 sqft. The layout includes 980 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 5,720 sqft lot. Built in 1925, this 89-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$680,000, this translates to approximately **\$382.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4229 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,080 sqft. The layout includes 3,080 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,430 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$635,000, this translates to approximately **\$206.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4230 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 3,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home



is situated on a 15,091 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$740,000, this translates to approximately **\$220.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4231 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,780 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$335,500, this translates to approximately **\$244.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4232 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,063 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$270,000, this translates to approximately **\$162.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4233 - Newcastle (WA 98059)

**Location Profile:** Newcastle (WA 98059) is An upscale community famous for its premier golf club and breathtaking views of the Seattle skyline.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,440 sqft. The layout includes 4,440 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 10,660 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,037,000, this translates to approximately **\$233.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4234 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,850 sqft. The layout includes 1,930 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 209,523 sqft lot. Built in 1925, this 89-year-old home is maintained in a '4/5' condition. A significant renovation in 1968 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$450,000, this translates to approximately **\$157.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4235 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,913 sqft lot. Built in 1986, this 28-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$379,000, this translates to approximately **\$247.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4236 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 860 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,400 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$468,000, this translates to approximately **\$222.86 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4237 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 730 sqft. The layout includes 730 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 1,942 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$321,500, this translates to approximately **\$440.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4238 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,920 sqft. The layout includes 1,920 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,223 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$443,000, this translates to approximately **\$230.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 4239 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,324 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$340,000, this translates to approximately **\$212.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4240 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 1,530 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 17,199 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$470,000, this translates to approximately **\$197.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 4241 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,760 sqft. The layout includes 2,760 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 17,377 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$197.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4242 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,840 sqft. The layout includes 1,840 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 11,367 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$415,000, this translates to approximately **\$225.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4243 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,580 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 7 bedrooms and 2.5 bathrooms. The home is situated on a 5,750 sqft lot. Built in 1901, this 113-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$599,000, this translates to approximately **\$232.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4244 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,340 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 4,750 sqft lot. Built in 1975, this 39-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$759,000, this translates to approximately **\$361.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4245 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,190 sqft of main-level living space and a functional lower-level basement of 630 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,015 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$164.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4246 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,830 sqft. The layout includes 3,930 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 5 bedrooms and 5.25 bathrooms. The home is situated on a 18,707 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,681,000, this translates to approximately **\$348.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4247 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,550 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,980 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$359,000, this translates to approximately **\$231.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 4248 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,440 sqft. The layout includes 1,440 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 3,600 sqft lot. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$550,000, this translates to approximately **\$381.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4249 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,380 sqft lot. Built in 1940, this 74-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$424.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**



**Affordable Urban Homes** within the WA 98115 micro-market.

## **Analysis for Property ID: 4250 - Federal Way (WA 98023)**

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,560 sqft. The layout includes 3,560 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,047 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$486,000, this translates to approximately **\$136.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 4251 - Burien (WA 98168)**

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 11,600 sqft lot. Built in 1952, this 62-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$187,000, this translates to approximately **\$222.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## **Analysis for Property ID: 4252 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,280 sqft. The layout includes 3,050 sqft of main-level living space and a functional lower-level basement of 1,230 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 47,179 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$734,950, this translates to approximately **\$171.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4253 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,500 sqft. The layout includes 1,500 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 10,018 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$284,000, this translates to approximately **\$189.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4254 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,650 sqft. The layout

includes 2,550 sqft of main-level living space and a functional lower-level basement of 1,100 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 38,546 sqft lot. Built in 1996, this 18-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$696,000, this translates to approximately **\$190.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4255 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,910 sqft lot. Built in 1918, this 96-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,000, this translates to approximately **\$487.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4256 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1946, this 68-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$390.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4257 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 8,250 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$252,000, this translates to approximately **\$225.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4258 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,010 sqft. The layout includes 1,010 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,219 sqft lot. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$560,000, this translates to approximately **\$554.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4259 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,970 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 37,026 sqft lot. Built in 1961, this 53-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$395,000, this translates to approximately **\$200.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 4260 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,230 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 690 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,372 sqft lot. Built in 1935, this 79-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$900,000, this translates to approximately **\$403.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4261 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,290 sqft. The layout includes 4,290 sqft of main-level living space, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 20,445 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$2,680,000, this translates to approximately **\$624.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 4262 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,160 sqft. The layout includes 2,160 sqft of main-level living space and a functional lower-level basement of 1,000 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 76,230 sqft lot. Built in 1978, this 36-year-old home is maintained in a '4/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$625,000, this translates to approximately **\$197.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4263 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,850 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 830 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,100 sqft lot. Built in 1909, this 105-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$313.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4264 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 680 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,755 sqft lot. Built in 1963, this 51-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$309,000, this translates to approximately **\$156.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4265 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 2,450 sqft of main-level living space and a functional lower-level basement of 910 sqft, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,767 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$412,000, this translates to approximately **\$122.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4266 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,660 sqft. The layout includes 2,660 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home

is situated on a 192,099 sqft lot. Built in 1964, this 50-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$495,000, this translates to approximately **\$186.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 4267 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,280 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$215,000, this translates to approximately **\$179.17 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 4268 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 5,760 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$741,500, this translates to approximately **\$344.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4269 - Redmond (WA 98052)



**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout includes 2,820 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 5,348 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$749,000, this translates to approximately **\$265.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4270 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,510 sqft. The layout includes 3,510 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 9,400 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$659,950, this translates to approximately **\$188.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4271 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,790 sqft. The layout includes 1,790 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,078 sqft lot. Built in 2010, this 4-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$530,000, this translates to approximately **\$296.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4272 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,100 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1910, this 104-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$749,000, this translates to approximately **\$277.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4273 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,780 sqft. The layout includes 4,260 sqft of main-level living space and a functional lower-level basement of 1,520 sqft, featuring 5 bedrooms and 4.75 bathrooms. The home is situated on a 17,004 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$2,321,000, this translates to approximately **\$401.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4274 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,730 sqft. The layout includes 2,760 sqft of main-level living space and a functional lower-level basement of 970 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 4,560 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$595,000, this translates to approximately **\$159.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4275 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,001 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$487,000, this translates to approximately **\$191.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4276 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,300 sqft. The layout includes 3,300 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,365 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$760,000, this translates to approximately **\$230.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## **Analysis for Property ID: 4277 - Bellevue (WA 98006)**

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,430 sqft. The layout includes 4,010 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 10,327 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,240,000, this translates to approximately **\$228.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## **Analysis for Property ID: 4278 - Renton (WA 98059)**

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,550 sqft. The layout includes 2,550 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,200 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$170.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## **Analysis for Property ID: 4279 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,390 sqft. The layout includes 1,390 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,484 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$374,950, this translates to approximately **\$269.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4280 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 1,413 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$346.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4281 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,000, this translates to approximately **\$151.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4282 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,360 sqft. The layout includes 3,360 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 22,111 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$879,000, this translates to approximately **\$261.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4283 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 6,070 sqft. The layout includes 6,070 sqft of main-level living space, featuring 5 bedrooms and 4.25 bathrooms. The home is situated on a 171,626 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,550,000, this translates to approximately **\$255.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 4284 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 57,000 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$407.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4285 - Vashon (WA 98070)

**Location Profile:** Vashon (WA 98070) is A unique island community accessible by ferry, known for its artistic soul, local farms, and coastal serenity.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,930 sqft. The layout includes 1,680 sqft of main-level living space and a functional lower-level basement of 1,250 sqft, featuring 2 bedrooms and 2.0 bathrooms. The home is situated on a 14,057 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1980, this 34-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$545,000, this translates to approximately **\$186.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98070 micro-market.

## Analysis for Property ID: 4286 - Fall City (WA 98024)

**Location Profile:** Fall City (WA 98024) is A picturesque rural community at the junction of rivers, offering a peaceful lifestyle surrounded by nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 2,410 sqft. The layout includes 1,940 sqft of main-level living space and a functional lower-level basement of 470 sqft, featuring 2 bedrooms and 2.5 bathrooms. The home is situated on a 102,366 sqft lot. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$600,000, this translates to approximately **\$248.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98024 micro-market.

## Analysis for Property ID: 4287 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,980 sqft. The layout includes 2,480 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 6 bedrooms and 2.75 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1916, this 98-year-old home is maintained in a '3/5' condition. A significant renovation in 1986 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$775,000, this translates to approximately **\$260.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4288 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,950 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 2,719 sqft lot. Built in 1919, this 95-year-old home is maintained in a '5/5' condition. A significant renovation in 1934 ensures modern interior standards and protects capital value.



**Financial Verdict:** At a listing price of \$725,000, this translates to approximately **\$371.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4289 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,600 sqft. The layout includes 1,580 sqft of main-level living space and a functional lower-level basement of 1,020 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 36,583 sqft lot. Built in 1976, this 38-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$610,000, this translates to approximately **\$234.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4290 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 8,147 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$299.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4291 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,500 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$410,000, this translates to approximately **\$278.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 4292 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 5,419 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$639,000, this translates to approximately **\$347.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4293 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$439,000, this translates to approximately **\$281.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4294 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,520 sqft. The layout includes 1,520 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$499,950, this translates to approximately **\$328.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4295 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,220 sqft. The layout includes 1,700 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1914, this 100-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$800,000, this translates to approximately **\$360.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4296 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,800 sqft. The layout includes 2,800 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,538 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$350,000, this translates to approximately **\$125.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4297 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 670 sqft. The layout includes 670 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,300 sqft lot. Built in 1942, this 72-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$279,000, this translates to approximately **\$416.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4298 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,885 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$290,256, this translates to approximately **\$168.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4299 - Kent (WA 98042)

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,038 sqft lot. Built in 1989, this 25-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$355,000, this translates to approximately **\$168.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4300 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,187 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$263,000, this translates to approximately **\$166.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4301 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,640 sqft. The layout includes 1,760 sqft of main-level living space and a functional lower-level basement of 880 sqft, featuring 6 bedrooms and 2.5 bathrooms. The home is situated on a 3,680 sqft lot. Built in 1922, this 92-year-old home is maintained in a '5/5' condition. A significant renovation in 1956 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$880,000, this translates to approximately **\$333.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4302 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,515 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$426,500, this translates to approximately **\$157.96 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4303 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,820 sqft. The layout includes 2,820 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,159 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$735,000, this translates to approximately **\$260.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4304 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,340 sqft. The layout includes 3,340 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,930 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$720,000, this translates to approximately **\$215.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4305 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,530 sqft. The layout includes 1,530 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$265,000, this translates to approximately **\$173.20 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4306 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,840 sqft. The layout includes 3,840 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 85,728 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$840,000, this translates to approximately **\$218.75 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 4307 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,320 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 810 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,960 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$657,500, this translates to approximately **\$283.41 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 4308 - Bellevue (WA 98004)



**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 5 bedrooms and 2.0 bathrooms. The home is situated on a 13,430 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$367.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 4309 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,770 sqft. The layout includes 1,600 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,235 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$436,110, this translates to approximately **\$246.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4310 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 2 bedrooms and 3.0 bathrooms. The home

is situated on a 66,646 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$589,900, this translates to approximately **\$186.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 4311 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,620 sqft. The layout includes 1,280 sqft of main-level living space and a functional lower-level basement of 340 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 6,630 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$620,000, this translates to approximately **\$382.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4312 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,235 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$168.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4313 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 960 sqft. The layout includes 960 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,106 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$390.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4314 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,740 sqft. The layout includes 1,170 sqft of main-level living space and a functional lower-level basement of 570 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,449 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$455,000, this translates to approximately **\$261.49 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4315 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,470 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,395 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$445,000, this translates to approximately **\$302.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4316 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,460 sqft. The layout includes 2,460 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1998, this 16-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$568,500, this translates to approximately **\$231.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4317 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,170 sqft. The layout includes 1,170 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,182 sqft lot. Built in 1962, this 52-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$352,500, this translates to approximately **\$301.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4318 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,210 sqft. The layout includes 1,210 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 7,507 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$342,500, this translates to approximately **\$283.06 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4319 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,942 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$299,950, this translates to approximately **\$160.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4320 - Snoqualmie (WA 98065)

**Location Profile:** Snoqualmie (WA 98065) is Home to the world-famous Snoqualmie Falls, combining historic charm with upscale modern developments.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,950 sqft. The layout includes 1,950 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,689 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$217.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98065 micro-market.

## Analysis for Property ID: 4321 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,570 sqft. The layout includes 2,570 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,250 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$561,000, this translates to approximately **\$218.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4322 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 10,311 sqft lot. Built in 1975, this 39-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$455,500, this translates to approximately **\$311.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98052 micro-market.

## **Analysis for Property ID: 4323 - Woodinville (WA 98072)**

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,970 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 1,460 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 23,100 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$400,000, this translates to approximately **\$134.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## **Analysis for Property ID: 4324 - Carnation (WA 98014)**

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,040 sqft. The layout includes 2,040 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 21,781 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$443,500, this translates to approximately **\$217.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## **Analysis for Property ID: 4325 - Seattle (WA 98115)**

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 3,240 sqft. The layout includes 2,500 sqft of main-level living space and a functional lower-level basement of 740 sqft, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 6,551 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1939, this 75-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,234,582, this translates to approximately **\$381.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4326 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,150 sqft. The layout includes 2,250 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 67,518 sqft lot. Built in 1965, this 49-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$370,000, this translates to approximately **\$117.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4327 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,820 sqft. The layout includes 1,240 sqft of main-level living space and a functional lower-level basement of 580 sqft,



featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 8,008 sqft lot. Built in 1981, this 33-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$475,000, this translates to approximately **\$260.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4328 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,130 sqft. The layout includes 1,490 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 35,752 sqft lot. Built in 1980, this 34-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$580,000, this translates to approximately **\$272.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4329 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,000 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$518,000, this translates to approximately **\$362.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 4330 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 6,970 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$525,000, this translates to approximately **\$258.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4331 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,000 sqft. The layout includes 2,000 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 5,827 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$236,000, this translates to approximately **\$118.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4332 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,206 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition.

A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$278,500, this translates to approximately **\$143.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4333 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 6,780 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$205,425, this translates to approximately **\$233.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 4334 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 950 sqft. The layout includes 950 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,400 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$248,000, this translates to approximately **\$261.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4335 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,670 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,596 sqft lot. Built in 2002, this 12-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$505,000, this translates to approximately **\$302.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4336 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,496 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$657,500, this translates to approximately **\$246.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4337 - Seattle (WA 98102)

**Location Profile:** Seattle (WA 98102) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout

includes 1,280 sqft of main-level living space and a functional lower-level basement of 1,420 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,438 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$670,000, this translates to approximately **\$248.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98102 micro-market.

## Analysis for Property ID: 4338 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 590 sqft. The layout includes 590 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 833 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$202,000, this translates to approximately **\$342.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4339 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,160 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 1,080 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,119 sqft lot. Built in 1966, this 48-year-old home is maintained in a '3/5' condition. A significant renovation in 1913 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,000, this translates to approximately **\$203.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4340 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,700 sqft. The layout includes 2,700 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,810 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$690,000, this translates to approximately **\$255.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4341 - Kent (WA 98032)

**Location Profile:** Kent (WA 98032) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,206 sqft. The layout includes 3,206 sqft of main-level living space, featuring 6 bedrooms and 2.25 bathrooms. The home is situated on a 5,793 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$116.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98032 micro-market.

## Analysis for Property ID: 4342 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on

functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout includes 1,560 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 9,788 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$291,000, this translates to approximately **\$186.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 4343 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,400 sqft. The layout includes 1,400 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,956 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$230,000, this translates to approximately **\$164.29 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4344 - Shoreline (WA 98177)

**Location Profile:** Shoreline (WA 98177) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,090 sqft. The layout includes 3,090 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 6,744 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$850,000, this translates to approximately **\$275.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4345 - Yarrow Point (WA 98004)

**Location Profile:** Yarrow Point (WA 98004) is An elite waterfront peninsula with high-value estates and a quiet, prestigious residential atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,630 sqft. The layout includes 2,630 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 16,475 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$84,350, this translates to approximately **\$32.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 4347 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,100 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 1,050 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 9,200 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,110,000, this translates to approximately **\$1,004.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.



## Analysis for Property ID: 4348 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 5,427 sqft lot. Built in 1969, this 45-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$2,199,900, this translates to approximately **\$1,964.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4349 - Medina (WA 98039)

**Location Profile:** Medina (WA 98039) is One of the most exclusive enclaves in the US, home to tech titans, offering ultimate privacy and luxury.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,260 sqft. The layout includes 2,170 sqft of main-level living space and a functional lower-level basement of 1,090 sqft, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 19,542 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$188,000, this translates to approximately **\$57.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98039 micro-market.

## Analysis for Property ID: 4351 - Tukwila (WA 98168)

**Location Profile:** Tukwila (WA 98168) is A commercial powerhouse and transit hub, home to the Southcenter Mall and major logistical centers.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 16,344 sqft lot. Built in 1942, this 72-year-old home is maintained in a '1/5' condition.

**Financial Verdict:** At a listing price of \$7,800, this translates to approximately **\$10.00 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4352 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,397 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$237,228, this translates to approximately **\$107.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4353 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,340 sqft. The layout includes 1,340 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 306,848 sqft lot. Built in 1953, this 61-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$117,833, this translates to approximately **\$87.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 4355 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,800 sqft. The layout includes 1,660 sqft of main-level living space and a functional lower-level basement of 1,140 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,900 sqft lot. Built in 1963, this 51-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$744,312, this translates to approximately **\$265.83 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4359 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,020 sqft. The layout includes 2,080 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 4,082 sqft lot. Built in 1954, this 60-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$439,333, this translates to approximately **\$145.47 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4360 - Lake Forest Park (WA 98155)

**Location Profile:** Lake Forest Park (WA 98155) is A densely wooded residential area known for its nature preserves and community-focused living near Lake Washington.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,970 sqft. The layout includes 1,180 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 11,088 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$142.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4363 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,570 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1952, this 62-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$176,225, this translates to approximately **\$112.25 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4364 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,280 sqft. The layout includes 1,880 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,289 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$500,324, this translates to approximately **\$219.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## **Analysis for Property ID: 4365 - Renton (WA 98056)**

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,600 sqft. The layout includes 1,600 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,573 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$444,845, this translates to approximately **\$278.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98056 micro-market.

## **Analysis for Property ID: 4366 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,680 sqft. The layout includes 1,680 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 1,570 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$330,000, this translates to approximately **\$196.43 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 4367 - Kent (WA 98042)**

**Location Profile:** Kent (WA 98042) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,890 sqft. The layout includes 1,890 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 13,860 sqft lot. Built in 1966, this 48-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$292,286, this translates to approximately **\$154.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4368 - SeaTac (WA 98168)

**Location Profile:** SeaTac (WA 98168) is The region's primary transit hub, offering unparalleled global accessibility and a growing hospitality sector.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 520 sqft. The layout includes 520 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 22,334 sqft lot. Built in 1951, this 63-year-old home is maintained in a '2/5' condition.

**Financial Verdict:** At a listing price of \$160,000, this translates to approximately **\$307.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4369 - North Bend (WA 98045)

**Location Profile:** North Bend (WA 98045) is A gateway to mountain adventures at the foot of Mount Si, famous for its scenic beauty and 'Twin Peaks' charm.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,780 sqft. The layout includes 1,780 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home

is situated on a 191,228 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$274,333, this translates to approximately **\$154.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98045 micro-market.

## Analysis for Property ID: 4370 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,920 sqft. The layout includes 1,460 sqft of main-level living space and a functional lower-level basement of 1,460 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 33,976 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1964, this 50-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$537,500, this translates to approximately **\$184.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4371 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,430 sqft. The layout includes 2,430 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 73,151 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$232,333, this translates to approximately **\$95.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4372 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 1,842 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$237,333, this translates to approximately **\$78.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4373 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,620 sqft. The layout includes 1,620 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 30,736 sqft lot. Built in 1911, this 103-year-old home is maintained in a '4/5' condition. A significant renovation in 1977 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$346,750, this translates to approximately **\$214.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4375 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 1.5-story residence offers a total living area of 2,950 sqft. The layout includes 2,950 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 78,843 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,020,000, this translates to approximately **\$345.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4377 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,770 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 17,208 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$254,000, this translates to approximately **\$143.50 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4378 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,209 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$238,750, this translates to approximately **\$130.46 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98028 micro-market.

## **Analysis for Property ID: 4379 - Kent (WA 98031)**

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,380 sqft. The layout includes 2,380 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,066 sqft lot. Built in 1997, this 17-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$268,972, this translates to approximately **\$113.01 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## **Analysis for Property ID: 4380 - Bellevue (WA 98007)**

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,290 sqft of main-level living space and a functional lower-level basement of 1,260 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,000 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$642,000, this translates to approximately **\$251.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## **Analysis for Property ID: 4381 - Sammamish (WA 98074)**

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,720 sqft. The layout includes 3,720 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 11,610 sqft lot. Built in 1982, this 32-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$571,986, this translates to approximately **\$153.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4384 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,709 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$554,250, this translates to approximately **\$371.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4387 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 4 bedrooms and 1.5 bathrooms. The home is situated on a 131,551 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$107,500, this translates to approximately **\$67.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 4388 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 280 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,066 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1973, this 41-year-old home is maintained in a '3/5' condition. A significant renovation in 2013 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$198.68 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4390 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 9,972 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$540,833, this translates to approximately **\$329.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4391 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,840 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 440 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 1,562 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$274,750, this translates to approximately **\$149.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4392 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$148,612, this translates to approximately **\$142.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 4393 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$326,429, this translates to approximately **\$261.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4395 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,530 sqft. The layout includes 1,400 sqft of main-level living space and a functional lower-level basement of 130 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$135,333, this translates to approximately **\$88.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 4396 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 3,750 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$577,438, this translates to approximately **\$273.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market /**

**Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4397 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,150 sqft. The layout includes 1,200 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 4,333 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$440,825, this translates to approximately **\$205.03 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 4398 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.5-story residence offers a total living area of 5,340 sqft. The layout includes 3,740 sqft of main-level living space and a functional lower-level basement of 1,600 sqft, featuring 5 bedrooms and 3.75 bathrooms. The home is situated on a 10,655 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1912, this 102-year-old home is maintained in a '4/5' condition. A significant renovation in 1989 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$195,000, this translates to approximately **\$36.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4399 - Issaquah (WA 98027)

**Location Profile:** Issaquah (WA 98027) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,420 sqft. The layout includes 1,480 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,672 sqft lot. Built in 1979, this 35-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$257,500, this translates to approximately **\$106.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98027 micro-market.

## Analysis for Property ID: 4400 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,010 sqft. The layout includes 5,010 sqft of main-level living space, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 34,460 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$692,000, this translates to approximately **\$138.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4401 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.



**Physical Attributes:** This single-level residence offers a total living area of 910 sqft. The layout includes 910 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,612 sqft lot. Built in 1981, this 33-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$176,400, this translates to approximately **\$193.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4402 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,200 sqft. The layout includes 2,200 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1932, this 82-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$193,000, this translates to approximately **\$87.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4403 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,430 sqft. The layout includes 3,430 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 64,441 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$646,212, this translates to approximately **\$188.40 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 4404 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,860 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 640 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 6,687 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$268,972, this translates to approximately **\$144.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4406 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,280 sqft. The layout includes 1,280 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,716 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$317,062, this translates to approximately **\$247.70 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4407 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,770 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$83,300, this translates to approximately **\$55.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4409 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,310 sqft. The layout includes 1,160 sqft of main-level living space and a functional lower-level basement of 150 sqft, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,200 sqft lot. Built in 1945, this 69-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$266,067, this translates to approximately **\$203.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4410 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,980 sqft. The layout includes 1,980 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,403 sqft lot. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$342,246, this translates to approximately **\$172.85 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 4414 - Federal Way (WA 98023)**

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,720 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,300 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$240,015, this translates to approximately **\$139.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 4415 - Covington (WA 98042)**

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 78,408 sqft lot. Built in 1964, this 50-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$83,300, this translates to approximately **\$60.80 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98042 micro-market.

## **Analysis for Property ID: 4416 - Auburn (WA 98092)**

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 4,060 sqft. The layout includes 2,030 sqft of main-level living space and a functional lower-level basement of 2,030 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 35,621 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$316,850, this translates to approximately **\$78.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4417 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,960 sqft. The layout includes 1,960 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,898 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$259,586, this translates to approximately **\$132.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 4418 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,720 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 9,600 sqft lot. Built in 1961, this 53-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures

modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$328,212, this translates to approximately **\$190.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4419 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,740 sqft. The layout includes 2,740 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 12,899 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$673,477, this translates to approximately **\$245.79 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4421 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,870 sqft. The layout includes 1,870 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,449 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$425,000, this translates to approximately **\$227.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 4422 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 720 sqft. The layout includes 720 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,222 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$127,160, this translates to approximately **\$176.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4423 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,180 sqft. The layout includes 2,180 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,741 sqft lot. Built in 1986, this 28-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$341,750, this translates to approximately **\$156.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4424 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,430 sqft. The layout includes 1,430 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home

is situated on a 8,960 sqft lot. Built in 1953, this 61-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$178,650, this translates to approximately **\$124.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## **Analysis for Property ID: 4425 - Auburn (WA 98002)**

**Location Profile:** Auburn (WA 98002) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 780 sqft. The layout includes 780 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,685 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$87,500, this translates to approximately **\$112.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98002 micro-market.

## **Analysis for Property ID: 4426 - Shoreline (WA 98155)**

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,180 sqft. The layout includes 1,180 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 5,002 sqft lot. Built in 1946, this 68-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$282,509, this translates to approximately **\$239.41 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.



## Analysis for Property ID: 4427 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,300 sqft. The layout includes 900 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 3,731 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$450,386, this translates to approximately **\$346.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 4428 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,260 sqft. The layout includes 4,260 sqft of main-level living space, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 18,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,000, this translates to approximately **\$102.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4429 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,050 sqft. The layout includes 2,050 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 11,900 sqft lot. Built in 1950, this 64-year-old home is maintained in a '4/5' condition. A significant renovation in 1983 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$532,500, this translates to approximately **\$259.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 4430 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,930 sqft. The layout includes 2,030 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 19,876 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$408,900, this translates to approximately **\$139.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4431 - Renton (WA 98057)

**Location Profile:** Renton (WA 98057) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,500 sqft. The layout includes 880 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,120 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$156,767, this translates to approximately **\$104.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98057 micro-market.

## Analysis for Property ID: 4432 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 5,960 sqft. The layout includes 4,770 sqft of main-level living space and a functional lower-level basement of 1,190 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 13,703 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1984, this 30-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$452,500, this translates to approximately **\$75.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4433 - Seattle (WA 98118)

**Location Profile:** Seattle (WA 98118) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 810 sqft. The layout includes 810 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$308,831, this translates to approximately **\$381.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98118 micro-market.

## Analysis for Property ID: 4434 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,320 sqft. The layout includes 2,320 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 4,344 sqft lot. Built in 2012, this 2-year-old home is maintained in a '3/5' condition. A significant renovation in 1912 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$484,992, this translates to approximately **\$209.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4435 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 730 sqft of main-level living space and a functional lower-level basement of 360 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$287,920, this translates to approximately **\$264.15 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4436 - Seattle (WA 98108)

**Location Profile:** Seattle (WA 98108) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,776 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$247,875, this translates to approximately **\$247.88 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98108 micro-market.

## Analysis for Property ID: 4437 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,260 sqft. The layout includes 2,260 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 19,821 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,488, this translates to approximately **\$136.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4438 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,000 sqft lot. Built in 1957, this 57-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$173,667, this translates to approximately **\$134.63 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98146 micro-market.

## **Analysis for Property ID: 4439 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,120 sqft. The layout includes 2,120 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$237,481, this translates to approximately **\$112.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## **Analysis for Property ID: 4440 - Kenmore (WA 98028)**

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 4,522 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$326,983, this translates to approximately **\$219.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## **Analysis for Property ID: 4441 - Seattle (WA 98177)**

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,310 sqft. The layout includes 2,310 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,100 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$341.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4443 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,840 sqft. The layout includes 920 sqft of main-level living space and a functional lower-level basement of 920 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,035 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$678,333, this translates to approximately **\$368.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4444 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,910 sqft. The layout includes 1,590 sqft of main-level living space and a functional lower-level basement of 1,320 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 36,250 sqft lot. Built in 1977, this 37-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,805, this translates to approximately **\$186.53 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4445 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,270 sqft. The layout includes 3,270 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 12,880 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$723,244, this translates to approximately **\$221.18 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4446 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,040 sqft. The layout includes 3,040 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 10,257 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$667,781, this translates to approximately **\$219.66 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4447 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.



**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,936 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$108,333, this translates to approximately **\$90.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4449 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,290 sqft. The layout includes 2,120 sqft of main-level living space and a functional lower-level basement of 170 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 5,350 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$233.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4450 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,580 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 1,280 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,000 sqft lot. Built in 1950, this 64-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$596,165, this translates to approximately **\$231.07 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4451 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,590 sqft. The layout includes 1,590 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 27,200 sqft lot. Built in 1926, this 88-year-old home is maintained in a '4/5' condition. A significant renovation in 1993 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$269,188, this translates to approximately **\$169.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4452 - Seattle (WA 98146)

**Location Profile:** Seattle (WA 98146) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,040 sqft. The layout includes 1,040 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 6,860 sqft lot. Built in 1942, this 72-year-old home is maintained in a '3/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$148,612, this translates to approximately **\$142.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98146 micro-market.

## Analysis for Property ID: 4455 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 3,800 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$341,167, this translates to approximately **\$127.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4456 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,540 sqft. The layout includes 1,540 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 115,434 sqft lot. Built in 1923, this 91-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$132,500, this translates to approximately **\$86.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4457 - Woodinville (WA 98077)

**Location Profile:** Woodinville (WA 98077) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout

includes 3,370 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 12,447 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$557,125, this translates to approximately **\$165.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98077 micro-market.

## Analysis for Property ID: 4458 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,730 sqft. The layout includes 1,730 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,325 sqft lot. Built in 1972, this 42-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$228,944, this translates to approximately **\$132.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4459 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,640 sqft. The layout includes 1,640 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 29,970 sqft lot. Built in 1992, this 22-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$592,106, this translates to approximately **\$361.04 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4460 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,980 sqft. The layout includes 2,020 sqft of main-level living space and a functional lower-level basement of 960 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,051 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1935, this 79-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$535,000, this translates to approximately **\$179.53 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4461 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,330 sqft. The layout includes 1,330 sqft of main-level living space, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,100 sqft lot. Built in 1969, this 45-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$420,643, this translates to approximately **\$316.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4462 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,192 sqft. The layout includes 2,192 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,128 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$132,250, this translates to approximately **\$60.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 4463 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,068 sqft. The layout includes 2,068 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 7,242 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$237,228, this translates to approximately **\$114.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4464 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,980 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,250 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1910, this 104-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$440,825, this translates to approximately **\$222.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 4465 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,710 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 410 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 1,664 sqft lot. Built in 2003, this 11-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$2,560,498, this translates to approximately **\$1,497.37 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4466 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 890 sqft. The layout includes 890 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,590 sqft lot. Built in 1923, this 91-year-old home is maintained in a '3/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$423,051, this translates to approximately **\$475.34 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4467 - Bellevue (WA 98004)

**Location Profile:** Bellevue (WA 98004) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,280 sqft. The layout includes 4,280 sqft of main-level living space, featuring 4 bedrooms and 3.5 bathrooms. The home is situated on a 9,583 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$1,337,044, this translates to approximately **\$312.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98004 micro-market.

## Analysis for Property ID: 4468 - Maple Valley (WA 98038)

**Location Profile:** Maple Valley (WA 98038) is A top choice for families seeking highly-rated schools and a quiet, semi-rural lifestyle with modern parks.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,080 sqft. The layout includes 3,080 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 12,476 sqft lot. Built in 1990, this 24-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$315,369, this translates to approximately **\$102.39 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98038 micro-market.

## Analysis for Property ID: 4469 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,070 sqft. The layout includes 2,070 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 7,500 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$417,986, this translates to approximately **\$201.93 per**



**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4470 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 7,215 sqft lot. Built in 2014, this 0-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$723,244, this translates to approximately **\$240.28 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4471 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,030 sqft. The layout includes 2,030 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 9,300 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$259,950, this translates to approximately **\$128.05 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4473 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,340 sqft. The layout includes 1,500 sqft of main-level living space and a functional lower-level basement of 840 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 16,500 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$237,333, this translates to approximately **\$101.42 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4474 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,340 sqft. The layout includes 2,340 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,957 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$426,090, this translates to approximately **\$182.09 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 4475 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,470 sqft. The layout includes 1,020 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,137 sqft lot. Built in 1941, this 73-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$458,664, this translates to approximately **\$312.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4476 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 3,700 sqft. The layout includes 2,620 sqft of main-level living space and a functional lower-level basement of 1,080 sqft, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 21,755 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1988, this 26-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$812,650, this translates to approximately **\$219.64 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4477 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,200 sqft. The layout includes 1,200 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 7,200 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$135,333, this translates to approximately **\$112.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 4482 - Kirkland (WA 98034)

**Location Profile:** Kirkland (WA 98034) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,590 sqft. The layout includes 970 sqft of main-level living space and a functional lower-level basement of 620 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,219 sqft lot. Built in 1938, this 76-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$387,885, this translates to approximately **\$243.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98034 micro-market.

## Analysis for Property ID: 4483 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,690 sqft. The layout includes 2,540 sqft of main-level living space and a functional lower-level basement of 1,150 sqft, featuring 5 bedrooms and 3.5 bathrooms. The home is situated on a 11,928 sqft lot. Built in 2006, this 8-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$437,500, this translates to approximately **\$118.56 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4484 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,480 sqft. The layout includes 2,480 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 5,137 sqft lot. Built in 2000, this 14-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$641,633, this translates to approximately **\$258.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4485 - Redmond (WA 98052)

**Location Profile:** Redmond (WA 98052) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,683 sqft. The layout includes 2,683 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 40,386 sqft lot. Built in 1987, this 27-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$681,966, this translates to approximately **\$254.18 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98052 micro-market.

## Analysis for Property ID: 4486 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,100 sqft. The layout includes 1,100 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 8,281 sqft lot. Built in 1947, this 67-year-old home is maintained in a '4/5' condition. A significant renovation in 1988 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$229,630, this translates to approximately **\$208.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4488 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,210 sqft. The layout includes 1,450 sqft of main-level living space and a functional lower-level basement of 760 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,119 sqft lot. Built in 1966, this 48-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$210,614, this translates to approximately **\$95.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 4489 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,420 sqft. The layout includes 1,870 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1911, this 103-year-old home is maintained in a '5/5' condition. A significant renovation in 1984 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$790,000, this translates to approximately **\$326.45 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4490 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced**

**Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,240 sqft. The layout includes 1,000 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 3.5 bathrooms. The home is situated on a 1,666 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$435,500, this translates to approximately **\$351.21 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 4491 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,300 sqft. The layout includes 1,510 sqft of main-level living space and a functional lower-level basement of 790 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,060 sqft lot. Built in 1930, this 84-year-old home is maintained in a '3/5' condition. A significant renovation in 2002 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$738,191, this translates to approximately **\$320.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4492 - Bellevue (WA 98005)

**Location Profile:** Bellevue (WA 98005) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,760 sqft. The layout includes 1,230 sqft of main-level living space and a functional lower-level basement of 530 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 12,874 sqft lot. Built in 1967, this 47-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$497,333, this translates to approximately **\$282.58 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98005 micro-market.

## Analysis for Property ID: 4493 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,020 sqft. The layout includes 1,220 sqft of main-level living space and a functional lower-level basement of 800 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 8,555 sqft lot. Built in 1957, this 57-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$300,000, this translates to approximately **\$148.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4494 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,500 sqft. The layout includes 1,960 sqft of main-level living space and a functional lower-level basement of 540 sqft, featuring 4 bedrooms and 3.25 bathrooms. The home is situated on a 5,801 sqft lot. Built in 1926, this 88-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,036,200, this translates to approximately **\$414.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.



## Analysis for Property ID: 4495 - Seattle (WA 98168)

**Location Profile:** Seattle (WA 98168) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 760 sqft. The layout includes 760 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,500 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$163,786, this translates to approximately **\$215.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4496 - Seattle (WA 98144)

**Location Profile:** Seattle (WA 98144) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,580 sqft. The layout includes 1,130 sqft of main-level living space and a functional lower-level basement of 450 sqft, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 5,340 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$351,250, this translates to approximately **\$222.31 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98144 micro-market.

## Analysis for Property ID: 4497 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance

between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,670 sqft. The layout includes 2,670 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 10,481 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$645,325, this translates to approximately **\$241.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4498 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,140 sqft. The layout includes 1,140 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,366 sqft lot. Built in 1943, this 71-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$171,225, this translates to approximately **\$150.20 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4500 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,750 sqft. The layout includes 1,810 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 18,029 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$540,000, this translates to approximately **\$196.36 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury**

**Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4501 - Seattle (WA 98122)

**Location Profile:** Seattle (WA 98122) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,570 sqft. The layout includes 1,050 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 2.0 bathrooms. The home is situated on a 7,000 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1971, this 43-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$233,167, this translates to approximately **\$148.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98122 micro-market.

## Analysis for Property ID: 4502 - Kenmore (WA 98028)

**Location Profile:** Kenmore (WA 98028) is Known as the 'Seaplane Capital', sitting at the north end of Lake Washington with a focus on aviation and tech.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,160 sqft. The layout includes 1,160 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 22,470 sqft lot. Built in 1976, this 38-year-old home is maintained in a '4/5' condition. A significant renovation in 1992 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$329,333, this translates to approximately **\$283.91 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98028 micro-market.

## Analysis for Property ID: 4503 - Federal Way (WA 98023)

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,110 sqft. The layout includes 1,360 sqft of main-level living space and a functional lower-level basement of 750 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 7,665 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$225,279, this translates to approximately **\$106.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98023 micro-market.

## Analysis for Property ID: 4504 - Seattle (WA 98106)

**Location Profile:** Seattle (WA 98106) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,270 sqft. The layout includes 1,270 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,509 sqft lot. Built in 2004, this 10-year-old home is maintained in a '3/5' condition. A significant renovation in 2003 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$331,367, this translates to approximately **\$260.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98106 micro-market.

## Analysis for Property ID: 4505 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,250 sqft. The layout includes 3,250 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,500 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$460,887, this translates to approximately **\$141.81 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4506 - Seattle (WA 98136)

**Location Profile:** Seattle (WA 98136) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 940 sqft. The layout includes 940 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 9,839 sqft lot. Built in 1910, this 104-year-old home is maintained in a '3/5' condition. A significant renovation in 2006 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$337,946, this translates to approximately **\$359.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98136 micro-market.

## Analysis for Property ID: 4508 - Renton (WA 98056)

**Location Profile:** Renton (WA 98056) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,130 sqft. The layout includes 1,130 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 12,519 sqft lot. Built in 1958, this 56-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$243,069, this translates to approximately **\$215.11 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98056 micro-market.

## Analysis for Property ID: 4510 - Sammamish (WA 98074)

**Location Profile:** Sammamish (WA 98074) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,210 sqft. The layout includes 3,210 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 14,910 sqft lot. Built in 1995, this 19-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$690,409, this translates to approximately **\$215.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98074 micro-market.

## Analysis for Property ID: 4511 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,650 sqft. The layout includes 2,650 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 40,705 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$592,106, this translates to approximately **\$223.44 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4512 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 8,079 sqft lot. Built in 1983, this 31-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$220,083, this translates to approximately **\$191.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 4513 - Carnation (WA 98014)

**Location Profile:** Carnation (WA 98014) is The agricultural heart of the valley, known for its organic farms, rivers, and tranquil rural atmosphere.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,910 sqft. The layout includes 3,910 sqft of main-level living space, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 19,023 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$280,000, this translates to approximately **\$71.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98014 micro-market.

## Analysis for Property ID: 4514 - Covington (WA 98042)

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,490 sqft. The layout includes 3,490 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 5,000 sqft lot. Built in 2003, this 11-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$297,857, this translates to approximately **\$85.35 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.

## Analysis for Property ID: 4515 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,330 sqft. The layout includes 2,610 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 5 bedrooms and 3.0 bathrooms. The home is situated on a 19,126 sqft lot. Built in 1977, this 37-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$950,833, this translates to approximately **\$285.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4516 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,940 sqft. The layout includes 1,940 sqft of main-level living space, featuring 4 bedrooms and 1.0 bathrooms. The home is situated on a 5,753 sqft lot. Built in 1947, this 67-year-old home is maintained in a '3/5' condition. A significant renovation in 2012 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$323,833, this translates to approximately **\$166.92 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4517 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.



**Physical Attributes:** This 2.0-story residence offers a total living area of 1,800 sqft. The layout includes 1,800 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 2,700 sqft lot. Built in 2011, this 3-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$309,000, this translates to approximately **\$171.67 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4518 - Auburn (WA 98001)

**Location Profile:** Auburn (WA 98001) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,330 sqft of main-level living space and a functional lower-level basement of 550 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 11,249 sqft lot. Built in 1985, this 29-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$248,400, this translates to approximately **\$132.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98001 micro-market.

## Analysis for Property ID: 4519 - Seattle (WA 98112)

**Location Profile:** Seattle (WA 98112) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,870 sqft. The layout includes 1,980 sqft of main-level living space and a functional lower-level basement of 890 sqft, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 6,280 sqft lot. Built in 1905, this 109-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$994,500, this translates to approximately **\$346.52 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98112 micro-market.

## Analysis for Property ID: 4524 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 3,390 sqft. The layout includes 1,750 sqft of main-level living space and a functional lower-level basement of 1,640 sqft, featuring 5 bedrooms and 2.5 bathrooms. The home is situated on a 9,760 sqft lot. Built in 1978, this 36-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$288,500, this translates to approximately **\$85.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4525 - Seattle (WA 98116)

**Location Profile:** Seattle (WA 98116) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 880 sqft. The layout includes 880 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,413 sqft lot. Built in 1950, this 64-year-old home is maintained in a '3/5' condition. A significant renovation in 2005 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$379,509, this translates to approximately **\$431.26 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98116 micro-market.

## Analysis for Property ID: 4526 - Des Moines (WA 98198)

**Location Profile:** Des Moines (WA 98198) is A beautiful coastal city with a popular marina, waterfront parks, and stunning views of the Puget Sound.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,550 sqft. The layout includes 1,610 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 21,675 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$180,786, this translates to approximately **\$70.90 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98198 micro-market.

## Analysis for Property ID: 4527 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,160 sqft. The layout includes 3,160 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 13,194 sqft lot. Built in 1965, this 49-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$950,100, this translates to approximately **\$300.66 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4529 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,831 sqft. The layout includes 3,831 sqft of main-level living space, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 13,800 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1959, this 55-year-old home is maintained in a '3/5' condition. A significant

renovation in 1980 ensures modern interior standards and protects capital value. Its rare waterfront position provides an irreplaceable lifestyle 'premium' and long-term asset security.

**Financial Verdict:** At a listing price of \$542,500, this translates to approximately **\$141.61 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4530 - Seattle (WA 98105)

**Location Profile:** Seattle (WA 98105) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,240 sqft. The layout includes 1,240 sqft of main-level living space, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 3,000 sqft lot. Built in 1906, this 108-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$362,750, this translates to approximately **\$292.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98105 micro-market.

## Analysis for Property ID: 4531 - Duvall (WA 98019)

**Location Profile:** Duvall (WA 98019) is A charming small town with a strong arts scene and a focus on preserving its natural and historic character.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,520 sqft. The layout includes 2,520 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 14,021 sqft lot. Built in 1999, this 15-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$234,975, this translates to approximately **\$93.24 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98019 micro-market.

## Analysis for Property ID: 4532 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,420 sqft. The layout includes 2,420 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 10,200 sqft lot. Built in 1973, this 41-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$672,500, this translates to approximately **\$277.89 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4533 - Bellevue (WA 98008)

**Location Profile:** Bellevue (WA 98008) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,250 sqft. The layout includes 1,250 sqft of main-level living space, featuring 4 bedrooms and 1.75 bathrooms. The home is situated on a 7,400 sqft lot. Built in 1959, this 55-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$391,400, this translates to approximately **\$313.12 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98008 micro-market.

## Analysis for Property ID: 4535 - Seattle (WA 98177)

**Location Profile:** Seattle (WA 98177) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,410 sqft. The layout includes 1,410 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,053 sqft lot. Built in 1951, this 63-year-old home is maintained in a '4/5' condition. A significant renovation in 1999 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$198,995, this translates to approximately **\$141.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98177 micro-market.

## Analysis for Property ID: 4536 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 990 sqft. The layout includes 990 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 9,798 sqft lot. Built in 1968, this 46-year-old home is maintained in a '3/5' condition. A significant renovation in 1997 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$278,900, this translates to approximately **\$281.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4537 - Enumclaw (WA 98022)

**Location Profile:** Enumclaw (WA 98022) is Known as the 'Gateway to Mt. Rainier', it offers a beautiful plateau setting with strong agricultural roots.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,000 sqft. The layout includes 1,000 sqft of main-level living space, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,512 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$171,758, this translates to approximately **\$171.76 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98022 micro-market.

## Analysis for Property ID: 4538 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 2,000 sqft. The layout includes 1,300 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 7,560 sqft lot. Built in 1968, this 46-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$325,188, this translates to approximately **\$162.59 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4539 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,120 sqft. The layout includes 1,120 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 5,650 sqft lot. Built in 1944, this 70-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$190,369, this translates to approximately **\$169.97 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98178 micro-market.

## Analysis for Property ID: 4540 - Kirkland (WA 98033)

**Location Profile:** Kirkland (WA 98033) is A trendy waterfront city known for its downtown beaches, art galleries, and upscale dining.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,370 sqft. The layout includes 3,370 sqft of main-level living space, featuring 5 bedrooms and 3.25 bathrooms. The home is situated on a 7,947 sqft lot. Built in 2001, this 13-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$375,000, this translates to approximately **\$111.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98033 micro-market.

## Analysis for Property ID: 4541 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,210 sqft. The layout includes 2,210 sqft of main-level living space, featuring 3 bedrooms and 2.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$216,000, this translates to approximately **\$97.74 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4543 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,150 sqft. The layout includes 1,150 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 887 sqft lot. Built in 2007, this 7-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$360,500, this translates to approximately **\$313.48 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98133 micro-market.



## Analysis for Property ID: 4544 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,150 sqft. The layout includes 2,150 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 27,540 sqft lot. Built in 1997, this 17-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$677,100, this translates to approximately **\$314.93 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4545 - Woodinville (WA 98072)

**Location Profile:** Woodinville (WA 98072) is The heart of Washington's wine country, offering a mix of rural charm and high-end estates.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 4,230 sqft. The layout includes 4,230 sqft of main-level living space, featuring 4 bedrooms and 2.75 bathrooms. The home is situated on a 31,747 sqft lot. Built in 1985, this 29-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$405,125, this translates to approximately **\$95.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98072 micro-market.

## Analysis for Property ID: 4546 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value**

segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,570 sqft. The layout includes 1,080 sqft of main-level living space and a functional lower-level basement of 490 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 15,330 sqft lot. Built in 1956, this 58-year-old home is maintained in a '3/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$289,988, this translates to approximately **\$184.71 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 4547 - Kent (WA 98031)

**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,630 sqft. The layout includes 1,120 sqft of main-level living space and a functional lower-level basement of 510 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,700 sqft lot. Built in 1978, this 36-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$264,270, this translates to approximately **\$162.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4548 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,770 sqft. The layout includes 2,770 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 10,274 sqft lot. Built in 1989, this 25-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$602,761, this translates to approximately **\$217.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4549 - Burien (WA 98166)

**Location Profile:** Burien (WA 98166) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,750 sqft. The layout includes 1,150 sqft of main-level living space and a functional lower-level basement of 600 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,800 sqft lot. Built in 1956, this 58-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$251,556, this translates to approximately **\$143.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98166 micro-market.

## Analysis for Property ID: 4550 - Renton (WA 98058)

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,090 sqft. The layout includes 1,090 sqft of main-level living space, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 8,160 sqft lot. Built in 1967, this 47-year-old home is maintained in a '3/5' condition. A significant renovation in 2014 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$214,750, this translates to approximately **\$197.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98058 micro-market.

## Analysis for Property ID: 4551 - Seattle (WA 98125)

**Location Profile:** Seattle (WA 98125) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 930 sqft. The layout includes 930 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 7,740 sqft lot. Built in 1924, this 90-year-old home is maintained in a '3/5' condition. A significant renovation in 2011 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$258,125, this translates to approximately **\$277.55 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98125 micro-market.

## Analysis for Property ID: 4553 - Redmond (WA 98053)

**Location Profile:** Redmond (WA 98053) is The 'Bicycle Capital of the Northwest' and headquarters of Microsoft, blending tech innovation with nature.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,540 sqft. The layout includes 2,540 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 38,677 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$677,100, this translates to approximately **\$266.57 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98053 micro-market.

## Analysis for Property ID: 4556 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington

market.

**Physical Attributes:** This single-level residence offers a total living area of 690 sqft. The layout includes 690 sqft of main-level living space, featuring 1 bedrooms and 1.0 bathrooms. The home is situated on a 1,950 sqft lot. Built in 1928, this 86-year-old home is maintained in a '3/5' condition. A significant renovation in 1954 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$167,500, this translates to approximately **\$242.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4557 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 1.5-story residence offers a total living area of 2,370 sqft. The layout includes 1,650 sqft of main-level living space and a functional lower-level basement of 720 sqft, featuring 4 bedrooms and 3.0 bathrooms. The home is situated on a 3,672 sqft lot. Built in 1916, this 98-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$471,500, this translates to approximately **\$198.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4559 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 840 sqft. The layout includes 840 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 3,400 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1924, this 90-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$464,600, this translates to approximately **\$553.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98119 micro-market.

## **Analysis for Property ID: 4560 - Kent (WA 98030)**

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,830 sqft. The layout includes 1,830 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 8,734 sqft lot. Built in 1991, this 23-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$132,250, this translates to approximately **\$72.27 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## **Analysis for Property ID: 4561 - Seattle (WA 98103)**

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,370 sqft. The layout includes 1,370 sqft of main-level living space, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,524 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$433,111, this translates to approximately **\$316.14 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98103 micro-market.

## **Analysis for Property ID: 4562 - Mercer Island (WA 98040)**

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Elite Investment / Luxury Living** segment. This property represents the pinnacle of the market. Investing here means securing a

trophy asset that prioritizes exclusivity, architectural excellence, and superior location value.

**Physical Attributes:** This single-level residence offers a total living area of 2,520 sqft. The layout includes 1,570 sqft of main-level living space and a functional lower-level basement of 950 sqft, featuring 5 bedrooms and 2.75 bathrooms. The home is situated on a 16,100 sqft lot featuring an exceptional panoramic view that commands a significant market premium.. Built in 1960, this 54-year-old home is maintained in a '4/5' condition. A significant renovation in 2001 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$542,500, this translates to approximately **\$215.28 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Premium / Luxury Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4564 - Bothell (WA 98011)

**Location Profile:** Bothell (WA 98011) is A fast-developing hub with a revitalized downtown, balancing a booming bio-tech industry with historic roots.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,590 sqft. The layout includes 2,590 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,483 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$368,112, this translates to approximately **\$142.13 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98011 micro-market.

## Analysis for Property ID: 4565 - Sammamish (WA 98075)

**Location Profile:** Sammamish (WA 98075) is Consistently ranked as one of the best places to live for families, known for its safety and greenery.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,820 sqft. The layout includes 1,820 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 20,011 sqft lot. Built in 1987, this 27-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$673,477, this translates to approximately **\$370.04 per**

**square foot.** Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98075 micro-market.

## Analysis for Property ID: 4566 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,530 sqft. The layout includes 1,010 sqft of main-level living space and a functional lower-level basement of 520 sqft, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 3,210 sqft lot. Built in 1928, this 86-year-old home is maintained in a '5/5' condition. A significant renovation in 1970 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$558,654, this translates to approximately **\$365.13 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4568 - Burien (WA 98168)

**Location Profile:** Burien (WA 98168) is A trendy, diverse community with a thriving culinary scene and a rapidly developing downtown area.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,050 sqft. The layout includes 1,050 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 6,600 sqft lot. Built in 1964, this 50-year-old home is maintained in a '3/5' condition. A significant renovation in 2000 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$168,333, this translates to approximately **\$160.32 per square foot.** Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98168 micro-market.

## Analysis for Property ID: 4569 - Kent (WA 98031)



**Location Profile:** Kent (WA 98031) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,954 sqft. The layout includes 1,954 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 4,805 sqft lot. Built in 2005, this 9-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$268,972, this translates to approximately **\$137.65 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98031 micro-market.

## Analysis for Property ID: 4570 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,530 sqft. The layout includes 830 sqft of main-level living space and a functional lower-level basement of 700 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 3,503 sqft lot offering a pleasant local view that enhances the daily living experience.. Built in 1916, this 98-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$318,000, this translates to approximately **\$207.84 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 4571 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,660 sqft. The layout includes 1,660 sqft of main-level living space, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1922, this 92-year-old home is maintained in a '3/5' condition. A significant renovation in 2008 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$550,607, this translates to approximately **\$331.69 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4572 - Seattle (WA 98119)

**Location Profile:** Seattle (WA 98119) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 3,830 sqft. The layout includes 3,050 sqft of main-level living space and a functional lower-level basement of 780 sqft, featuring 6 bedrooms and 4.5 bathrooms. The home is situated on a 4,800 sqft lot. Built in 1919, this 95-year-old home is maintained in a '3/5' condition. A significant renovation in 2004 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$1,288,333, this translates to approximately **\$336.38 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98119 micro-market.

## Analysis for Property ID: 4573 - Seattle (WA 98199)

**Location Profile:** Seattle (WA 98199) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 400 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 1,036 sqft lot. Built in 2008, this 6-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$584,000, this translates to approximately **\$391.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level /**

**Affordable Urban Homes** within the WA 98199 micro-market.

## Analysis for Property ID: 4576 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,470 sqft. The layout includes 1,860 sqft of main-level living space and a functional lower-level basement of 610 sqft, featuring 3 bedrooms and 3.0 bathrooms. The home is situated on a 7,410 sqft lot. Built in 1977, this 37-year-old home is maintained in a '5/5' condition.

**Financial Verdict:** At a listing price of \$245,000, this translates to approximately **\$99.19 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4577 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 870 sqft. The layout includes 870 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,600 sqft lot. Built in 1942, this 72-year-old home is maintained in a '4/5' condition. A significant renovation in 1982 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$287,920, this translates to approximately **\$330.94 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4578 - Mercer Island (WA 98040)

**Location Profile:** Mercer Island (WA 98040) is An exclusive island community offering high-end waterfront living and some of the best schools in the state.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,110 sqft. The layout includes 2,110 sqft of main-level living space, featuring 4 bedrooms and 2.25 bathrooms. The home is situated on a 12,653 sqft lot. Built in 1972, this 42-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$672,500, this translates to approximately **\$318.72 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98040 micro-market.

## Analysis for Property ID: 4579 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,990 sqft. The layout includes 1,090 sqft of main-level living space and a functional lower-level basement of 900 sqft, featuring 2 bedrooms and 1.75 bathrooms. The home is situated on a 4,000 sqft lot. Built in 1952, this 62-year-old home is maintained in a '5/5' condition. A significant renovation in 1998 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$454,790, this translates to approximately **\$228.54 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4580 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,560 sqft. The layout

includes 910 sqft of main-level living space and a functional lower-level basement of 650 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 7,552 sqft lot. Built in 1948, this 66-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$282,509, this translates to approximately **\$181.10 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## Analysis for Property ID: 4581 - Seattle (WA 98117)

**Location Profile:** Seattle (WA 98117) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,740 sqft. The layout includes 1,640 sqft of main-level living space and a functional lower-level basement of 100 sqft, featuring 3 bedrooms and 1.5 bathrooms. The home is situated on a 4,200 sqft lot. Built in 1920, this 94-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$473,200, this translates to approximately **\$271.95 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98117 micro-market.

## Analysis for Property ID: 4582 - Seattle (WA 98115)

**Location Profile:** Seattle (WA 98115) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,290 sqft. The layout includes 1,290 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is situated on a 4,650 sqft lot. Built in 1906, this 108-year-old home is maintained in a '4/5' condition. A significant renovation in 1990 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$406,062, this translates to approximately **\$314.78 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98115 micro-market.

## Analysis for Property ID: 4583 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 1,700 sqft. The layout includes 850 sqft of main-level living space and a functional lower-level basement of 850 sqft, featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 8,640 sqft lot. Built in 1955, this 59-year-old home is maintained in a '3/5' condition. A significant renovation in 2010 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$282,767, this translates to approximately **\$166.33 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4584 - Bellevue (WA 98006)

**Location Profile:** Bellevue (WA 98006) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 1,880 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 10,032 sqft lot. Built in 1984, this 30-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$486,446, this translates to approximately **\$258.75 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98006 micro-market.

## Analysis for Property ID: 4585 - Seattle (WA 98103)

**Location Profile:** Seattle (WA 98103) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This 1.5-story residence offers a total living area of 1,890 sqft. The layout includes 1,390 sqft of main-level living space and a functional lower-level basement of 500 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 3,330 sqft lot. Built in 1901, this 113-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$486,895, this translates to approximately **\$257.62 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98103 micro-market.

## Analysis for Property ID: 4586 - Issaquah (WA 98029)

**Location Profile:** Issaquah (WA 98029) is Nestled in the 'Issaquah Alps', perfect for outdoor enthusiasts who want a mix of nature and modern amenities.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 3.0-story residence offers a total living area of 1,620 sqft. The layout includes 1,540 sqft of main-level living space and a functional lower-level basement of 80 sqft, featuring 3 bedrooms and 2.25 bathrooms. The home is situated on a 1,075 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$430,278, this translates to approximately **\$265.60 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98029 micro-market.

## Analysis for Property ID: 4587 - Shoreline (WA 98155)

**Location Profile:** Shoreline (WA 98155) is A quiet residential gem with a coastal feel, known for its excellent school district and great transit access.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 770 sqft. The layout includes 770 sqft of main-level living space, featuring 2 bedrooms and 1.0 bathrooms. The home is

situated on a 8,149 sqft lot. Built in 1948, this 66-year-old home is maintained in a '3/5' condition. A significant renovation in 1994 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$229,630, this translates to approximately **\$298.22 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98155 micro-market.

## **Analysis for Property ID: 4589 - Federal Way (WA 98023)**

**Location Profile:** Federal Way (WA 98023) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,040 sqft. The layout includes 800 sqft of main-level living space and a functional lower-level basement of 240 sqft, featuring 3 bedrooms and 1.0 bathrooms. The home is situated on a 8,892 sqft lot. Built in 1958, this 56-year-old home is maintained in a '4/5' condition. A significant renovation in 1972 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$182,805, this translates to approximately **\$175.77 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98023 micro-market.

## **Analysis for Property ID: 4590 - Renton (WA 98058)**

**Location Profile:** Renton (WA 98058) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,620 sqft. The layout includes 2,620 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,331 sqft lot. Built in 1991, this 23-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$380,681, this translates to approximately **\$145.30 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98058 micro-market.



## Analysis for Property ID: 4591 - Seattle (WA 98126)

**Location Profile:** Seattle (WA 98126) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,880 sqft. The layout includes 940 sqft of main-level living space and a functional lower-level basement of 940 sqft, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 5,752 sqft lot. Built in 1945, this 69-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$396,167, this translates to approximately **\$210.73 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98126 micro-market.

## Analysis for Property ID: 4592 - Federal Way (WA 98003)

**Location Profile:** Federal Way (WA 98003) is Home to Wild Waves and Dash Point Park, offering a coastal suburban lifestyle with great accessibility.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,530 sqft. The layout includes 2,530 sqft of main-level living space, featuring 4 bedrooms and 2.5 bathrooms. The home is situated on a 8,169 sqft lot. Built in 1993, this 21-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$252,980, this translates to approximately **\$99.99 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98003 micro-market.

## Analysis for Property ID: 4593 - Auburn (WA 98092)

**Location Profile:** Auburn (WA 98092) is A valley city with a rich equestrian history, home to the Muckleshoot Casino and the SuperMall.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 2,538 sqft. The layout

includes 2,538 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 4,600 sqft lot. Built in 2013, this 1-year-old home is maintained in a '3/5' condition. A significant renovation in 1923 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$289,373, this translates to approximately **\$114.02 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98092 micro-market.

## Analysis for Property ID: 4594 - Kent (WA 98030)

**Location Profile:** Kent (WA 98030) is A vital logistical and industrial center, offering great parks and a more affordable, diverse community living.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,610 sqft. The layout includes 1,610 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,223 sqft lot. Built in 1994, this 20-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$210,614, this translates to approximately **\$130.82 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98030 micro-market.

## Analysis for Property ID: 4595 - Seattle (WA 98133)

**Location Profile:** Seattle (WA 98133) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Smart Market Entry / High Value** segment. An ideal opportunity for first-time buyers or savvy investors. This segment focuses on functional urban living and provides an accessible entry point into the competitive Washington market.

**Physical Attributes:** This single-level residence offers a total living area of 1,510 sqft. The layout includes 1,510 sqft of main-level living space, featuring 3 bedrooms and 1.75 bathrooms. The home is situated on a 6,360 sqft lot. Built in 1954, this 60-year-old home is maintained in a '4/5' condition. A significant renovation in 1979 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$308,167, this translates to approximately **\$204.08 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Entry-Level / Affordable Urban Homes** within the WA 98133 micro-market.

## Analysis for Property ID: 4596 - Bellevue (WA 98007)

**Location Profile:** Bellevue (WA 98007) is Known for its high-end shopping, top-tier schools, and as a secondary major tech hub with a polished suburban feel.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,460 sqft. The layout includes 1,460 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,573 sqft lot. Built in 1983, this 31-year-old home is maintained in a '3/5' condition. A significant renovation in 2009 ensures modern interior standards and protects capital value.

**Financial Verdict:** At a listing price of \$534,333, this translates to approximately **\$365.98 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98007 micro-market.

## Analysis for Property ID: 4597 - Renton (WA 98059)

**Location Profile:** Renton (WA 98059) is A historic hub for Boeing, now a fast-growing city with a revitalized waterfront and diverse housing.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 3,010 sqft. The layout includes 3,010 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 7,014 sqft lot. Built in 2009, this 5-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$416,904, this translates to approximately **\$138.51 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98059 micro-market.

## Analysis for Property ID: 4598 - Seattle (WA 98178)

**Location Profile:** Seattle (WA 98178) is The global tech hub, home to Amazon and Starbucks, offering vibrant urban culture and diverse neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This single-level residence offers a total living area of 2,090 sqft. The layout includes 1,070 sqft of main-level living space and a functional lower-level basement of 1,020 sqft,

featuring 4 bedrooms and 2.0 bathrooms. The home is situated on a 6,630 sqft lot. Built in 1974, this 40-year-old home is maintained in a '3/5' condition.

**Financial Verdict:** At a listing price of \$203,400, this translates to approximately **\$97.32 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98178 micro-market.

## **Analysis for Property ID: 4599 - Covington (WA 98042)**

**Location Profile:** Covington (WA 98042) is A major retail and commercial hub providing modern suburban conveniences and family-oriented neighborhoods.

**Market Positioning:** This property is classified under the **Strategic Family Choice / Balanced Living** segment. Located in the 'sweet spot' of the market, this home offers the perfect balance between spacious accommodation and sustainable long-term value for growing families.

**Physical Attributes:** This 2.0-story residence offers a total living area of 1,490 sqft. The layout includes 1,490 sqft of main-level living space, featuring 3 bedrooms and 2.5 bathrooms. The home is situated on a 8,102 sqft lot. Built in 1990, this 24-year-old home is maintained in a '4/5' condition.

**Financial Verdict:** At a listing price of \$220,600, this translates to approximately **\$148.05 per square foot**. Our AI analytics verify this valuation as highly consistent for the **Mid-Market / Family-Oriented Homes** within the WA 98042 micro-market.