



PROPERTY EXPLORER

Valuation Report



Property Location

7015 Homestead Ave
Tacoma, WA 98404

Value Estimate

\$394,217

Effective Date

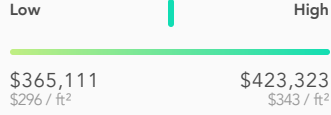
10/1/2023

7015 Homestead Ave Tacoma, WA 98404



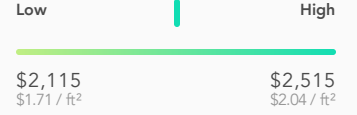
House Value High
Confidence (93%) FSD:
0.07

\$394,217
\$319 / ft²



House Rental Value High
Confidence (91%)
FSD: 0.09

\$2,315
\$1.88 / ft²



Subject

APN # 2445000210

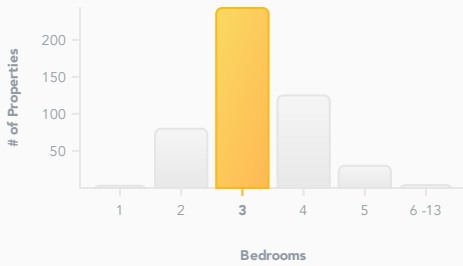
Property Type	Single Family Detached	Year Built	1971
Beds	3	Lot Size	10,400 ft ²
Baths	1.5	Owner Occupied	Yes
GLA	1,234 ft ²	Condition	Well Maintained

Transaction History

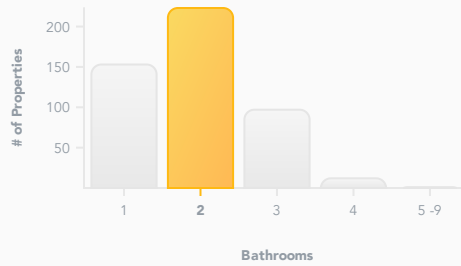
Date	Event	Type	Price	Appreciation	CDOM	Source
9/30/2023	Listed	--	\$389,000	--	--	--

Subject's Comparability to Market

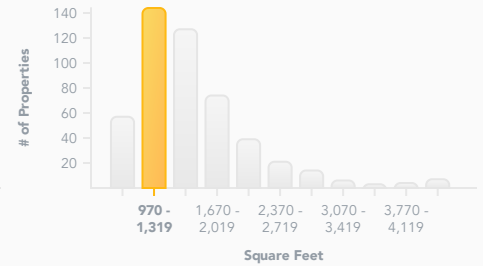
Bedrooms



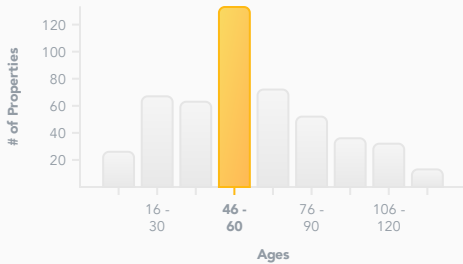
Bathrooms



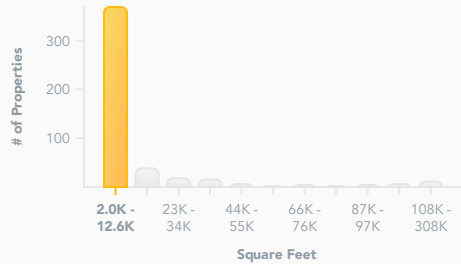
Square Feet



Age



Site Area



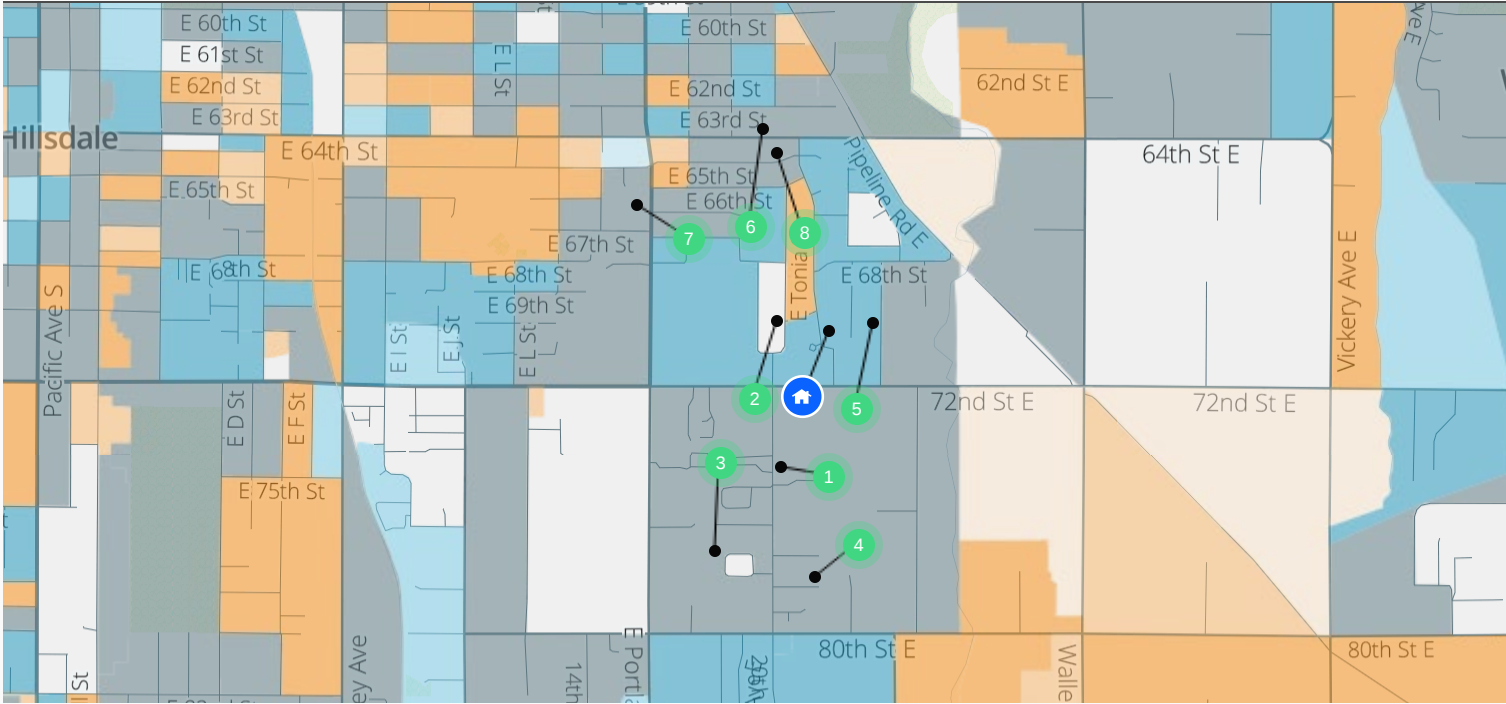
Legend

- Subject Property
- Nearby properties

7015 Homestead Ave Tacoma, WA 98404



Suggested Sold & Active Comparables (1 of 3)








#	Address	Distance	Status	Price	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
🏠	7015 Homestead Ave	—	Active	\$—	9/30/2023	3	1.5	1,234 ft²	10,400 ft²	Single Family Detached	1971
1	7415 20th Ave E Tacoma, WA 98404	0.29 mi	Closed	\$375,000	9/14/2023	3	1	1,088 ft²	9,900 ft²	Single Family Detached	1947
2	7002 E Tonia St Tacoma, WA 98404	0.10 mi	Closed	\$399,000	4/14/2023	3	2	1,048 ft²	8,000 ft²	Single Family Detached	1969
3	7714 18th Avenue Ct E Tacoma, WA 98404	0.50 mi	Closed	\$395,000	5/24/2023	3	2	1,174 ft²	13,045 ft²	Single Family Detached	1987
4	2123 78th Street Ct E Tacoma, WA 98404	0.50 mi	Closed	\$375,000	8/2/2023	3	2	1,080 ft²	9,937 ft²	Single Family Detached	1986
5	6850 E Grandview St Tacoma, WA 98404	0.09 mi	Closed	\$475,000	6/23/2023	3	1.5	1,828 ft²	11,070 ft²	Single Family Detached	1963
6	1923 E 64th St Tacoma, WA 98404	0.43 mi	Closed	\$450,000	6/30/2023	3	1	1,239 ft²	6,720 ft²	Single Family Detached	1963
7	6604 E Portland Ave Tacoma, WA 98404	0.46 mi	Closed	\$425,000	5/31/2023	3	1.5	1,414 ft²	20,277 ft²	Single Family Detached	1951
8	1951 E 65th St Tacoma, WA 98404	0.37 mi	Closed	\$430,000	9/1/2023	4	2	1,136 ft²	9,225 ft²	Single Family Detached	1969






7015 Homestead Ave Tacoma, WA 98404



Suggested Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	7015 Homestead Ave Tacoma, WA 98404	7415 20th Ave E Tacoma, WA 98404	7002 E Tonia St Tacoma, WA 98404	7714 18th Avenue Ct E Tacoma, WA 98404	2123 78th Street Ct E Tacoma, WA 98404
Similarity	—	●●● 93	●●● 92	●●● 91	●●● 90
Distance	—	0.29 mi	0.10 mi	0.50 mi	0.50 mi
Sale Date	—	9/14/2023	4/14/2023	5/24/2023	8/2/2023
Sale Price	\$—	\$375,000	\$399,000	\$395,000	\$375,000
Sale Price / ft ²	— / ft ²	\$345 / ft ²	\$381 / ft ²	\$336 / ft ²	\$347 / ft ²
List Date	9/30/2023	8/4/2023	2/9/2023	4/19/2023	6/23/2023
List Price	\$389,000	\$365,000	\$389,000	\$395,000	\$375,000
List Price / ft ²	\$315 / ft ²	\$335 / ft ²	\$371 / ft ²	\$336 / ft ²	\$347 / ft ²
Bedrooms	3	3	3	3	3
Bathrooms	1.5	1	2	2	2
Square Feet	1,234 ft ²	1,088 ft ²	1,048 ft ²	1,174 ft ²	1,080 ft ²
Lot Size	10,400 ft ²	9,900 ft ²	8,000 ft ²	13,045 ft ²	9,937 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1971	1947	1969	1987	1986
Listing Status	Active	Closed	Closed	Closed	Closed
Subdivision	Tacoma	Midland	East Tacoma	Summit	Midland
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$394,217	\$375,017	\$402,796	\$395,949	\$374,774
Pool	No	No	No	No	No
Garage Spaces	2	1	2	2	3
Stories	1	—	—	—	—
Basement	No	No	No	Unknown	No
Distressed	—	No	No	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$375,000	\$399,000	\$395,000	\$375,000
HPI Adjustment	—	\$17	\$3,796	\$949	-\$226
HC Adjustment	—	\$14,453	\$21,194	-\$4,772	-\$5,983
Adjusted Value	—	\$389,470	\$423,990	\$391,177	\$368,791

Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	7015 Homestead Ave Tacoma, WA 98404	6850 E Grandview St Tacoma, WA 98404	1923 E 64th St Tacoma, WA 98404	6604 E Portland Ave Tacoma, WA 98404	1951 E 65th St Tacoma, WA 98404
Similarity	—	●●● 87	●●● 87	●●● 87	●●● 86
Distance	—	0.09 mi	0.43 mi	0.46 mi	0.37 mi
Sale Date	—	6/23/2023	6/30/2023	5/31/2023	9/1/2023
Sale Price	\$—	\$475,000	\$450,000	\$425,000	\$430,000
Sale Price / ft ²	— / ft ²	\$260 / ft ²	\$363 / ft ²	\$301 / ft ²	\$379 / ft ²
List Date	9/30/2023	—	5/26/2023	4/27/2023	5/11/2023
List Price	\$389,000	\$—	\$425,000	\$395,000	\$435,000
List Price / ft ²	\$315 / ft ²	— / ft ²	\$343 / ft ²	\$279 / ft ²	\$383 / ft ²
Bedrooms	3	3	3	3	4
Bathrooms	1.5	1.5	1	1.5	2
Square Feet	1,234 ft ²	1,828 ft ²	1,239 ft ²	1,414 ft ²	1,136 ft ²
Lot Size	10,400 ft ²	11,070 ft ²	6,720 ft ²	20,277 ft ²	9,225 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1971	1963	1963	1951	1969
Listing Status	Active	Closed	Closed	Closed	Closed
Subdivision	Tacoma	Sipes Add	East Tacoma	Se Tacoma	Tacoma
Active D.O.M.	—	—	—	—	—
Cumulative D.O.M.	—	—	—	—	—
Current Value	\$394,217	\$478,195	\$452,951	\$428,289	\$430,009
Pool	No	Unknown	No	No	No
Garage Spaces	2	—	1	1	1
Stories	1	—	—	—	—
Basement	No	Unknown	No	No	No
Distressed	—	—	No	No	No
Flip	—	—	—	—	—
Market Price	\$—	\$475,000	\$450,000	\$425,000	\$430,000
HPI Adjustment	—	\$3,195	\$2,951	\$3,289	\$9
HC Adjustment	—	-\$44,205	\$39,641	\$324	\$39,383
Adjusted Value	—	\$433,990	\$492,592	\$428,613	\$469,392

Market Risk

Risk of Decline
72.6%

Risk Level
High

This month last year
45.8%

Neighborhood & Subject Marketability

Months of Supply - ZIP



This month last year
3

This month
3

Days on Market - Sold or De-listed Properties



This month last year
36

This month
36

Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	1%	2 Year	3%	3 Year	7%
2024	\$396,884	2025	\$407,794	2026	\$420,577

Glossary

Value

We value this property at \$394,217. The sales price will likely fall between \$365,111 and \$423,323. This is estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.

Source: House analysis

Rental Value

We value this property's monthly rent at \$2,315. The rental price will likely fall between \$2,115 and \$2,515. This is estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.

Source: House analysis

Active

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

Source: Local MLS

Comparable Properties

All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.

Source: Public Record, House analysis

Current Value

Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.

Source: Public Record, HouseCanary Automated Valuation Model

Days on Market

The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.

Source: Local MLS, House analysis

Forecast Standard Deviation (FSD)

A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.

Source: House analysis

MSA 1-Year Risk of Decline

The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.

Source: Local MLS, House analysis

Months of Supply

The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.

Source: Local MLS, House analysis

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, our company relies on other sources (like MLS) to complement the data when possible. The following twelve states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. House has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record

Similarity

Our Company proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, House analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, House analysis

Data Sources

We access up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with company's proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

Disclaimer

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

← 7015 Homestead Ave

Tacoma, WA 98404 • Single Family Detached 3 Beds 1.5 Baths 1,234 Sq.Ft. 0.24 Acre • [View Listing Remarks](#)

Keyword Search













Comps as

Average \$ Schools Rental Yield

Rental Comparable Value \$0/month ⓘ

0 comps selected out of 38 available

Show selected comps only

 <p>7603 153rd St E Puyallup, WA 98375 3 Bd 2.5 Ba 1,518 ft² 6.22 mi Similarity: 82 ●●●● Active · 09/21/23 \$3,010 Courtesy of Main Street Renewal LLC</p>	 <p>12319 200th Avenue Ct E Bonney Lake, WA 98391 3 Bd 2 Ba 1,170 ft² 11.65 mi Similarity: 81 ●●●● Active · 09/19/23 \$2,450 Courtesy of Windermere PM/JMW Group</p>	 <p>50 Beverly Dr SW Tacoma, WA 98499 3 Bd 2.5 Ba 1,856 ft² 6.30 mi Similarity: 79 ●●●● Active · 09/29/23 \$2,500 Courtesy of Windermere PM/JMW Group</p>	 <p>5847 S Pine St Tacoma, WA 98409 4 Bd 1.5 Ba 1,936 ft² 3.50 mi Similarity: 78 ●●●● Active · 09/25/23 \$2,500 Courtesy of eXp Realty</p>
 <p>7901 207th Street Ct E Spanaway, WA 98387 3 Bd 2 Ba 1,472 ft² 9.32 mi Similarity: 74 ●●●● Active · 08/24/23 \$2,595 Courtesy of Main Street Renewal LLC</p>	 <p>19507 79th Avenue Ct E Spanaway, WA 98387 4 Bd 2.5 Ba 1,994 ft² 8.66 mi Similarity: 73 ●●●● Active · 09/06/23 \$2,800 Courtesy of Operation Red Dot</p>	 <p>3534 E Portland Ave Tacoma, WA 98404 2 Bd 1 Ba 2,110 ft² 2.50 mi Similarity: 73 ●●●● Active · 09/25/23 \$3,000 Courtesy of John L. Scott, Inc</p>	 <p>19411 Aurora Dr E Spanaway, WA 98387 3 Bd 2 Ba 2,740 ft² 7.85 mi Similarity: 67 ●●●● Active · 08/07/23 \$2,995 Courtesy of Sold by Synergy Properties</p>
 <p>10702 Hill Ter SW Lakewood, WA 98498 4 Bd 2.5 Ba 2,821 ft² 7.37 mi Similarity: 66 ●●●● Active · 09/15/23 \$3,295 Courtesy of Main Street Renewal LLC</p>	 <p>5113 N Pearl St Unit A Ruston, WA 98407 — Bd 0.5 Ba 1,000 ft² ... Similarity: 65 ●●●● Active · 03/02/23 \$2,800 Courtesy of Keller Williams Rty Tacoma</p>	 <p>7244 179th Street Ct E Puyallup, WA 98375 3 Bd 2.5 Ba 2,024 ft² 7.62 mi Similarity: 64 ●●●● Active · 09/16/23 \$2,950 Courtesy of Skyline Properties, Inc.</p>	 <p>217 N Meridian Puyallup, WA 98371 — Bd — Ba 1,800 ft² 5.00 mi Similarity: 64 ●●●● Active · 09/25/23 \$3,109 Courtesy of Theory Real Estate</p>

Help