

Built 1960- 1997	Everett Duplex Closed Sales	Address	Sale Price	Monthly Income	GAI	GRM	Assessed Value	Sales Price / Assessec Value	Square Feet	\$ PSF	Monthly Rent \$ PSF	Annual Rent \$ PSF
		806 52nd Pl	\$307,800	\$1,390	\$16,680	18.45	\$252,300	122.00%	1789	\$172	\$0.78	\$9.32
		8518 Vernon	\$415,000	\$2,000	\$24,000	17.29	\$319,200	130.01%	2460	\$169	\$0.81	\$9.76
		5307 S 4th	\$470,000	\$2,200	\$26,400	17.80	\$322,100	145.92%	2808	\$167	\$0.78	\$9.40
		13106 Ash	\$497,000	\$2,340	\$28,080	17.70	\$379,400	131.00%	2718	\$183	\$0.86	\$10.33
		1921 Chestnut	\$335,000	\$1,400	\$16,800	19.94	\$283,100	118.33%	1996	\$168	\$0.70	\$8.42
		303 61st SE	\$339,500	\$1,550	\$18,600	18.25	\$257,300	131.95%	2070	\$164	\$0.75	\$8.99
		2717 Gibson	\$357,200	\$1,670	\$20,040	17.82	\$259,100	137.86%	1536	\$233	\$1.09	\$13.05
		4311 S 3rd	\$336,000	\$2,050	\$24,600	13.66	\$213,300	157.52%	2080	\$162	\$0.99	\$11.83
		11423 3rd Pl W	\$495,000	\$2,400	\$28,800	17.19	\$372,000	133.06%	2740	\$181	\$0.88	\$10.51
		129 Madison	\$360,000	\$1,650	\$19,800	18.18	\$241,000	149.38%	2104	\$171	\$0.78	\$9.41
		7416 Lower Ridge	\$385,000	\$1,675	\$20,100	19.15	\$231,100	166.59%	1760	\$219	\$0.95	\$11.42
		9014 10th Pl SE	\$360,000	\$1,780	\$21,360	16.85	\$273,500	131.63%	1784	\$202	\$1.00	\$11.97
		12317 Alexander Rd	\$432,000	\$2,200	\$26,400	16.36	\$333,500	129.54%	2672	\$162	\$0.82	\$9.88
		6627 Highland Dr	\$363,000	\$1,750	\$21,000	17.29	\$290,500	124.96%	2208	\$164	\$0.79	\$9.51
		614 60th St	\$512,000	\$2,200	\$26,400	19.39	\$398,600	128.45%	3306	\$155	\$0.67	\$7.99
		8 107th St SE	\$360,000	\$1,675	\$20,100	17.91	\$321,800	111.87%	2148	\$168	\$0.78	\$9.36
		923 57th St SE	\$370,000	\$1,675	\$20,100	18.41	\$290,100	127.54%	2430	\$152	\$0.69	\$8.27
		Averages	\$393,794	\$1,859	\$22,309	17.74	\$296,347	133.98%	2,271	\$176	\$0.83	\$9.97