

YOUR PERSONALIZED SELLING PLAN

Prepared for Parth

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A PLAN BUILT AROUND YOUR NEXT CHAPTER

• Review how your home's condition and updates shape its market position.

• Talk through accessing your full equity to support your move to California.

• Outline preparation, pricing, and timing around the tenants' move-out.

WHAT RECENT SALES TELL US ABOUT YOUR HOME

3625 36th Avenue W, Seattle, WA 98199

Sold • \$841,000

2 bd • 1 ba • ~1,000 sqft • similar Magnolia single-family, recent closed sale.

3631 32nd Avenue W, Seattle, WA 98199

Sold • \$939,888

2 bd • 2 ba • ~1,500 sqft • larger updated home, top of the comparable range.

3300 Government Way #B, Seattle, WA 98199

Sold • \$650,000

3 bd • 2 ba • ~1,100 sqft • different property type, lower end of the range.

KEY TAKEAWAYS

• Recent closed Magnolia sales cluster in the mid-\$800Ks for homes similar to yours.

• Updated, larger homes have reached the high-\$800Ks to low-\$900Ks.

• Your \$825,000 target sits within the supported range; final positioning depends on preparation and timing.

NEXT STEP

Book a call with Celeste to talk through how these comparables apply to your home's condition, preparation, and timing • and what would make the next step feel right for your move.

This summary is for your personal use. Pricing conclusions reflect Celeste's market analysis, not a third-party estimate. No specific sale price or timeline