



compcheck.ai

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COMPARABLE SALE RESEARCH



9608 Boulder Ave, Vancouver, WA 98664

VALUE TESTED: **\$500,000**

RANGE OF SOLD COMPARABLES: \$432,000 - \$496,744

RANGE OF PRICE PER SF: \$286 - \$328

Disclaimer: This is not an appraisal and should not be used in lieu of an appraisal.

COMPARABLE SEARCH CRITERIA

CompCheck.ai employs expandable appraisal parameters refined by AI-driven comparable selection

Set Parameters (Based on Subject's Characteristics)				Weighting
Distance	Radius	0 Miles	1 Mile	40%
Living Area	-10% to 15%	1,469	1,876	30%
Lot Size	+/-50%	4,138	12,414	Not Scored
Stories	+/-0	1	1	Not Scored
Year Built	+/-7 Years	1961	1975	Not Scored
Date	6 Months	05/22/2025	11/22/2025	30%

HOW TO USE COMPCHECK.AI RESEARCH

Using public records data CompCheck.ai Research employs AI selected comparables refined by typical appraisal parameters.

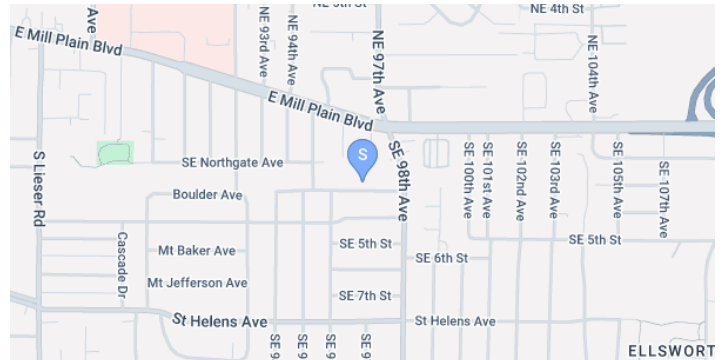
- 1. This is preliminary appraisal research consisting of up to 4 sales combining appraisal parameters and AI similarity scoring. There are no values or adjustments just a range of sales that may be on an appraiser's radar.**
- 2. When a contract price or estimated refi value needs further confirmation, we suggest introducing our REALTOR® product Valuetest.ai to a listing agent or an existing referral partners.**
- 3. This report is enhanced in conjunction with our REALTOR® product ValueTest.ai to access the most current MLS data.**
- 4. Expanded search is available where your market demands larger search filters or to get the entire research picture.**

The sales data provided has been accessed through public records data. Certain markets may experience a lag in the closed sales data. When a contract price or estimated refi value looks high, we suggest introducing our REALTOR® product Valuetest.ai to a listing agent or an existing referral partner. They will be able to access the most up to date MLS data.

Subject - 9608 Boulder Ave, Vancouver, WA 98664

Off-Market

Beds	Baths	Living Area	Lot Size	Year Built	Sold Date	Sold Price	Rent Amount	Lien Amount
4	2.1	1,632	8,276	1968	05/31/2023	\$ 469,000	\$ 2,242 - \$ 2,594	\$ 363,960

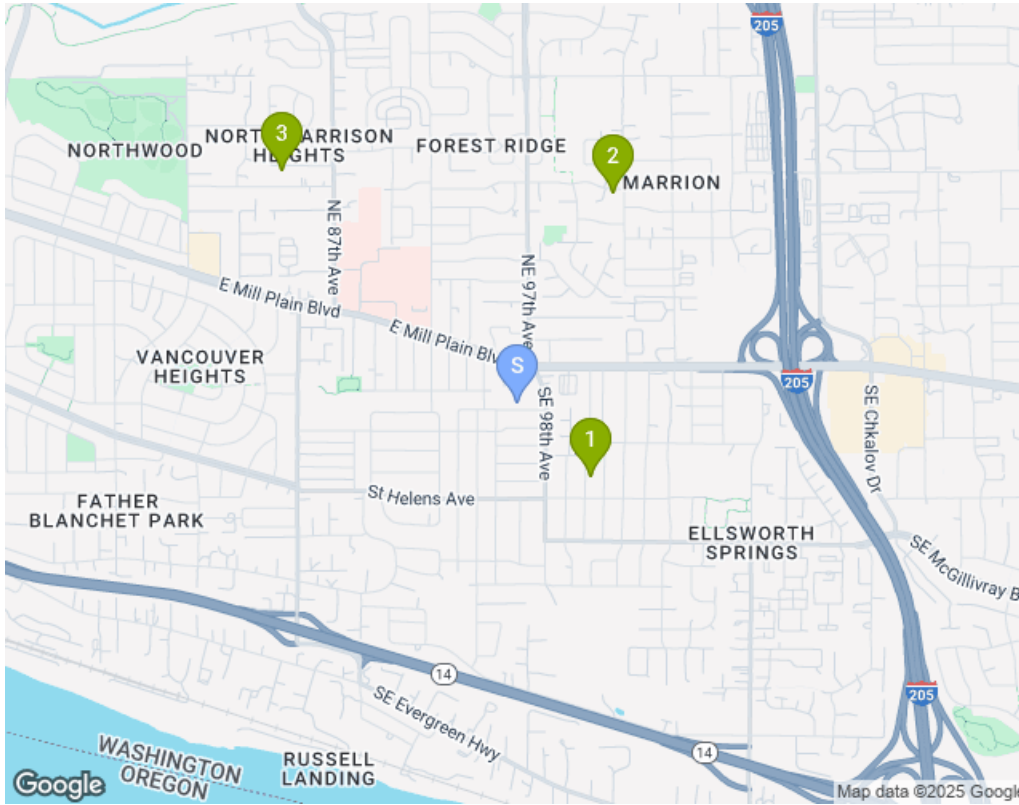


Key Details

Type: Single Family Residence	Style: Stories1,Ranch	Construction: WoodSiding
County: Clark County	Stories: 1	Fireplaces: 1
Subdivision: --	Garages: 2.00	

Features

Association YN: N	Heating: Ceiling,WallFurnace	Pool: --	Basement: CrawlSpace
Association Fee: \$ -- / Monthly	Cooling: None	Parking Features: OffStreet, RVAcessParking,RVParking, Attached	Basement SqFt: --
Interior Features: CeilingFan, GarageDoorOpener, HardwoodFloors,Laundry, VaultedCeiling		Community Features: --	Water Source: Yes
Exterior Features: Deck,Fenced, Patio,RVParking,ToolShed			



#	Dis	Address	GLA	Bed/ Bath	Lt Size	Pool	Close	per Sf	Last Close Price
S	--	9608 Boulder Ave Vancouver , WA 98664	1,632	4 / 2.1	8,276	--	05/31/2023	\$287	\$469,000
1	0.27	609 SE 100TH AVE VANCOUVER , WA 98664	1,511	-- / 1.1	8,195	--	06/25/25	\$328	\$496,744
2	0.60	10107 NE 9TH ST VANCOUVER , WA 98664	1,508	-- / 1.1	7,754	--	09/03/25	\$286	\$432,000
3	0.86	8405 NE 10TH ST VANCOUVER , WA 98664	1,526	-- / 1.0	8,447	--	11/05/25	\$311	\$475,000

452 Results 74 Active 272 Sold

Inventory Analysis	7-12	4-6	0-3	Trend
Total # of Comparables Sales (Settled)	129	74	68	▲
Absorption Rate	21.50	24.67	22.67	▲
Total # of Comparables (Active)	50	67	74	▲
Months of Housing Supply	2.326	2.716	3.265	▲
Median Comparable Sale Price	\$465,000	\$497,847	\$473,200	--
Median Comparable List Price	\$501,500	\$554,900	\$547,872.5	--
Median Comparable Listing DOM	33.5	45	60.5	--
Median Comparable Sales DOM	50.5	47.5	60	▲
Median Sale Price as % of List Price	100	100	100	--