



## MOVE Real Estate

[www.move.realestate](http://www.move.realestate)



# PROPERTY EXPLORER

## Valuation Report



### Property Location

18665 Highland Ave  
Wayzata, MN 55391

### Value Estimate

\$744,126

### Effective Date

9/5/2025

### Client File ID

tmeckey



### Thomas Meckey • MOVE Real Estate

5000 W. 36th St.  
Suite 225  
Minneapolis, MN 55416  
[tom@move.realestate](mailto:tom@move.realestate)  
612-439-7646  
[www.move.realestate](http://www.move.realestate)



**18665 Highland Ave** Wayzata, MN 55391    **County:** Hennepin County

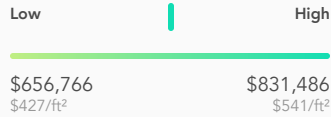


### HouseCanary Value

High Confidence (88%)  
FSD: 0.12

**\$744,126**

\$484/ft<sup>2</sup>

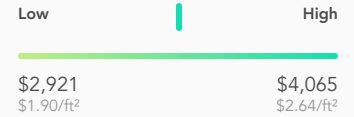


### HouseCanary Rental Value

Medium Confidence (84%)  
FSD: 0.16

**\$3,493**

\$2.27/ft<sup>2</sup>



### Subject

**APN #** 18-117-22-34-0055

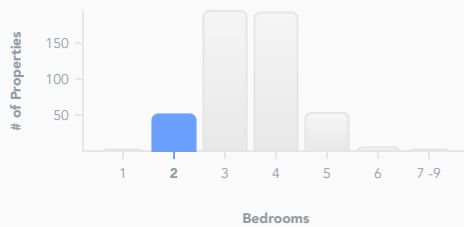
Property Type	Single Family Detached	Year Built	1988
Beds	2	Lot Size	20,038 ft <sup>2</sup>
Baths	1.5	Owner Occupied	Unknown
GLA	1,537 ft <sup>2</sup>	HOA Fee	0, —
Sq. Ft. Above Grade	1,489 ft <sup>2</sup>	HOA Fee Includes	—
Sq. Ft. Below Grade	48 ft <sup>2</sup>	Tax Amount (Year)	\$7,132 (2025)
Condition	Worn But Adequate		

### Transaction History

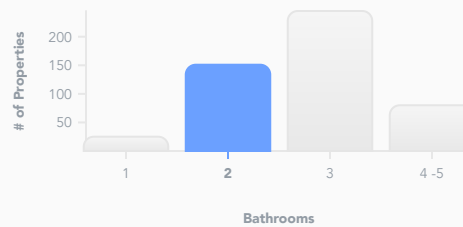
Date	Event	Type	Price	Appreciation	ADOM	Source
7/1/2020	Closed	Arms-Length	\$505,000	—	20	mls+deed
6/4/2020	Pending	—	\$550,000	—	20	mls
5/15/2020	Active	—	\$550,000	—	—	mls
5/15/2020	Active	—	\$550,000	—	—	mls

### Subject's Comparability to Market

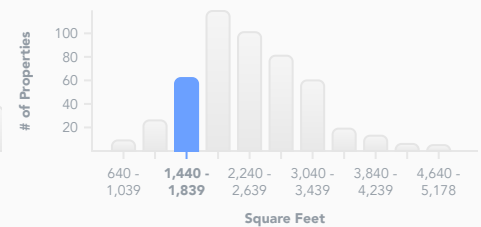
#### Bedrooms



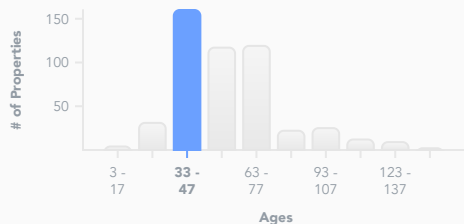
#### Bathrooms



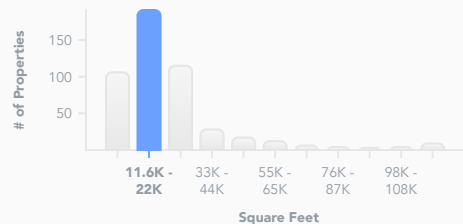
#### Square Feet



#### Age



#### Site Area

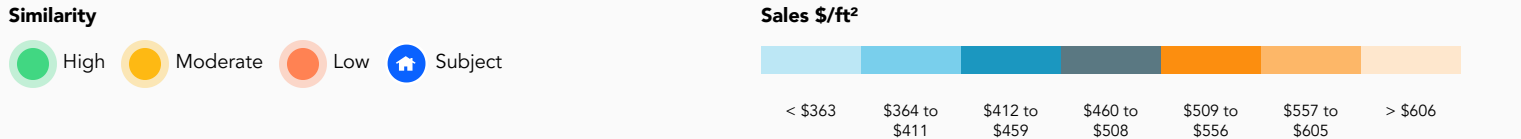
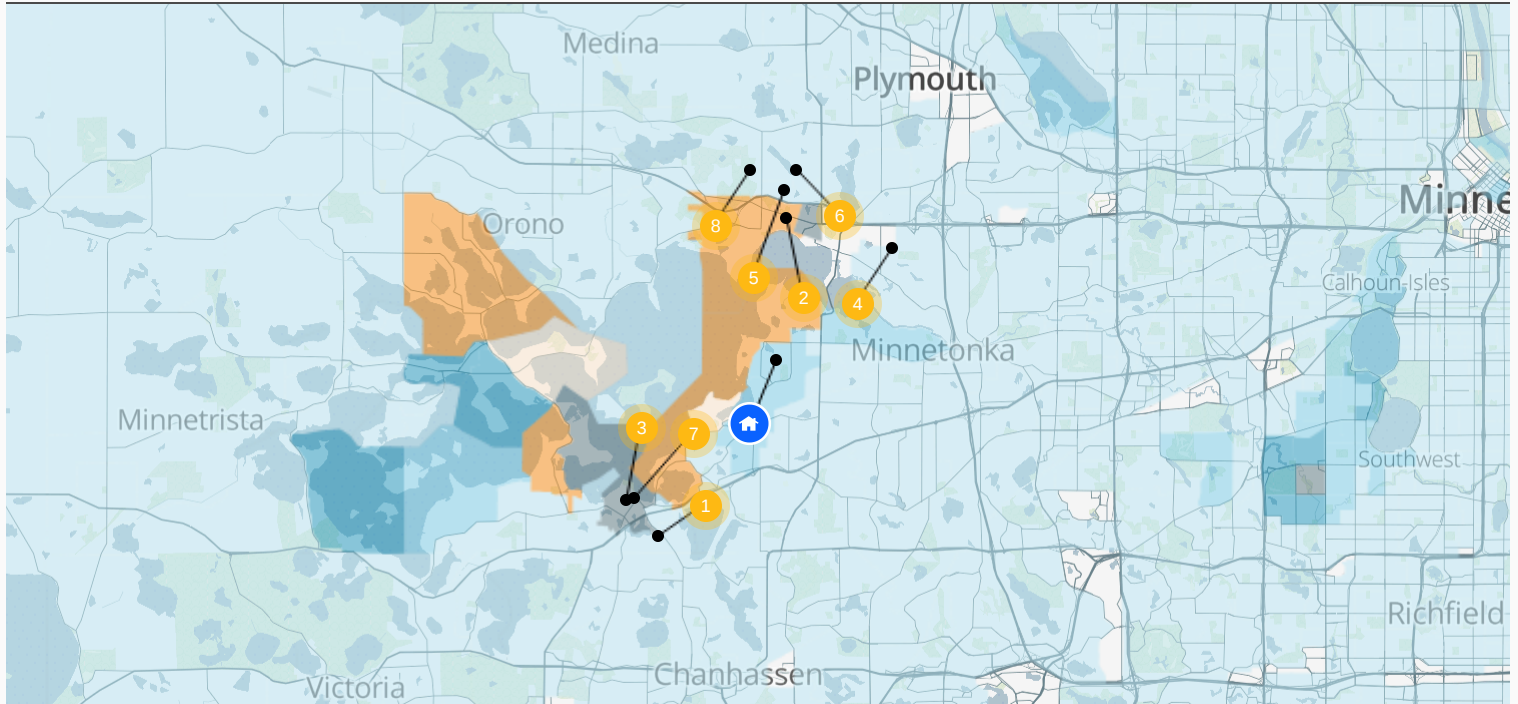


#### Legend

- Subject Property
- Nearby properties

18665 Highland Ave Wayzata, MN 55391 County: Hennepin County

## Selected Sold & Active Comparables (1 of 3)






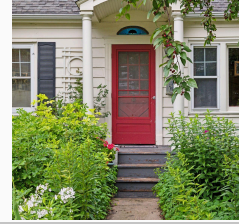
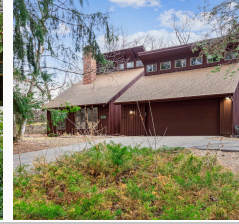
#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	18665 Highland Ave	—	Closed	\$505,000	7/1/2020	2	1.5	1,537 ft²	20,038 ft²	Single Family Detached	1988
	21986 Bracketts Rd Excelsior, MN 55331	3.59 mi	Closed	\$500,000	6/23/2025	3	2	1,589 ft²	21,344 ft²	Single Family Detached	1989
	429 Rice St E Wayzata, MN 55391	2.37 mi	Closed	\$775,000	4/4/2025	4	2.5	1,910 ft²	10,890 ft²	Single Family Detached	1960
	221 Bell St Excelsior, MN 55331	3.45 mi	Closed	\$650,000	8/20/2025	3	1.5	1,357 ft²	7,841 ft²	Single Family Detached	1945
	15700 White Pine Dr Wayzata, MN 55391	2.70 mi	Closed	\$600,000	5/27/2025	3	2	1,912 ft²	22,651 ft²	Single Family Detached	1977
	355 Margaret Cir Wayzata, MN 55391	2.83 mi	Closed	\$754,000	4/17/2025	4	2	2,016 ft²	35,284 ft²	Single Family Detached	1959
	435 Queensland Ln N Plymouth, MN 55447	3.18 mi	Closed	\$830,500	6/20/2025	7	3.5	1,362 ft²	69,260 ft²	Single Family Detached	1979
	35 Center St Excelsior, MN 55331	3.34 mi	Closed	\$778,750	9/3/2025	4	3	1,765 ft²	8,712 ft²	Single Family Detached	1920
	126 Chevy Chase Dr Wayzata, MN 55391	3.19 mi	Closed	\$795,000	6/19/2025	4	2.5	2,207 ft²	19,166 ft²	Single Family Detached	1958



**18665 Highland Ave** Wayzata, MN 55391    **County:** Hennepin County



### Selected Sold & Active Comparables (2 of 3)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	18665 Highland Ave Wayzata, MN 55391	21986 Bracketts Rd Excelsior, MN 55331	429 Rice St E Wayzata, MN 55391	221 Bell St Excelsior, MN 55331	15700 White Pine Dr Wayzata, MN 55391
Similarity	—	● ● ● 82	● ● ● 81	● ● ● 81	● ● ● 80
Distance	—	3.59 mi	2.37 mi	3.45 mi	2.70 mi
Sale Date	7/1/2020	6/23/2025	4/4/2025	8/20/2025	5/27/2025
Sale Price	\$505,000	\$500,000	\$775,000	\$650,000	\$600,000
Sale Price/ft²	\$329/ft²	\$315/ft²	\$406/ft²	\$479/ft²	\$314/ft²
List Date	5/15/2020	5/23/2025	5/17/2024	7/18/2025	4/18/2025
List Price	\$550,000	\$500,000	\$810,000	\$750,000	\$575,000
List Price/ft²	\$358/ft²	\$315/ft²	\$424/ft²	\$553/ft²	\$301/ft²
Bedrooms	2	3	4	3	3
Bathrooms	1.5	2	2.5	1.5	2
Square Feet	1,537 ft²	1,589 ft²	1,910 ft²	1,357 ft²	1,912 ft²
Sq. Ft. Above Grade	1,489 ft²	1,055 ft²	1,462 ft²	1,205 ft²	1,912 ft²
Sq. Ft. Below Grade	48 ft²	534 ft²	448 ft²	152 ft²	0 ft²
Lot Size	20,038 ft²	21,344 ft²	10,890 ft²	7,841 ft²	22,651 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1988	1989	1960	1945	1977
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	BOYERS DEEPHAVEN FARM	Auditors Sub 120	WAYZATA	Connors & Others Sub Lts Excelsior	HIGH HOLDRIDGE
Active D.O.M.	20	3	206	24	3
Cumulative D.O.M.	47	27	78	33	3
Current Value	\$744,126	\$515,237	\$784,673	\$649,746	\$605,299
Pool	No	Unknown	Unknown	No	Unknown
Garage Spaces	4	2	2	1	3
Stories	1	—	1	—	2
Basement	Yes	Yes	No	Yes	Yes
Distressed	No	No	No	No	No
Flip	No	No	No	No	No
Condition	Worn But Adequate	Worn But Adequate	Well Maintained	Excellent	Well Maintained
Market Price	\$505,000	\$500,000	\$775,000	\$650,000	\$600,000
HPI Adjustment	—	\$3,183	\$10,371	\$2,263	\$3,630
HC Adjustment	—	-\$32,105	-\$73,167	\$31,398	-\$75,053
User Adjustment	—	\$—	\$—	\$—	\$—




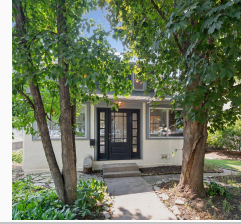





**18665 Highland Ave** Wayzata, MN 55391    **County:** Hennepin County

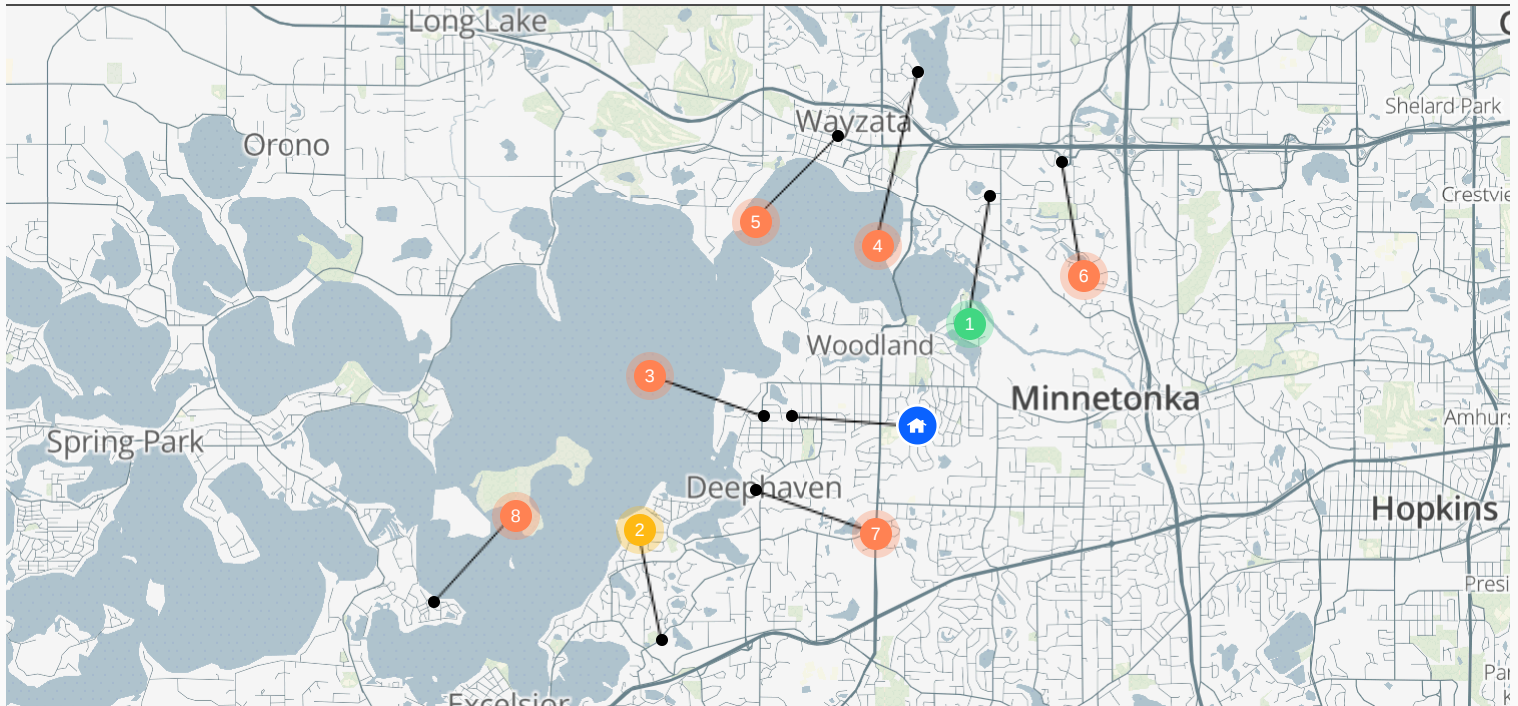


### Selected Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	18665 Highland Ave Wayzata, MN 55391	355 Margaret Cir Wayzata, MN 55391	435 Queensland Ln N Plymouth, MN 55447	35 Center St Excelsior, MN 55331	126 Chevy Chase Dr Wayzata, MN 55391
Similarity	—	● ● ● 80	● ● ● 80	● ● ● 80	● ● ● 78
Distance	—	2.83 mi	3.18 mi	3.34 mi	3.19 mi
Sale Date	7/1/2020	4/17/2025	6/20/2025	9/3/2025	6/19/2025
Sale Price	\$505,000	\$754,000	\$830,500	\$778,750	\$795,000
Sale Price/ft²	\$329/ft²	\$374/ft²	\$610/ft²	\$441/ft²	\$360/ft²
List Date	5/15/2020	1/31/2025	4/29/2025	8/1/2025	5/28/2025
List Price	\$550,000	\$749,900	\$750,000	\$789,375	\$749,000
List Price/ft²	\$358/ft²	\$372/ft²	\$551/ft²	\$447/ft²	\$339/ft²
Bedrooms	2	4	7	4	4
Bathrooms	1.5	2	3.5	3	2.5
Square Feet	1,537 ft²	2,016 ft²	1,362 ft²	1,765 ft²	2,207 ft²
Sq. Ft. Above Grade	1,489 ft²	— ft²	1,362 ft²	1,720 ft²	1,450 ft²
Sq. Ft. Below Grade	48 ft²	— ft²	0 ft²	45 ft²	757 ft²
Lot Size	20,038 ft²	35,284 ft²	69,260 ft²	8,712 ft²	19,166 ft²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1988	1959	1979	1920	1958
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	BOYERS DEEPHAVEN FARM	FAZENDINS ADDN TO WAYZATA	HADLEY PLACE	Auditors Sub 135	HILL OWAY MANOR
Active D.O.M.	20	147	49	9	21
Cumulative D.O.M.	47	190	52	33	21
Current Value	\$744,126	\$762,878	\$827,158	\$778,758	\$799,405
Pool	No	Unknown	No	No	Unknown
Garage Spaces	4	—	3	0	2
Stories	1	2	2	2	1
Basement	Yes	Yes	Yes	Yes	Yes
Distressed	No	No	No	No	No
Flip	No	No	No	Yes	No
Condition	Worn But Adequate	Worn But Adequate	Well Maintained	Well Maintained	Excellent
Market Price	\$505,000	\$754,000	\$830,500	\$778,750	\$795,000
HPI Adjustment	—	\$10,316	\$4,592	\$0	\$7,196
HC Adjustment	—	-\$85,596	-\$48,575	-\$28,799	-\$96,577
User Adjustment	—	\$—	\$—	\$—	\$—

**18665 Highland Ave** Wayzata, MN 55391    County: Hennepin County

## HouseCanary Suggested Rental Comparables



### Similarity

● High   
 ● Moderate   
 ● Low   
 ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	<b>18665 Highland Ave</b>	—	—	\$—/mo.	—	2	1.5	1,537 ft²	20,038 ft²	Single Family Detached	1988
	16119 Ringer Rd Wayzata, MN 55391	2.49 mi	Active	\$5,900/mo.	8/9/2025	4	3	2,617 ft²	40,951 ft²	Single Family Detached	1961
	20515 Manor Rd Excelsior, MN 55331	2.17 mi	Closed	\$2,950/mo.	4/26/2025	3	2	1,918 ft²	17,426 ft²	Single Family Detached	1958
	19075 Highland Ave Wayzata, MN 55391	0.23 mi	Closed	\$2,300/mo.	5/13/2025	2	1	1,240 ft²	15,683 ft²	Single Family Detached	1911
	110 Holly Ln N Plymouth, MN 55447	3.08 mi	Closed	\$4,500/mo.	5/13/2025	2	2	2,650 ft²	10,891 ft²	Single Family Detached	1980
	108 Broadway Ave N Wayzata, MN 55391	2.39 mi	Closed	\$3,250/mo.	3/30/2025	3	2	2,281 ft²	4,792 ft²	Single Family Detached	1904
	15195 Wayzata Blvd Wayzata, MN 55391	3.12 mi	Closed	\$3,750/mo.	6/7/2025	3	2.5	3,206 ft²	23,348 ft²	Single Family Detached	2001
	19155 Ramsey Rd Wayzata, MN 55391	0.69 mi	Closed	\$3,800/mo.	9/3/2025	4	3	2,591 ft²	20,476 ft²	Single Family Detached	1917
	40 Lakeview Ave Excelsior, MN 55331	3.39 mi	Closed	\$3,050/mo.	4/21/2025	3	1.5	1,848 ft²	11,326 ft²	Single Family Detached	1920



18665 Highland Ave Wayzata, MN 55391 County: Hennepin County



## Market Risk

Risk of Decline  
16.1%

Risk Level  
Low

This month last year  
12.9%

## Neighborhood & Subject Marketability

### Months of Supply - ZIP



This month last year  
3

This month  
3

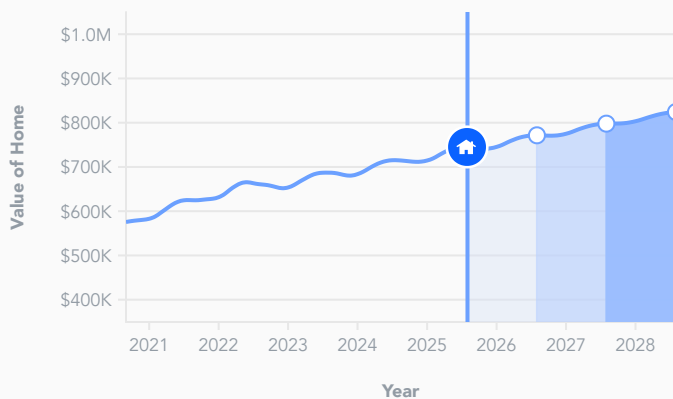
### Days on Market - Sold or De-listed Properties



This month last year  
33

This month  
35

## HouseCanary Forecast Based on Zipcode Market Conditions



### 3 Year Growth

1 Year	4%	2 Year	7%	3 Year	11%
2026	\$771,509	2027	\$797,851	2028	\$824,193



**18665 Highland Ave** Wayzata, MN 55391    **County:** Hennepin County



## Glossary

<b>HouseCanary Value</b>	<p>This is HouseCanary's 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.</p> <p>Source: HouseCanary analysis</p>
<b>HouseCanary Rental Value</b>	<p>This is HouseCanary's 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.</p> <p>Source: HouseCanary analysis</p>
<b>Active</b>	<p>Active listings within a 1 year timeframe near the subject property.</p> <p>Source: Local MLS</p>
<b>Comparable Properties</b>	<p>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.</p> <p>Source: Public Record, HouseCanary analysis</p>
<b>Current Value</b>	<p>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.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
<b>Days on Market</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Forecast Standard Deviation (FSD)</b>	<p>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.</p> <p>Source: House Canary analysis</p>
<b>HouseCanary Suggested Comps</b>	<p>HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.</p> <p>Source: HouseCanary analysis</p>
<b>MSA 1-Year Risk of Decline</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>
<b>Months of Supply</b>	<p>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.</p> <p>Source: Local MLS, HouseCanary analysis</p>





**18665 Highland Ave** Wayzata, MN 55391    **County:** Hennepin County



## 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, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, 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. HouseCanary 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

HouseCanary 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, HouseCanary 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, HouseCanary analysis

## Data Sources

HouseCanary accesses 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 HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at [support@housecanary.com](mailto:support@housecanary.com).

## 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 HouseCanary 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 HouseCanary, and such information and conclusions are not guaranteed by HouseCanary and should not be construed as a certified appraisal or valuation, or investment advice, or relied upon for critical decision making. HouseCanary uses or has used public and/or confidential data and assumptions provided to HouseCanary by third parties, and HouseCanary 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.