

**3466 Westminster Way  
Napa, CA 94558**

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CA





**Off Market / Public Record** • Sold Date: 10/30/2017, Public Record

Closed Price  
**\$1,225,000**  
 Off Market Date 10/30/2017

CMA Value  
**\$2,550,000**  
 Last Edited 2/10/2026 Price per Sq Ft \$588

RVM®  
**\$2,177,610**  
 RVM® Updated 2/1/2026

RVM® Estimated Range  
 \$1.9M — \$2.46M

RVM® Confidence  
 ★ ★ ★ ★ ☆

RVM® Month Change  
 ↓ \$31,640

RVM® Year Change  
 ↓ 17.48%

**4 Beds**    
 **4 Baths**    
 **4,340 Sq Ft**    
 **0.46 Acres**

**Basic Facts**

<b>Type</b> Single Family	<b>Land Use</b> Single Family Residential
<b>Year Built</b> 1991	<b>APN/TaxID</b> 041-122-010-000
<b>Price by SqFt</b> \$502 per sq ft	<b>Previously sold</b> for \$1,225,000 on 10/30/2017

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	4	–
Total Baths	4	–
Full Baths	3	–
Partial Baths	1	–
Living Area (sq ft)	4,340	–
Building Area (sq ft)	4,340	–
Lot Size	0.46 acres	–
Lot Dimensions	20250 SF	–
Garage	Yes	–
Garage (spaces)	3	–
Year Built	1991	–
Total Rooms	10	–
Heating	Central	–
Cooling	Central	–
Fireplaces	3	–
Construction	Wood	–
Number of Units	0	–
Number of Stories	2	–
Owned Solar	–	Yes

## Legal Description

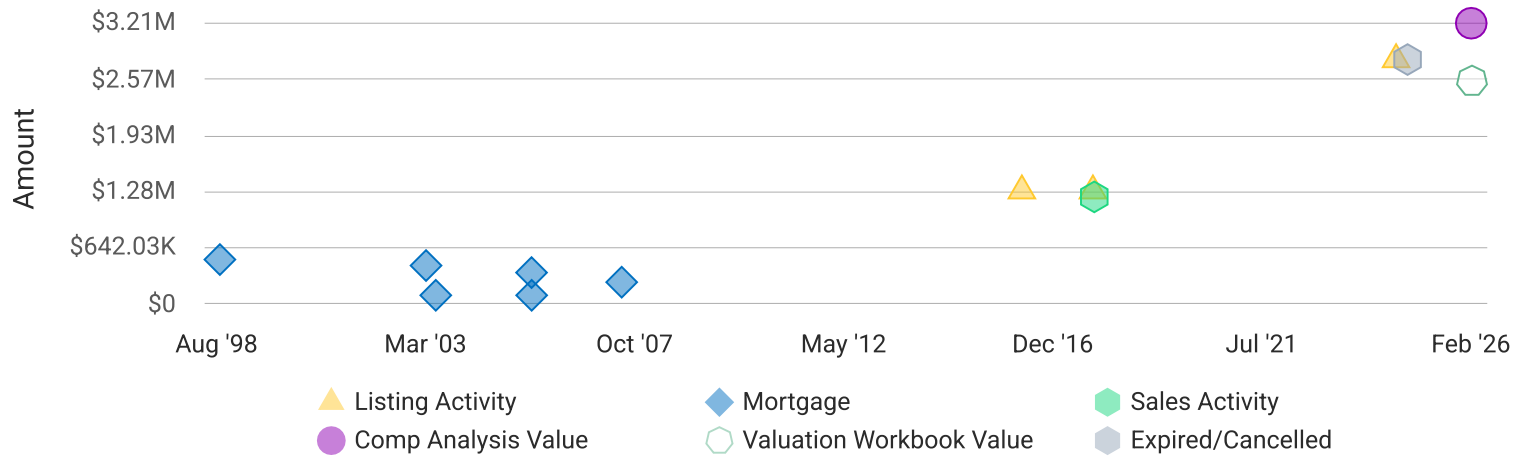
Parcel Number	041-122-010-000	County	Napa County
Census Tract	060552007.031011	Carrier Route	C051
Abbreviated Description	LOT 14 WESTMINSTER SUB 15R/M31	Current Use	Single Family Residential

## Public Record History

### Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$568,913	\$557,758	\$546,822	\$536,100	\$525,589
Assessed Value - Improvements	\$824,923	\$808,749	\$792,892	\$777,346	\$762,104
Total Assessed Value	\$1,393,836	\$1,366,507	\$1,339,714	\$1,313,446	\$1,287,693
Tax Rate Code Area	2-000	2-000	2-000	2-000	2-000
Total Tax Amount	\$16,425	\$15,871	\$15,594	\$15,373	\$15,152
CA Home Owner Exemption	H	H	H	H	H

### Sales and Financing Activity



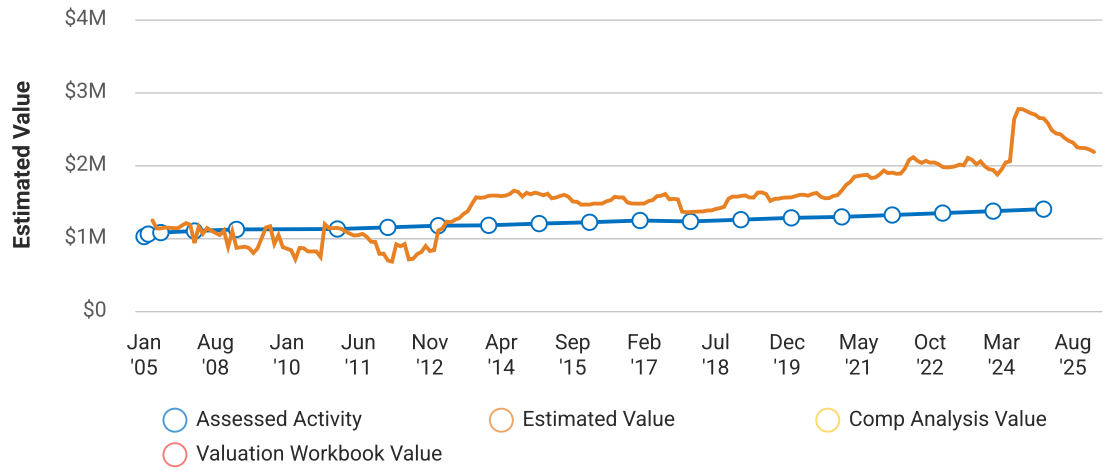
Date	Event	Amount
2/10/2026	Valuation Workbook Value	\$2,550,000
2/4/2026	Comp Analysis Value	\$3,210,153
9/12/2024	Canceled MLS For Sale	\$2,795,000
6/12/2024	New Listing MLS For Sale	\$2,795,000
10/30/2017	MLS Sale	\$1,225,000
10/19/2017	Pending MLS For Sale	\$1,295,000
3/29/2016	New Listing MLS For Sale	\$1,295,000
6/20/2007	Credit Line (Revolving) / HELOC	\$250,000
6/29/2005	Credit Line (Revolving) / HELOC	\$100,000
6/28/2005	Unknown	\$359,650
5/23/2003	Credit Line (Revolving) / HELOC	\$100,000
3/6/2003	Unknown	\$440,000
8/28/1998	Unknown	\$508,500

### Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



### Photos

#### Historical Photos



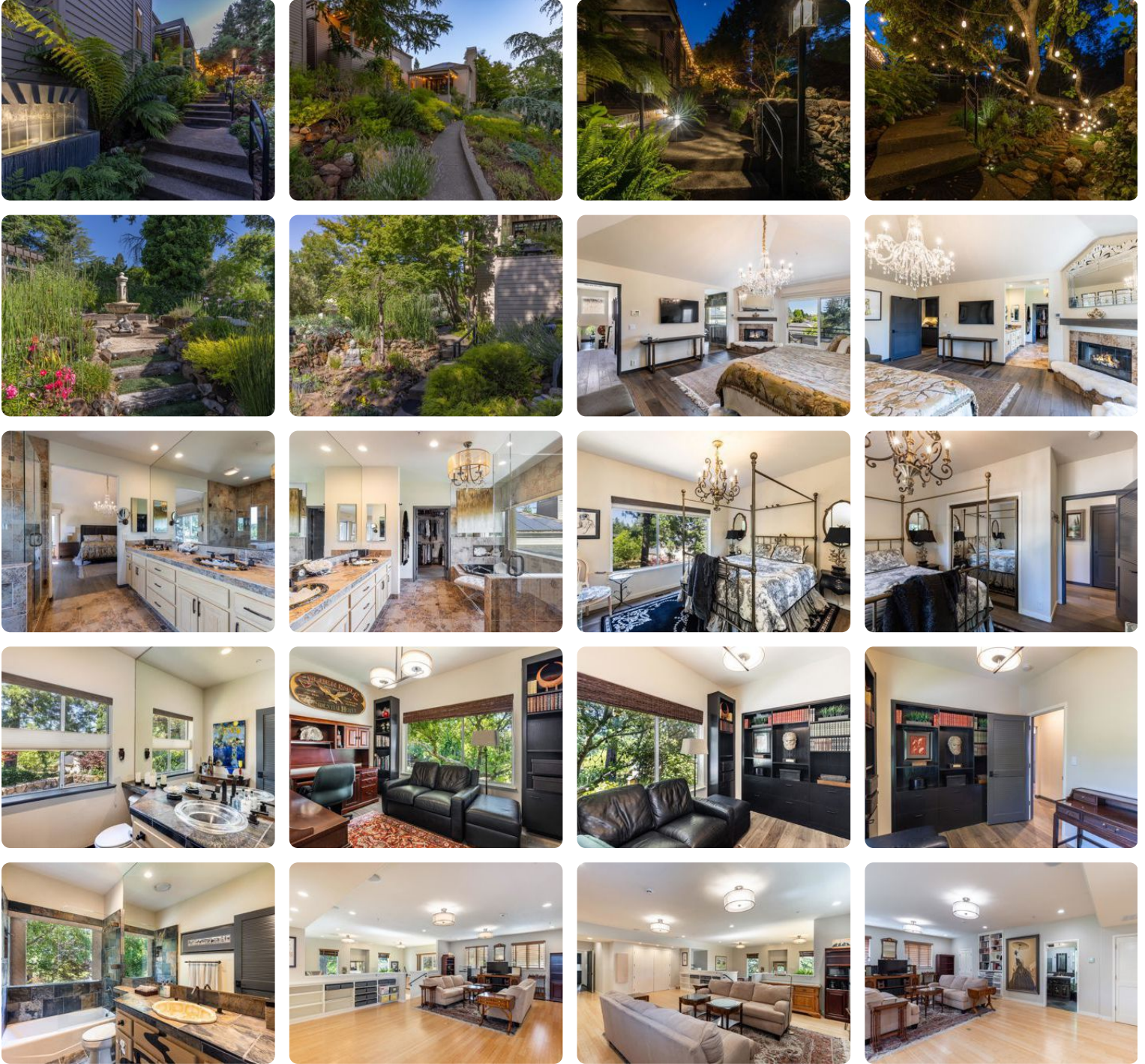
# Photos

## Historical Photos



# Photos

## Historical Photos



# Photos

## Historical Photos



# Pricing Summary

Closed Price

**\$1,225,000**

RVM®

**\$2,177,610**

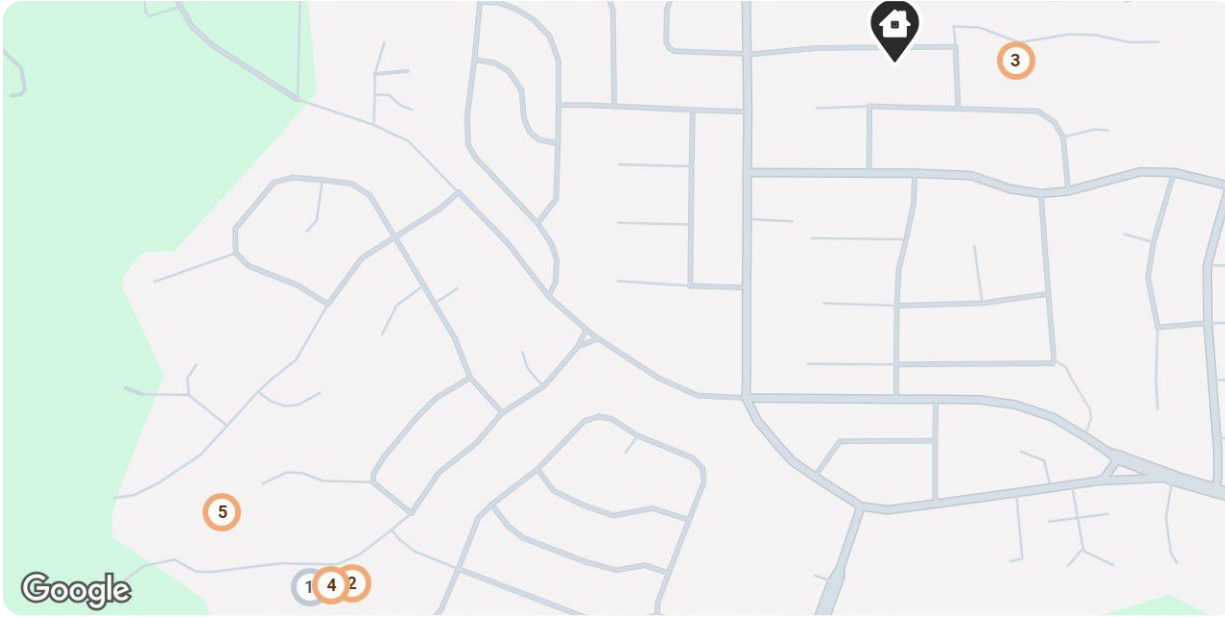
Advanced CMA Value

Price estimate based on comps.

**\$2,550,000**

# CMA

## Comp Property Summary



### Legend

- Subject Property
- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p><b>3466 Westminister Way</b> Napa, CA 94558</p> <p> Off Market / Public Record</p>	Single Family	4/4	4,340	0.46 acres	1991	-	-	-
	<p><b>1219 Tall Grass Ct</b> Napa, CA 94558</p> <p>MLS ID: 325008945</p> <p> Closed / For Sale</p> <p><i>Courtesy of Corcoran Icon Properties</i></p>	Single Family	4/4	4,047	0.59 acres	2010	24	\$704	\$2,850,000
	<p><b>1207 Tall Grass Ct</b> Napa, CA 94558</p> <p>MLS ID: 325011548</p> <p> Closed / For Sale</p> <p><i>Courtesy of Sotheby's International Realty</i></p>	Single Family	5/5	4,194	0.37 acres	2011	187	\$596	\$2,500,000
	<p><b>3455 Westminister Ct</b> Napa, CA 94558</p> <p>MLS ID: 325075392</p> <p> Closed / For Sale</p> <p><i>Courtesy of Windermere Napa Valley Properties</i></p>	Single Family	4/4	3,260	0.46 acres	2000	23	\$675	\$2,200,000
	<p><b>1213 Tall Grass Ct</b> Napa, CA 94558</p> <p>MLS ID: 325050186</p> <p> Closed / For Sale</p> <p><i>Courtesy of Corcoran Icon Properties</i></p>	Single Family	5/4	3,929	0.54 acres	2011	76	\$700	\$2,750,000

5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p><b>3466 Westminster Way</b> Napa, CA 94558</p> <p>■ Off Market / Public Record</p>	Single Family	4/4	4,340	0.46 acres	1991	-	-	-
	<p><b>3747 Beartooth Ln E</b> Napa, CA 94558</p> <p>MLS ID: 325077715</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/3	3,324	0.65 acres	2010	66	\$872	\$2,900,000

### Comp Property Adjustments



Address	3466 Westminster Way Napa, CA 94558	1219 Tall Grass Ct Napa, CA 94558	1207 Tall Grass Ct Napa, CA 94558	3455 Westminster Ct Napa, CA 94558
Status	Subject Property	1  Closed	2  Closed	3  Closed
MLS ID	–	325008945	325011548	325075392
Proximity	–	0.76 Mi. SW	0.73 Mi. SW	0.12 Mi. E
Value	–	\$2,850,000	\$2,500,000	\$2,200,000
Date	–	3/13/2025 Closed Date	9/4/2025 Closed Date	9/26/2025 Closed Date
Days in RPR	–	24	187	23
Price per Sq Ft	–	\$704	\$596	\$675
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence
Total Rooms	10	9	12	8
Bedrooms	4	4	5 <b>-\$35,000</b>	4
Total Baths	3.1	3.1	4.1 <b>-\$25,000</b>	3.1
Full Baths	3	3	4	3
Partial Baths	1	1	1	1
Living Area (sq ft)	4,340	4,047 <b>+\$70,000</b>	4,194 <b>+\$34,500</b>	3,260 <b>+\$255,500</b>
Building Area (sq ft)	4,340	4,047	4,194	3,260
Lot Size	0.46 acres	0.59 acres <b>-\$20,000</b>	0.37 acres <b>+\$15,000</b>	0.46 acres
Lot Dimensions	20250 SF	25916 SF	15970 SF	20190 SF
Garage	Yes	Yes	Yes	Yes
Pool	–	No	No	Yes <b>-\$80,000</b>
View	–	– <b>-\$50,000</b>	–	–
View Factors	–	Panoramic Valley	Woods	–
Year Built	1991	2010 <b>-\$65,000</b>	2011 <b>-\$65,000</b>	2000 <b>-\$25,000</b>
Age	35	16	15	26
Heating Features	Central	Central	Central, Gas, Multi-Zoned	Central, Fireplace

Highlighted fields were changed by agent to reflect knowledge of this property.

### Comp Property Adjustments



<b>Address</b>	<b>3466 Westminster Way Napa, CA 94558</b>	<b>1219 Tall Grass Ct Napa, CA 94558</b>	<b>1207 Tall Grass Ct Napa, CA 94558</b>	<b>3455 Westminster Ct Napa, CA 94558</b>
<b>Status</b>	Subject Property	1  Closed	2  Closed	3  Closed
<b>Cooling Features</b>	Central	Ceiling Fans, Central	Central, Multi-Zoned	Ceiling Fans, Central
<b>Energy Efficient Items</b>	-	Water Heater	-	-
<b>Porch/Patio/Deck</b>	-	Covered Deck, Covered Patio, Uncovered Deck	Covered Deck	Back Porch, Covered Patio, Front Porch, Patio -...
<b>Roofing Features</b>	-	Composition	Shingle	-
<b>Fireplaces</b>	3	2	2	2
<b>Foundation Features</b>	-	-	Concrete Perimeter, Pillar/Post/Pier	-
<b>Construction Features</b>	Wood	Stucco, Wood	Stucco, Wood	Wood
<b>Number of Units</b>	0	0	0	0
<b>Number of Stories</b>	2	2	2	2
<b>Owned Solar</b>	Yes	No <b>+\$45,000</b>	No <b>+\$45,000</b>	Yes
<b>Location/Area Adjustment</b>	-	Hidden Hills <b>-\$85,500</b>	Hidden Hills <b>-\$75,000</b>	-
<b>Listing Broker</b>	-	<i>Courtesy of Corcoran Icon Properties</i>	<i>Courtesy of Sotheby's International Realty</i>	<i>Courtesy of Windermere Napa Valley Properties</i>
<b>Adjusted Value of Comps</b>		<b>\$2,744,500</b> (\$678/sqft) Adjustments: -\$105,500 (Down \$26/sqft)	<b>\$2,394,500</b> (\$571/sqft) Adjustments: -\$105,500 (Down \$25/sqft)	<b>\$2,350,500</b> (\$721/sqft) Adjustments: +\$150,500 (Up \$46/sqft)
<b>Net Adjustment %</b>		<b>-3.7%</b>	<b>-4.22%</b>	<b>+6.84%</b>
<b>Gross Adjustment %</b>		11.77%	11.78%	16.39%
<b>Comp Weighting</b>		<b>25%</b>	<b>25%</b>	<b>20%</b>

Highlighted fields were changed by agent to reflect knowledge of this property.

## Comp Property Adjustments



<b>Address</b>	<b>3466 Westminister Way Napa, CA 94558</b>	<b>1213 Tall Grass Ct Napa, CA 94558</b>	<b>3747 Beartooth Ln E Napa, CA 94558</b>
<b>Status</b>	Subject Property	4  Closed	5  Closed
<b>MLS ID</b>	–	325050186	325077715
<b>Proximity</b>		0.74 Mi. SW	0.78 Mi. SW
<b>Value</b>	–	\$2,750,000	\$2,900,000
<b>Date</b>	–	11/3/2025 Closed Date	11/18/2025 Closed Date
<b>Days in RPR</b>	–	76	66
<b>Price per Sq Ft</b>	–	\$700	\$872
<b>Property Type</b>	Single Family	Single Family	Single Family
<b>Property Subtype</b>	Single Family Residential	Single Family Residence	Single Family Residence
<b>Total Rooms</b>	10	10	10
<b>Bedrooms</b>	4	5 <b>-\$25,000</b>	4
<b>Total Baths</b>	3.1	4.0 <b>-\$15,000</b>	3.0 <b>+\$15,000</b>
<b>Full Baths</b>	3	4	3
<b>Partial Baths</b>	1	–	–
<b>Living Area (sq ft)</b>	4,340	3,929 <b>+\$97,000</b>	3,324 <b>+\$240,000</b>
<b>Building Area (sq ft)</b>	4,340	3,929	3,324
<b>Lot Size</b>	0.46 acres	0.54 acres <b>-\$10,000</b>	0.65 acres <b>-\$80,000</b>
<b>Lot Dimensions</b>	20250 SF	23409 SF	28394 SF
<b>Garage</b>	Yes	Yes	Yes
<b>Pool</b>	–	Yes <b>-\$100,000</b>	Yes <b>-\$120,000</b>
<b>View Factors</b>	–	Canyon, City, Garden/Greenbelt,...	Mountain
<b>Year Built</b>	1991	2011 <b>-\$65,000</b>	2010 <b>-\$65,000</b>
<b>Age</b>	35	15	16
<b>Heating Features</b>	Central	Central, Fireplace, Gas, Multi-Zoned, Solar Heated	Central, Fireplace
<b>Cooling Features</b>	Central	Ceiling Fans, Central, Multi- Zoned	Central, Multi-Unit

Highlighted fields were changed by agent to reflect knowledge of this property.

### Comp Property Adjustments

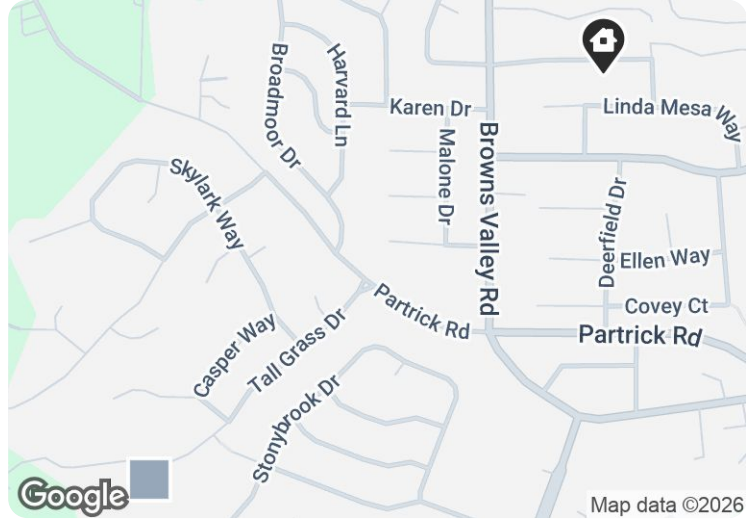


<b>Address</b>	<b>3466 Westminster Way Napa, CA 94558</b>	<b>1213 Tall Grass Ct Napa, CA 94558</b>	<b>3747 Beartooth Ln E Napa, CA 94558</b>
<b>Status</b>	Subject Property	4  Closed	5  Closed
<b>Energy Efficient Items</b>	–	Thermostat	–
<b>Roofing Features</b>	–	Tile	Cement, Tile
<b>Fireplaces</b>	3	2	3
<b>Basement Features</b>	–	Full	No
<b>Foundation Features</b>	–	Slab	–
<b>Construction Features</b>	Wood	Wood	Stucco
<b>Number of Units</b>	0	0	0
<b>Number of Stories</b>	2	2	2
<b>Owned Solar</b>	Yes	Yes	Yes
<b>Outdoor Kitchen</b>	–	–	Yes <b>-\$50,000</b>
<b>Location/Area Adjustment</b>	–	Hidden Hills <b>-\$82,500</b>	Hidden Hills <b>-\$87,000</b>
<b>Listing Broker</b>	–	<i>Courtesy of Corcoran Icon Properties</i>	<i>Courtesy of Golden Gate Sotheby's International Realty</i>

<b>Adjusted Value of Comps</b>	<b>\$2,549,500</b> (\$649/sqft) Adjustments: -\$200,500 (Down \$51/sqft)	<b>\$2,753,000</b> (\$828/sqft) Adjustments: -\$147,000 (Down \$44/sqft)
<b>Net Adjustment %</b>	<b>-7.29%</b>	<b>-5.07%</b>
<b>Gross Adjustment %</b>	14.35%	22.66%
<b>Comp Weighting</b>	15%	15%

Highlighted fields were changed by agent to reflect knowledge of this property.

**1 1219 Tall Grass Ct Napa, CA 94558**



**Closed / For Sale** • Sold Date: 3/13/2025, MLS Listing 325008945: 2/10/2025

Subject Property This Property

**Closed Price**

**\$2,850,000**

Closed Date 3/13/2025  
Days in RPR 24

**Adjusted Price**

**\$2,744,500**

Net Adjustments (Price%)  
**-\$105,500 / -3.7%**

Gross Adjustments (Price%)  
**\$335,500 / 11.77%**

Step into luxury with this gorgeous browns valley home featuring breathtaking views, which command attention and seamlessly complement the home's sophisticated architecture. The entry level is thoughtfully designed for single level living,...

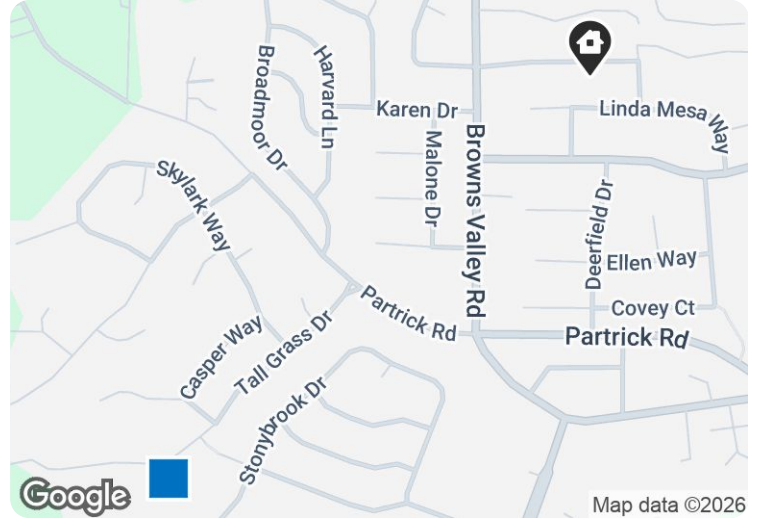
	Public Facts	Listing Facts	Agent Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Residence	-
Bedrooms	4	4	-
Total Baths	4	4	-
Full Baths	3	3	-
Partial Baths	1	1	-
Living Area (sq ft)	4,047	4,047	-
Building Area (sq ft)	4,047	4,047	-
Lot Size	0.59 acres	0.59 acres	-
Lot Dimensions	25916 SF	-	-
Garage	Yes	-	-
Garage (spaces)	3	3	-
Pool	-	No	No
Year Built	2010	2010	-
Total Rooms	9	-	-
Roofing	-	Composition	-
Heating	Central	Central	-
Cooling	Central	Ceiling Fans, Central	-
Fireplaces	1	2	-
Construction	Wood	Stucco, Wood	-
Number of Units	0	-	-
Number of Stories	2	2	-

Courtesy of Corcoran Icon Properties

Photos



**2 1207 Tall Grass Ct Napa, CA 94558**



**Closed / For Sale** • Sold Date: 9/4/2025, MLS Listing 325011548: 2/24/2025

Subject Property This Property

**Closed Price**

**\$2,500,000**

Closed Date 9/4/2025  
Days in RPR 187

**Adjusted Price**

**\$2,394,500**

**Net Adjustments (Price/%)**

**-\$105,500 / -4.22%**

**Gross Adjustments (Price/%)**

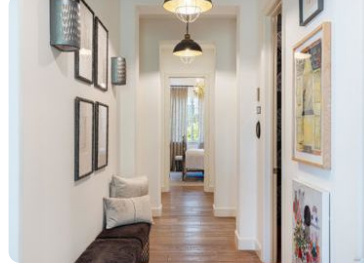
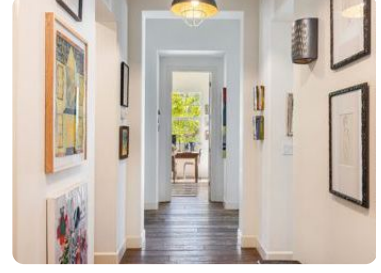
**\$294,500 / 11.78%**

Nestled in the coveted hidden hills neighborhood of Browns Valley, this designer residence stands out as a beautiful blend of style and comfort. Situated on a quiet cul-de-sac, this 5 bedroom, 4.5 bathroom layout plus office offers 4,194 sf of sophisticated and...

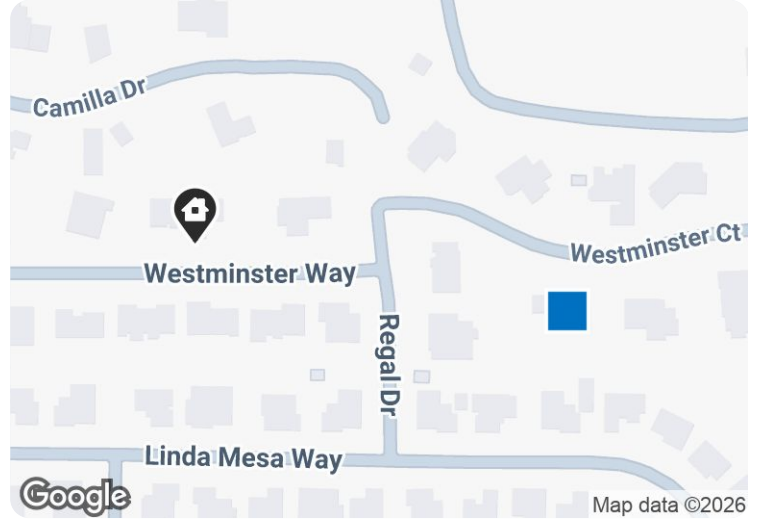
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	5	5
Total Baths	5	5
Full Baths	4	4
Partial Baths	1	1
Living Area (sq ft)	4,194	4,194
Building Area (sq ft)	4,194	4,194
Lot Size	0.37 acres	0.37 acres
Lot Dimensions	15970 SF	-
Garage	Yes	-
Garage (spaces)	2	3
Year Built	2011	2011
Total Rooms	12	-
Roofing	-	Shingle
Heating	Central	Central, Gas, Multi-Zoned
Cooling	Central	Central, Multi-Zoned
Fireplaces	1	2
Foundation	-	Concrete Perimeter, Pillar/Post/Pier
Construction	Wood	Stucco, Wood
Number of Units	0	-
Number of Stories	2	2

Courtesy of Sotheby's International Realty

Photos



**3 3455 Westminster Ct Napa, CA 94558**



**Closed / For Sale** • Sold Date: 9/26/2025, MLS Listing 325075392: 9/3/2025

Subject Property This Property

**Closed Price**

**\$2,200,000**

Closed Date 9/26/2025  
Days in RPR 23

**Adjusted Price**

**\$2,350,500**

Net Adjustments (Price/%)  
**+\$150,500 / +6.84%**

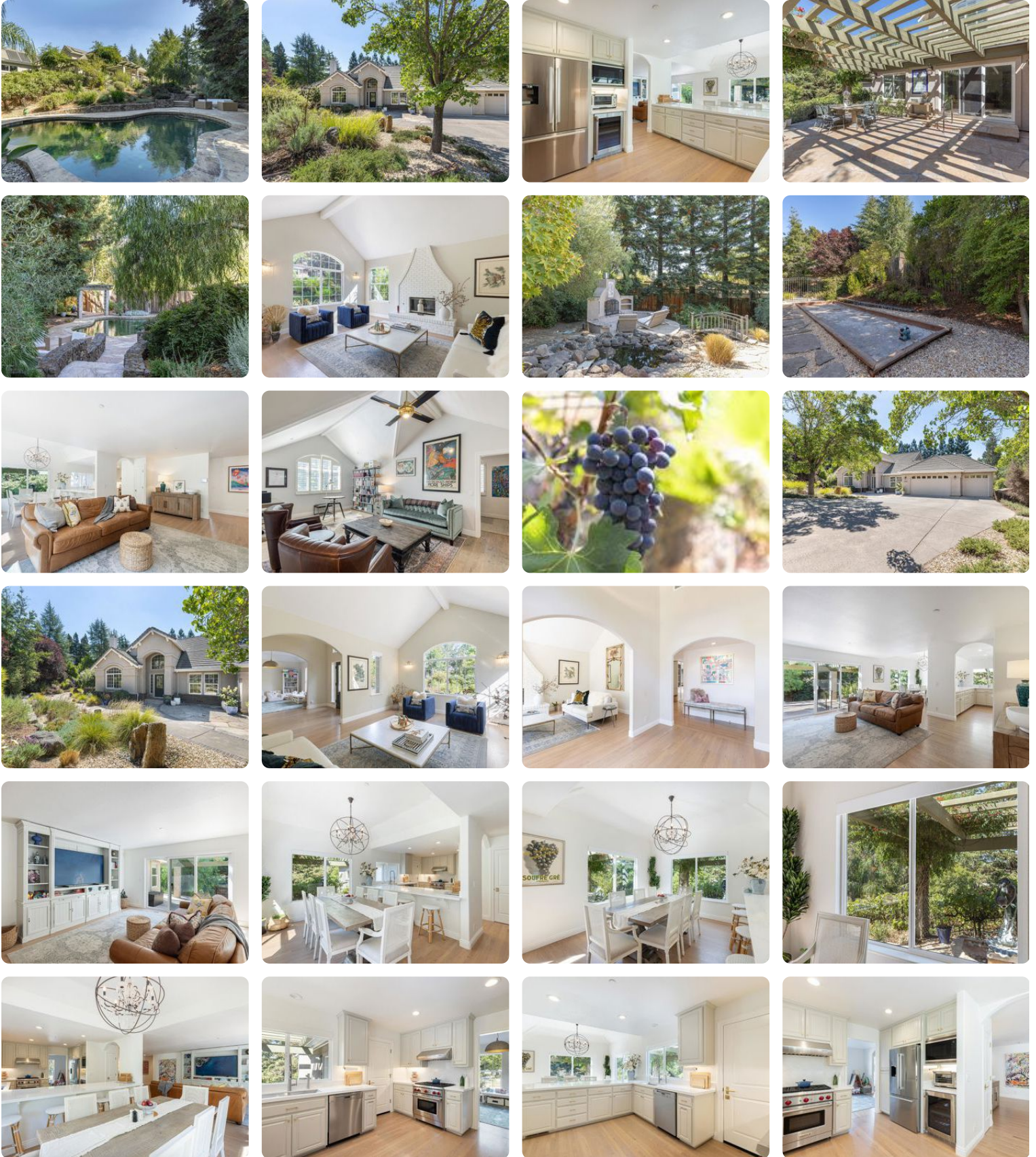
Gross Adjustments (Price/%)  
**\$360,500 / 16.39%**

Beautifully updated home on a rare, oasis-like almost half-acre parcel in browns valley's most coveted neighborhood. Enjoy wine country living with your own hobby vineyard, lush landscaping, and thoughtfully designed indoor-outdoor spaces. The backyard...

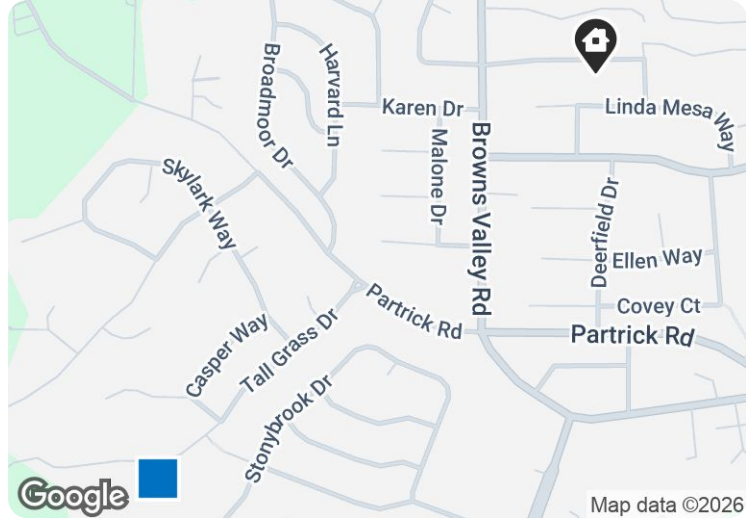
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	3	4
Total Baths	4	4
Full Baths	3	3
Partial Baths	1	1
Living Area (sq ft)	3,260	3,260
Building Area (sq ft)	3,260	3,260
Lot Size	0.46 acres	0.46 acres
Lot Dimensions	20190 SF	-
Garage	Yes	-
Garage (spaces)	3	3
Pool	-	Yes
Year Built	2000	2000
Total Rooms	8	-
Heating	Central	Central, Fireplace
Cooling	Central	Ceiling Fans, Central
Fireplaces	1	2
Construction	Wood	-
Number of Units	0	-
Number of Stories	2	2

*Courtesy of Windermere Napa Valley Properties*

Photos



**4 1213 Tall Grass Ct Napa, CA 94558**



**Closed / For Sale** • Sold Date: 11/3/2025, MLS Listing 325050186: 8/12/2025

Subject Property This Property

**Closed Price**

**\$2,750,000**

Closed Date 11/3/2025  
Days in RPR 76

**Adjusted Price**

**\$2,549,500**

Net Adjustments (Price/%)  
**-\$200,500 / -7.29%**

Gross Adjustments (Price/%)  
**\$394,500 / 14.35%**

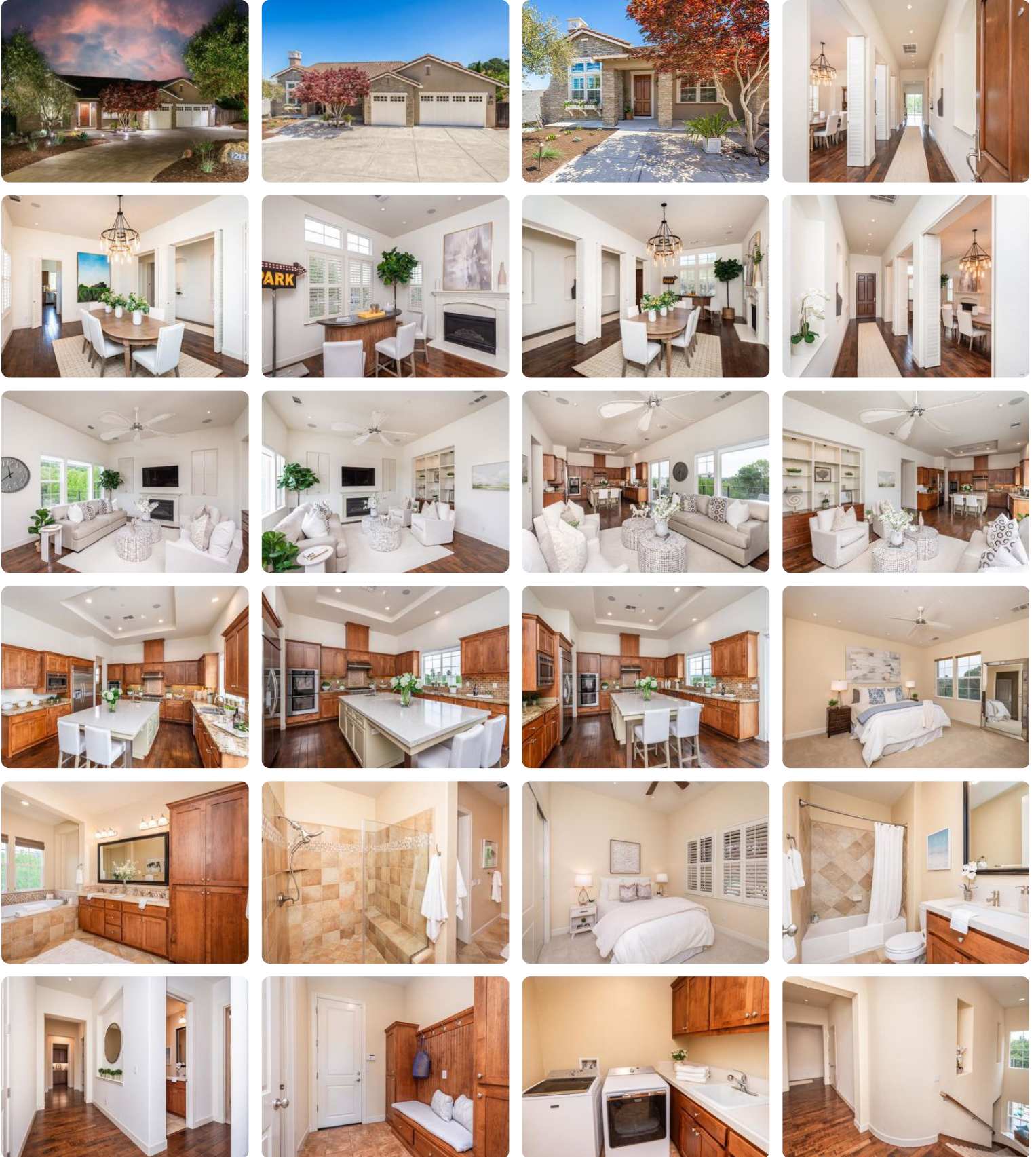
Situated in the coveted hidden hills of browns valley, this sophisticated estate offers panoramic views of napa valley. Designed for single level living with spacious formal living and dining rooms, cozy family room with fireplace, large primary suite, a guest bedroom...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	5	5
Total Baths	4	4
Full Baths	4	4
Partial Baths	-	-
Living Area (sq ft)	3,929	3,929
Building Area (sq ft)	3,929	3,929
Lot Size	0.54 acres	0.54 acres
Lot Dimensions	23409 SF	-
Garage	Yes	-
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2011	2011
Total Rooms	10	-
Roofing	-	Tile
Heating	Central	Central, Fireplace, Gas, Multi-Zoned, Solar Heated
Cooling	Central	Ceiling Fans, Central, Multi-Zoned
Fireplaces	2	2
Basement	-	Full
Foundation	-	Slab
Construction	Wood	-
Number of Units	0	-
Number of Stories	2	2

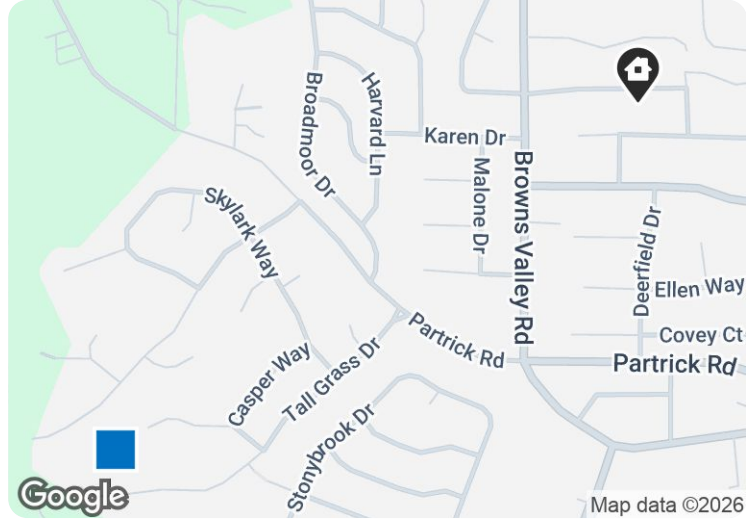
Courtesy of Corcoran Icon Properties



Photos



**5 3747 Beartooth Ln E Napa, CA 94558**



**Closed / For Sale** • Sold Date: 11/18/2025, MLS Listing 325077715: 9/8/2025

Subject Property This Property

**Closed Price**

**\$2,900,000**

Closed Date 11/18/2025  
Days in RPR 66

**Adjusted Price**

**\$2,753,000**

**Net Adjustments (Price/%)**  
**-\$147,000 / -5.07%**

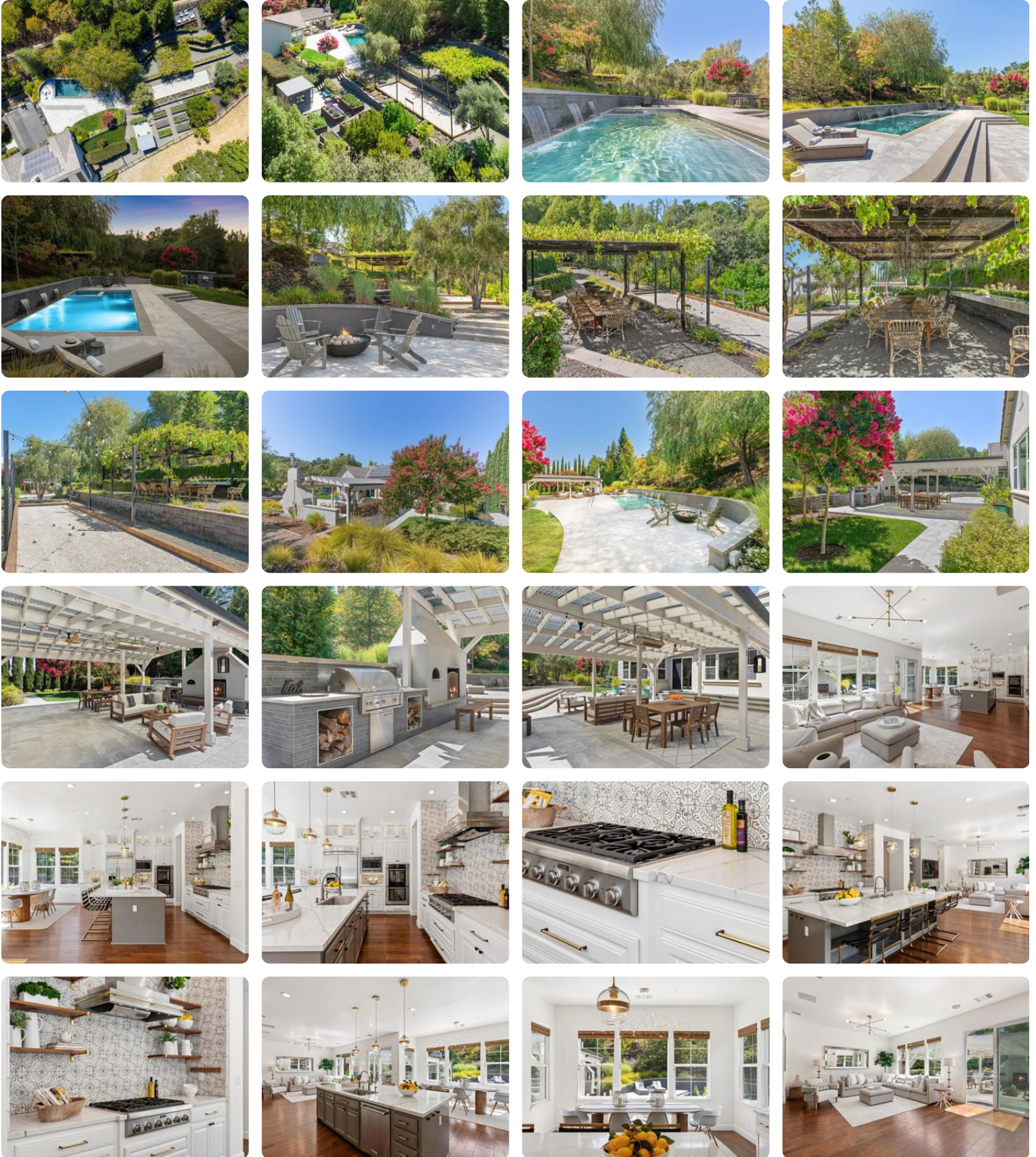
**Gross Adjustments (Price/%)**  
**\$657,000 / 22.66%**

Stunning 4 bd 3ba 3324 sq ft home on .65-acre located at end of private drive in highly sought after hidden hills neighborhood of browns valley minutes to downtown napa. Built in 2010 & remodeled in 2017 featuring resort-like backyard including sol...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	4	4
Total Baths	3	3
Full Baths	3	3
Partial Baths	-	-
Living Area (sq ft)	3,324	3,324
Building Area (sq ft)	3,324	3,324
Lot Size	0.65 acres	0.65 acres
Lot Dimensions	28394 SF	-
Garage	Yes	-
Garage (spaces)	4	3
Pool	Yes	Yes
Year Built	2010	2010
Total Rooms	10	-
Roofing	-	Cement, Tile
Heating	Central	Central, Fireplace
Cooling	Central	Central, Multi-Unit
Fireplaces	2	3
Construction	Wood	Stucco
Number of Units	0	-
Number of Stories	2	2

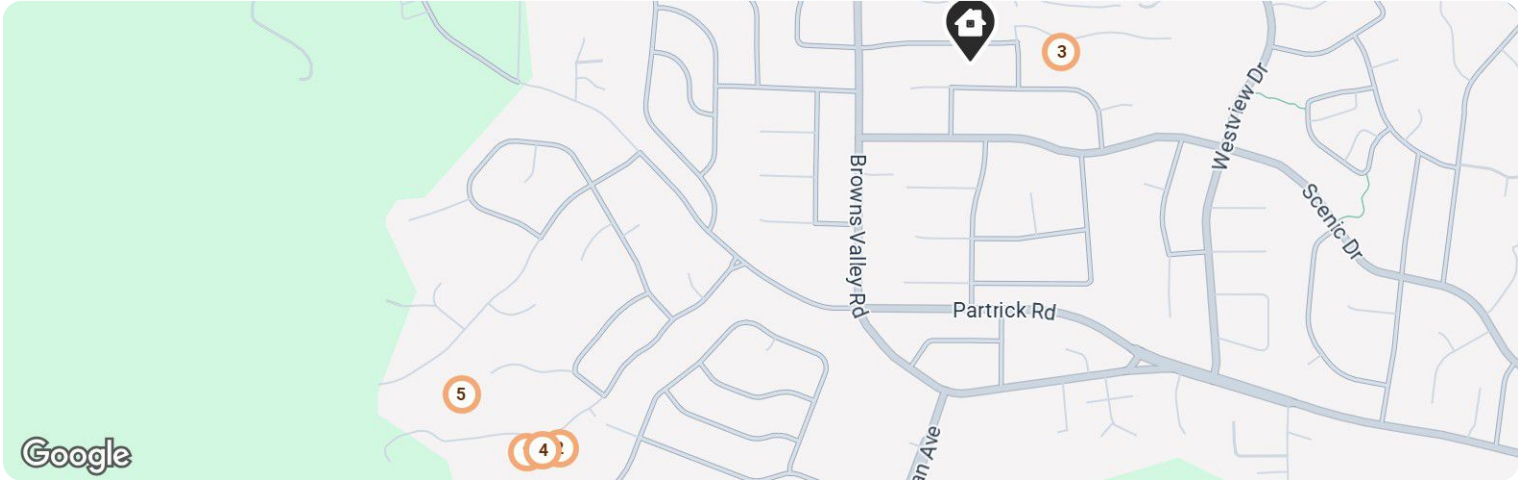
Courtesy of Golden Gate Sotheby's International Realty

Photos

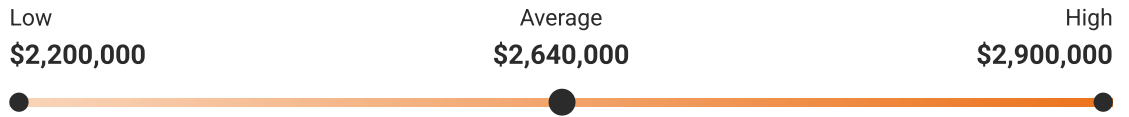


**Closed Comp Property Stats**

Average Closed Price	Average \$/Sqft	Average Days Until Contract	Average Sold to List Price %
<b>\$2,640,000</b>	<b>\$710</b>	<b>65</b>	<b>97.8%</b>



**Closed Price**  
(5 properties)



Property Facts	Low	Average	High
Price per Sqft	\$596	\$710	\$872
Sold to List Price %	96%	97.8%	102%
Age	26	18	15
Living Area (sqft)	3,260	3,751	4,194
Lot Size (sqft)	15,969	22,775	28,392
Days Until Contract	11	65	176
Days in RPR	23	75	187
Price per Bedroom	500,000	607,500	725,000

**Average Sold Price by Square Footage**

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Monthly

**This Property**

4,340 sq. ft. **\$2,550,000**

**Comps**

3,883 - 4,195 sq. ft. **\$2,700,000**

3,260 - 3,571 sq. ft. **\$2,550,000**

Average Sales Price

## Pricing Strategy

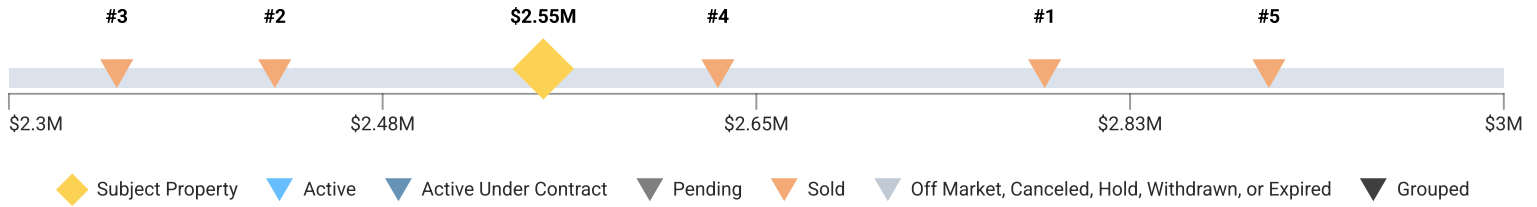
CMA Value

# \$2,550,000

Last Edited 2/10/2026 Price per Sq Ft \$588

## Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



## CMA Summary

This section compares the prices of 5 agent-selected properties near the subject property.

Number of Comps	5
Comps Range	\$2.2M - \$2.9M
Recommended Price	<b>\$2,550,000</b> (or \$588 per sq ft)

# Refined Value

## Pricing Strategy

Refined Value

# \$2,177,610

Price per Sq Ft \$502

## Refined Value Summary

Original Estimated Value	\$2,177,610
Basic Facts Adjustments	-
Home Improvements	-
Needed Improvements	-
Market and Home Conditions	-
<b>Refined Estimate</b>	<b>\$2,177,610</b>

# Market Trends

## Market Trends for Napa, CA 94558

Single Family Residence

**January 2026**

**Market Type**

**Seller's Market**

Balanced Market

Buyer's Market

---

**Key Details**

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.45	96.5%	71	\$950,000
↓ 14.6% MoM	↑ 0.11% MoM		↑ 3.83% MoM

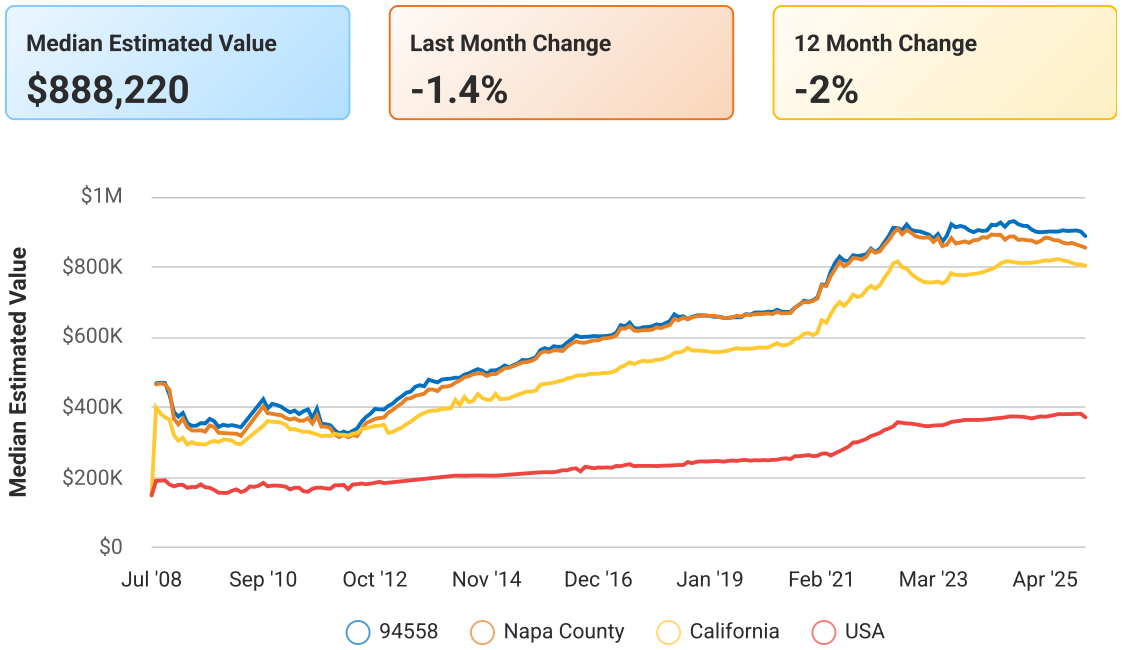
## January 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# January 2026 Active Listings

Napa, CA 94558

Single Family Residence

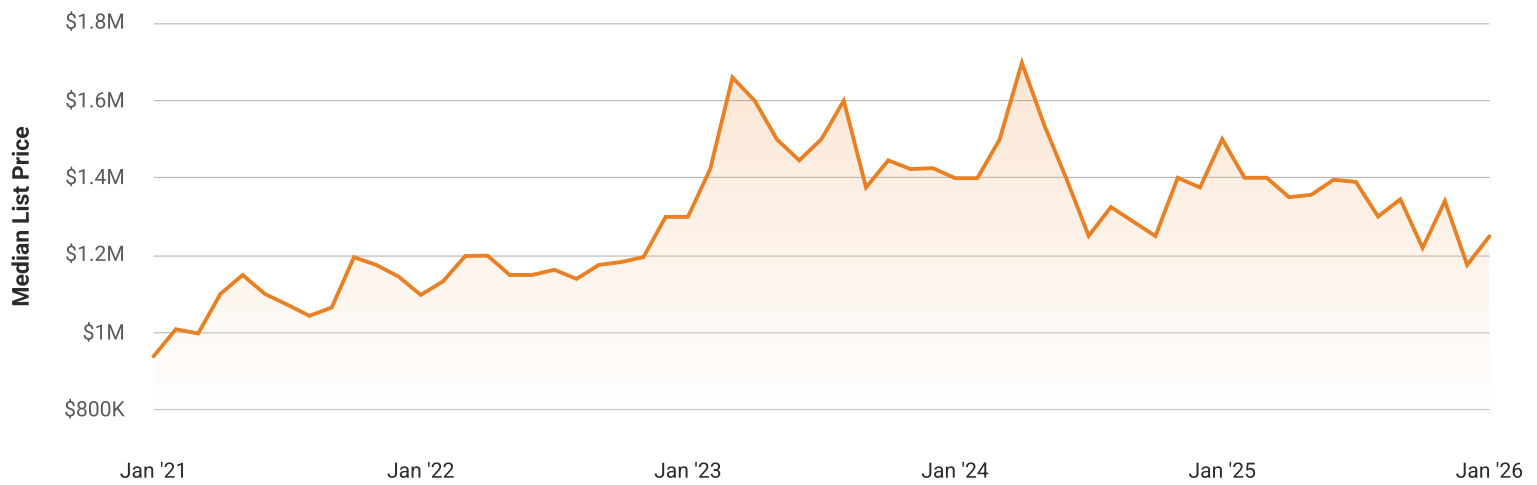
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

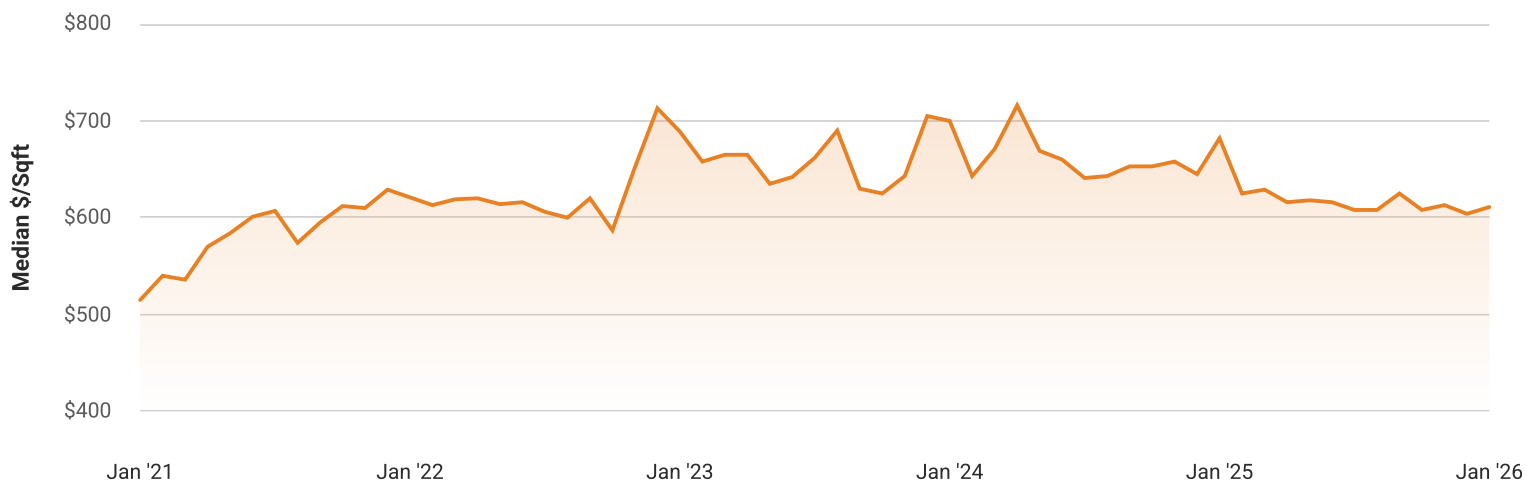
**Median List Price - \$1,249,000**

↑ 6.3% Month over Month



**Median \$/Sqft - \$611**

↑ 1.2% Month over Month



## January 2026 Sold Listings

Napa, CA 94558

Single Family Residence

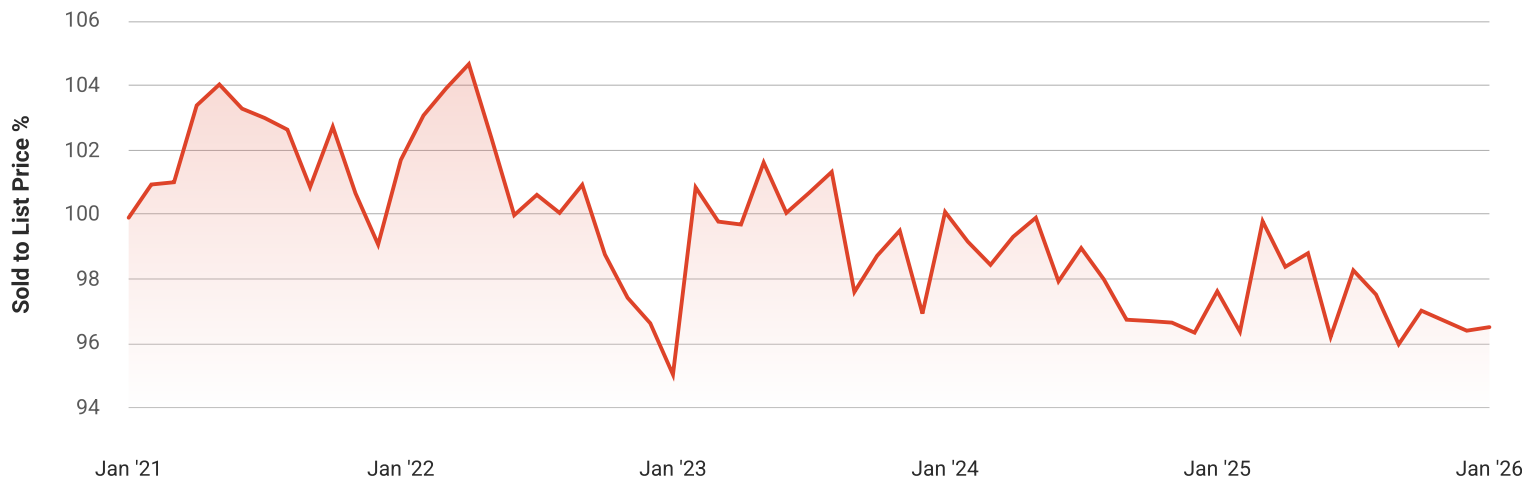
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

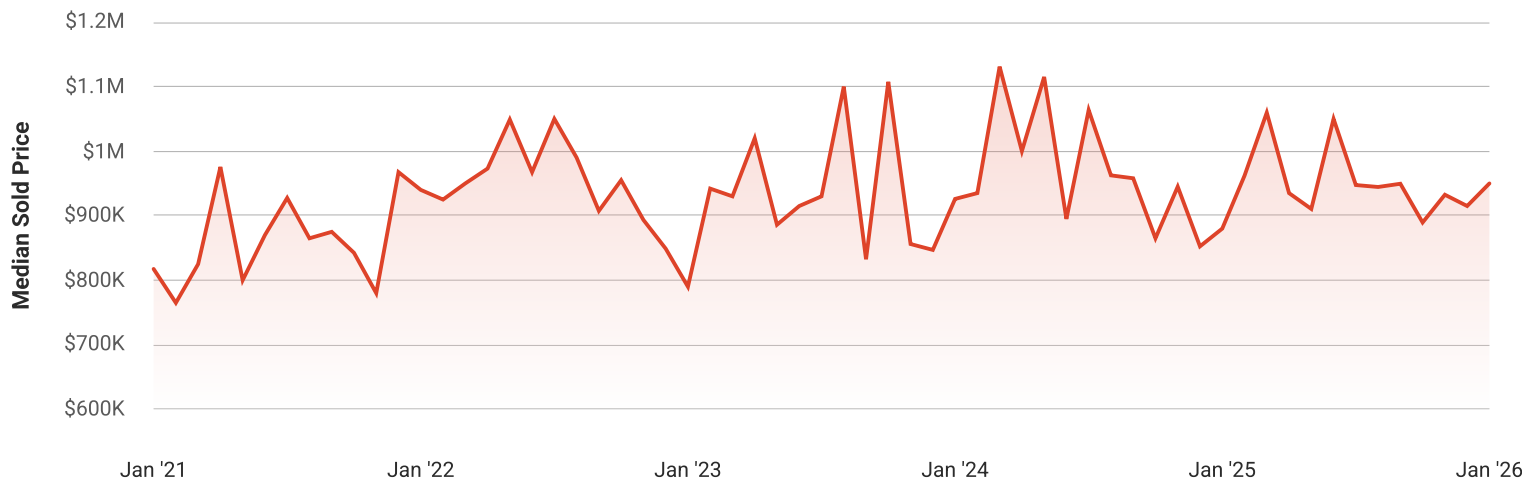
**Avg. List to Sale Price % - 96.51%**

↑ 0.1% Month over Month



**Median Sold Price - \$950,000**

↑ 3.8% Month over Month



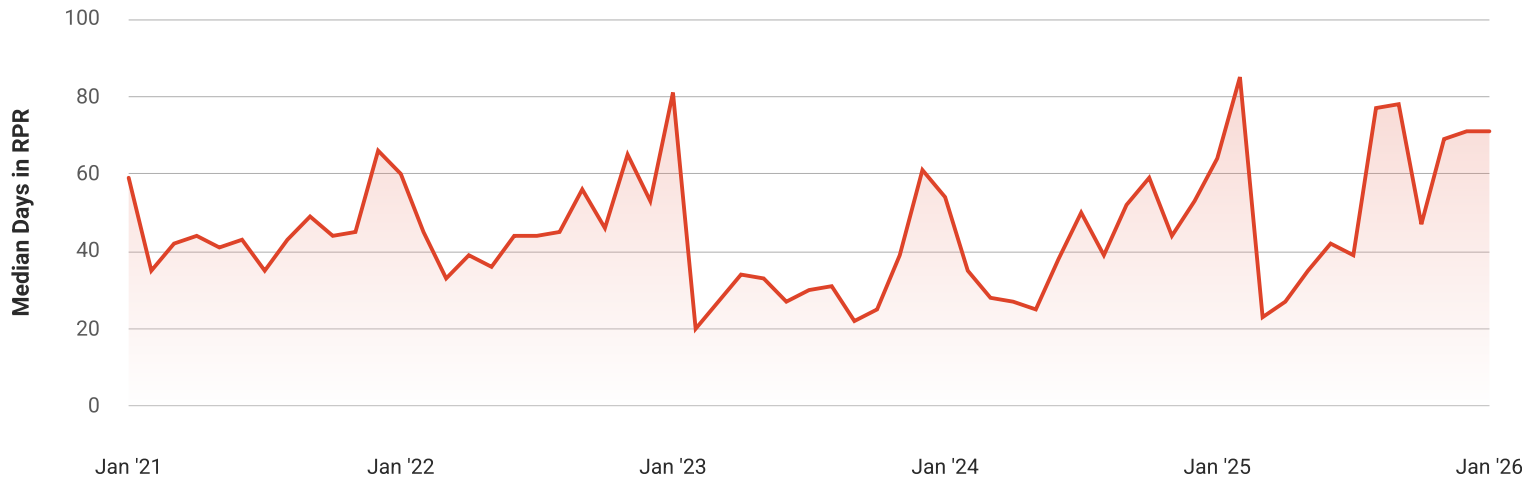
### January 2026 Sold Listings

Napa, CA 94558

Single Family Residence

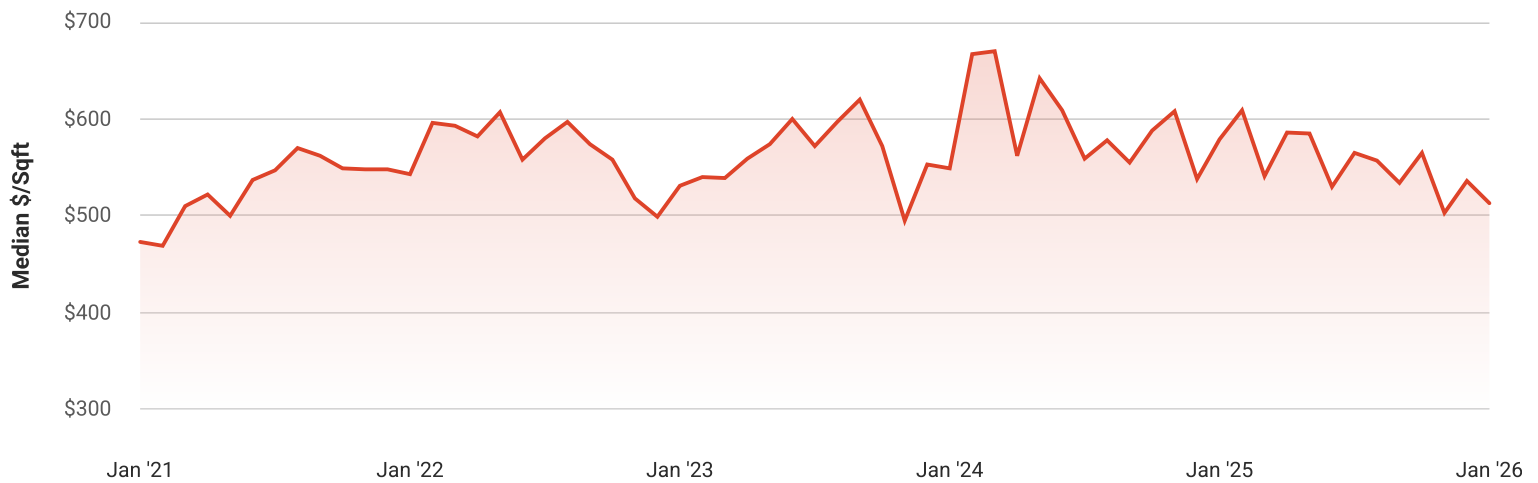
**Median Days in RPR - 71**

● 0% Month over Month



**Median \$/Sqft - \$513**

↓ 4.3% Month over Month



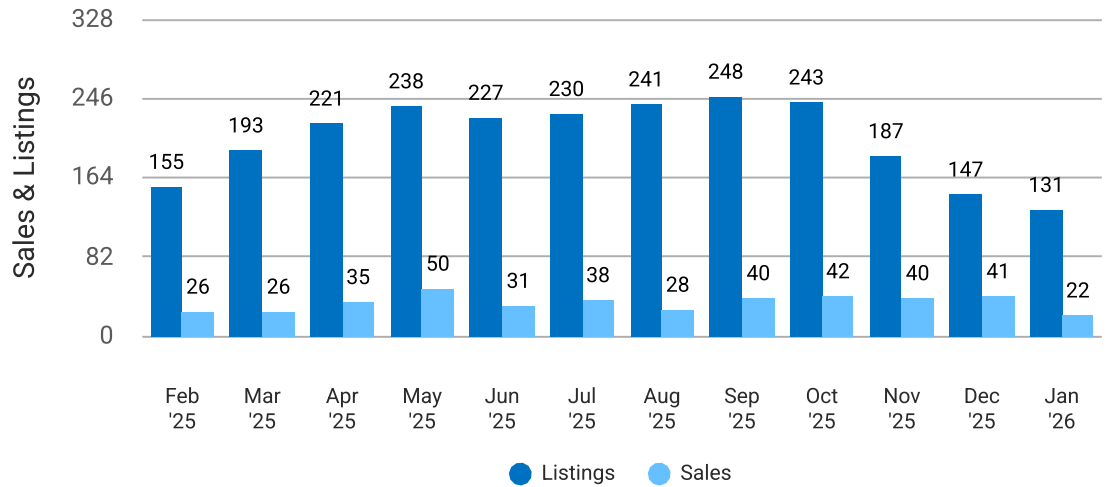
## Total Sales and Active Listings in Napa, CA 94558

### Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



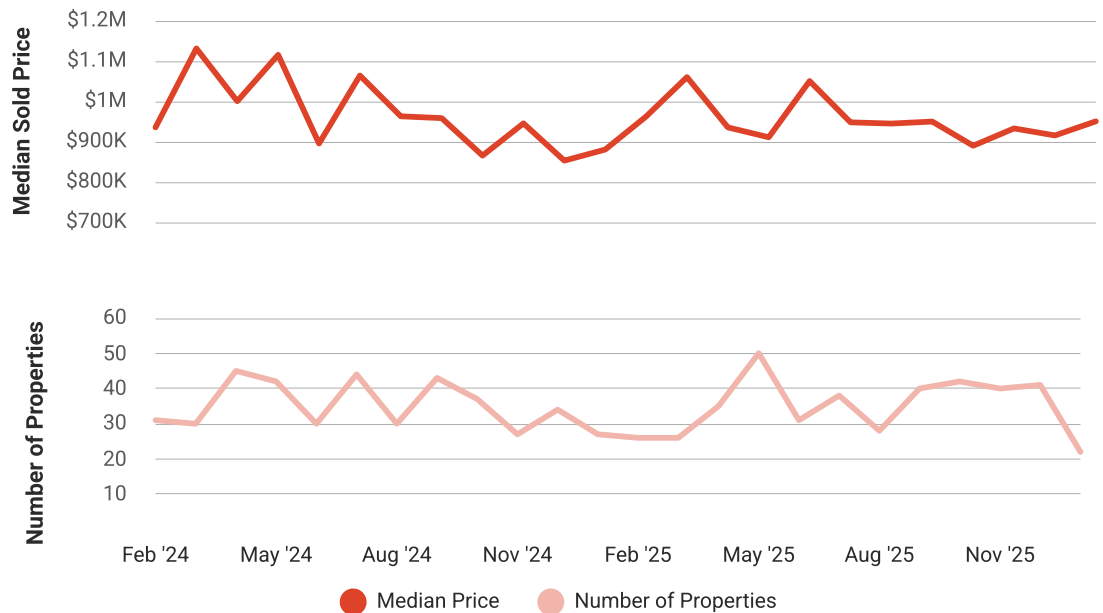
## Median Sold Price vs Sold Listings in Napa, CA 94558

### Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



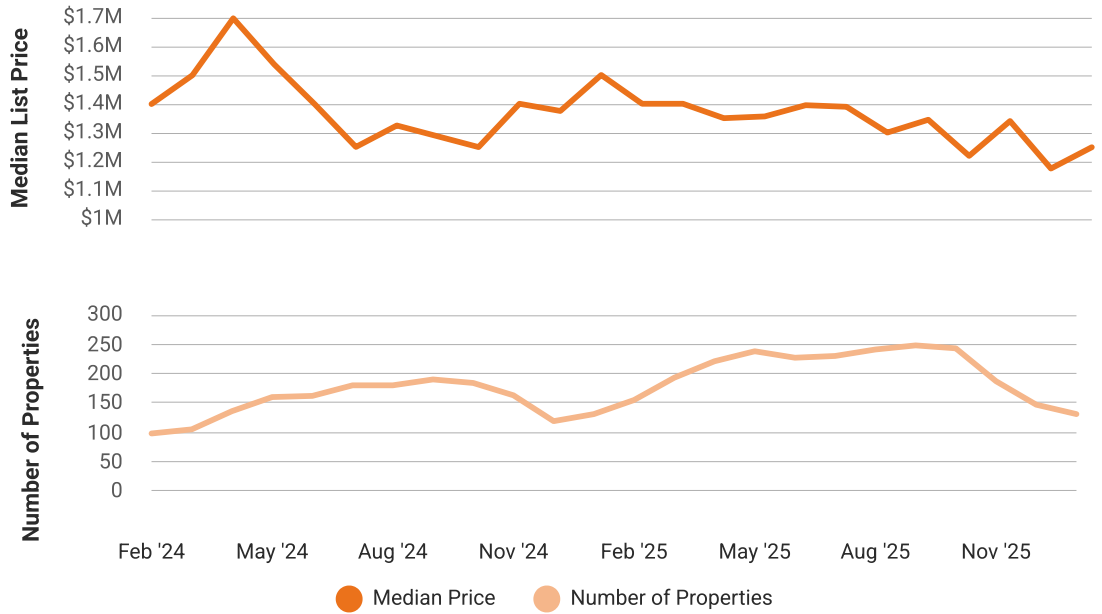
## Median List Price vs Active Listings in Napa, CA 94558

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



## Neighborhood

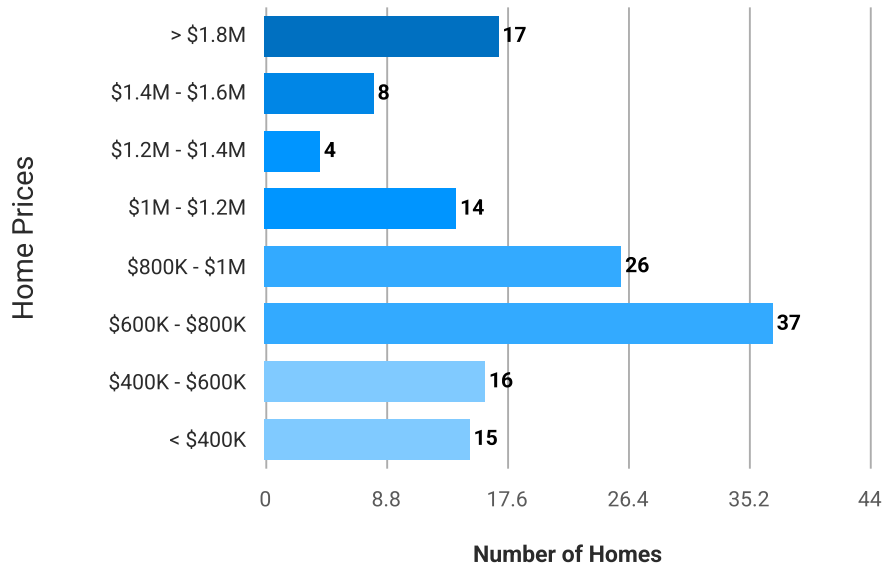
### Sold Home Stats

#### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

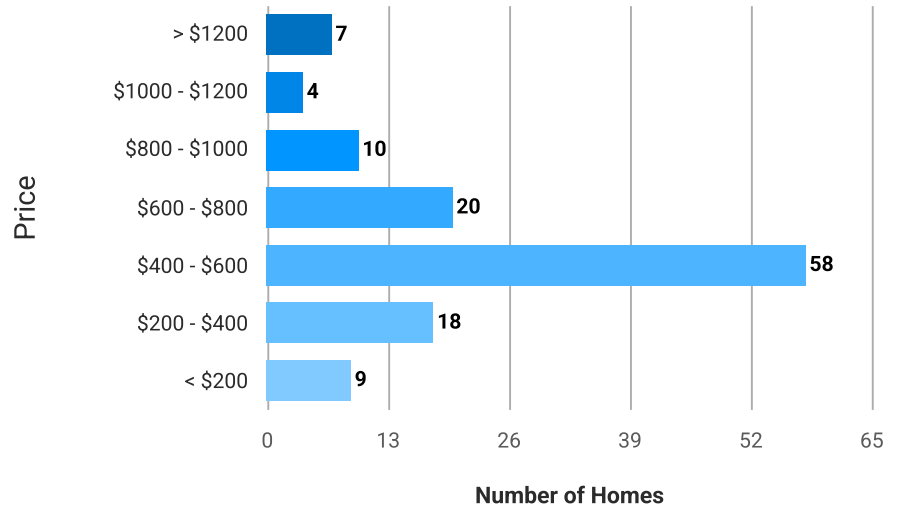


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

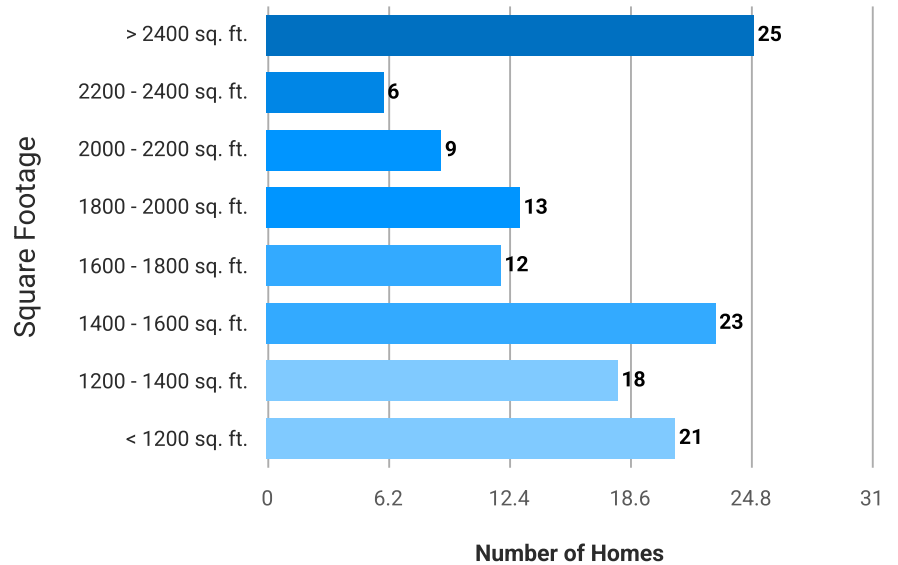


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

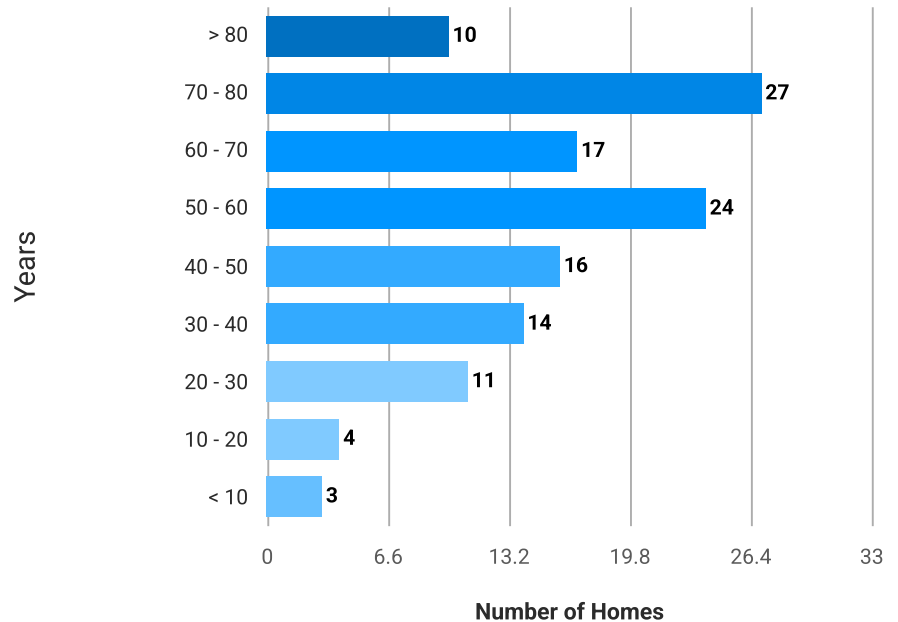


### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

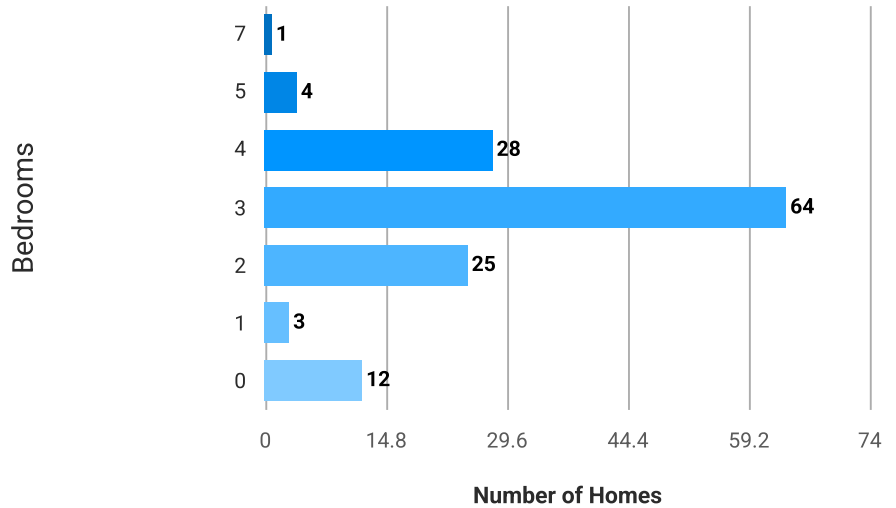


### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



### About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

### Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



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**IntroLend First Cloud**

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<http://exprealty.workplace.com/groups/A...>

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## Affiliated Services

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<http://exprealty.workplace.com/groups/E...>

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eXp 360 Tours



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