



# APPRAISER REFERENCE SHEET

## The Market Valuation of Energy Efficient and Green Certified Northwest Homes

An appraiser-led study conducted by Watkins & Associates and SEEC LLC

Project manager: Earth Advantage

With support from Northwest Energy Efficiency Alliance

The full report can be found at:

<http://earthadvantage.org/policy-research/>

<http://seecsolutions.com/green-appraisals/resources/>

Geographic area	Certification	MLS Areas	Mean Premium (\$)	Mean Premium (%)*	Statistically Significant Result?
<b>Washington</b>					
Western WA - All areas	ENERGY STAR	100 110 140 141 146 165 166 170 310 320 330 340 350 443 449 453 500 540 550 560 600 610 715 730 740 760 770	\$16,138	4.8%	Yes
King County – All areas	ENERGY STAR	100 110 140 310 320 330 340 350 500 540 550 560 600 715	\$25,276	6.3%	Yes
King County – Suburban westside	ENERGY STAR	100 110 140 310 320 330 340 350 715	\$23,447	8.0%	Yes
King County - Suburban eastside	ENERGY STAR	500 540 550 560 600	\$27,175	4.5%	Yes
Kitsap County	ENERGY STAR	141 146 165 166 170	\$16,821	7.4%	Yes
Snohomish County	ENERGY STAR	610 730 740 760 770	\$4,752	1.4%	No
Thurston County	ENERGY STAR	443 449 453	\$2,813	1.4%	No
King County –All areas	Built Green	140 350 380 385 390 500 540 550 600 700 705 710 715	\$19,192	4.7%	Yes
King County –Suburban westside and eastside	Built Green	140 350 500 540 550 600 715	\$12,652	2.8%	No
King County – Suburban eastside	Built Green	350 500 540 550 600	\$6,322	1.3%	No
King County –Seattle only	Built Green	380 385 390 700 705 710	\$29,327	7.6%	Yes
<b>Oregon</b>					
Portland, OR	ENERGY STAR	141 – 152	\$-2	-0.2%	No
Portland, OR	Earth Advantage	141 – 152	\$3,240	1.2%	No
<b>Idaho</b>					
Ada County	ENERGY STAR	200 300 550 650 700 800 900 950 1000 1020 1030 1100	\$11,206**	4.5%**	Yes

\* Price premiums represent the estimated mean premium with 90% confidence limits located between error bands based on geography. Please see the full report for more details.

\*\*A median premium is used for results from Ada County, Idaho. The mean premium was calculated at \$15,179 and 6.2%. Please see the full report for more details.