



16866 Whittier Dr Bend, OR 97707



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🌐 <https://centralorproperties.com>



Real Broker LLC

Bend, OR 97702





16866 Whittier Dr, Bend, OR 97707



Off Market / Public Record • Sold Date: 1/8/2024, Public Record

Closed Price
\$150,000
 Off Market Date 1/8/2024

CMA Recommended Price
\$399,000
 CMA Range
\$366.3K — **\$423.8K**
 Last Edited 5/21/2026 Price per Sq Ft \$319

AVM
\$286,000
 AVM Updated 5/10/2026

AVM Estimated Range **\$183K** — **\$389K** AVM Confidence ★★★★★

AVM Month Change **↓ \$31,000** AVM Year Change **↑ 52.94%**

3 Beds **2** Baths **1,250** Sq Ft **1999**

Basic Facts

Type: Mobile/Manufactured APN/TaxID: 211001 B0 04000

Price by SqFt: \$229 per sq ft Previously sold for \$150,000 on 1/8/2024

Land Use: Mobile/Manufactured Home (regardless of Land ownership)

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16866 Whittier Dr, Bend, OR 97707

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Mobile/Manufactured	–
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	–
Bedrooms	3	–
Total Baths	2	–
Full Baths	2	–
Partial Baths	–	–
Living Area (sq ft)	1,250	–
Building Area (sq ft)	1,250	–
Lot Size	1.02 acres	–
Lot Dimensions	1.020 AC	–
Garage (spaces)	0	–
Year Built	1999	–
Style	Mobile/Manufactured	–
Number of Buildings	2	–
Number of Units	0	–

Legal Description

Parcel Number	211001 B0 04000	Tax ID	138809
County	Deschutes County	Census Tract	410170003.011018
Carrier Route	H040	Abbreviated Description	LOT:14 BLK:2 SUBD:WHISPERING PINES SEC/TWN/RNG/MER:SEC 01 TWN 21 RNG 10 MAP REF:211001-B0
Current Use	Mobile/Manufactured Home (regardless of Land ownership)		



Public Record History

Tax

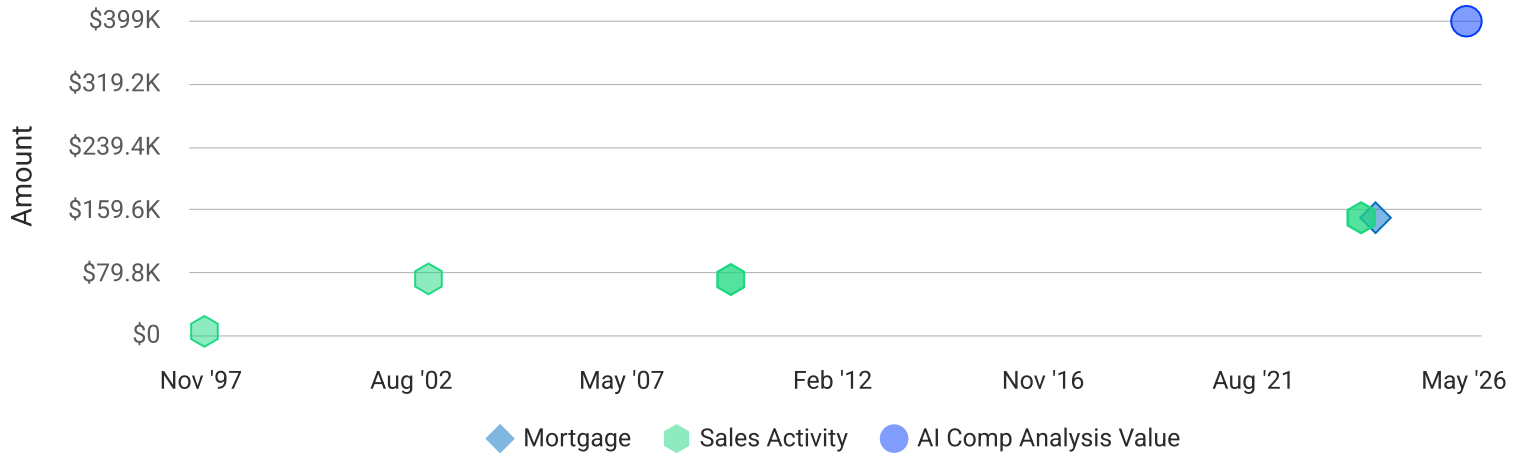
Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$108,430	\$105,280	\$102,220	\$96,360	\$96,360
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$102,060	\$111,620	\$95,680	\$64,260	\$64,260
Assessor Market Value - Improvements	\$229,490	\$218,570	\$198,700	\$155,190	\$155,190
Total Assessor Market Value	\$331,550	\$330,190	\$294,380	\$219,450	\$219,450
Total Tax Amount	\$1,847	\$1,772	\$1,733	\$1,592	\$1,554
Tax Account ID	138809	138809	138809	138809	138809





16866 Whittier Dr, Bend, OR 97707

Sales and Financing Activity



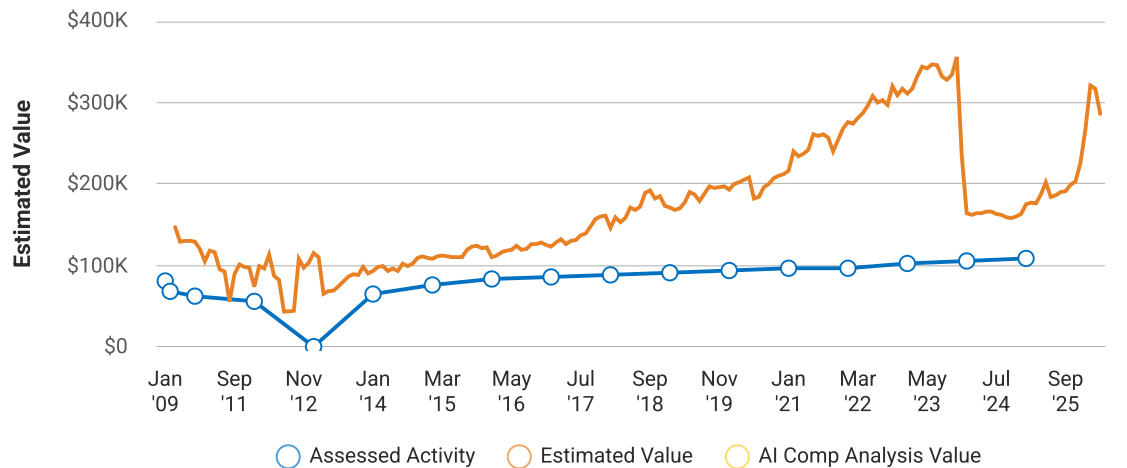
Date	Event	Amount
5/21/2026	AI Comp Analysis Value	\$399,000
5/2/2024	Credit Line (Revolving) / HELOC Variable	\$150,000
1/8/2024	MLS Sale	\$150,000
1/1/2024	Sales Activity	\$150,000
10/16/2009	Sales Activity	\$71,600
10/15/2009	MLS Sale	\$71,800
12/20/2002	MLS Sale	\$72,500
11/30/1997	MLS Sale	\$6,000

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



Pricing Summary

Closed Price

\$150,000

AVM

\$286,000

CMA Recommended Price

Price estimate based on comps.

\$399,000

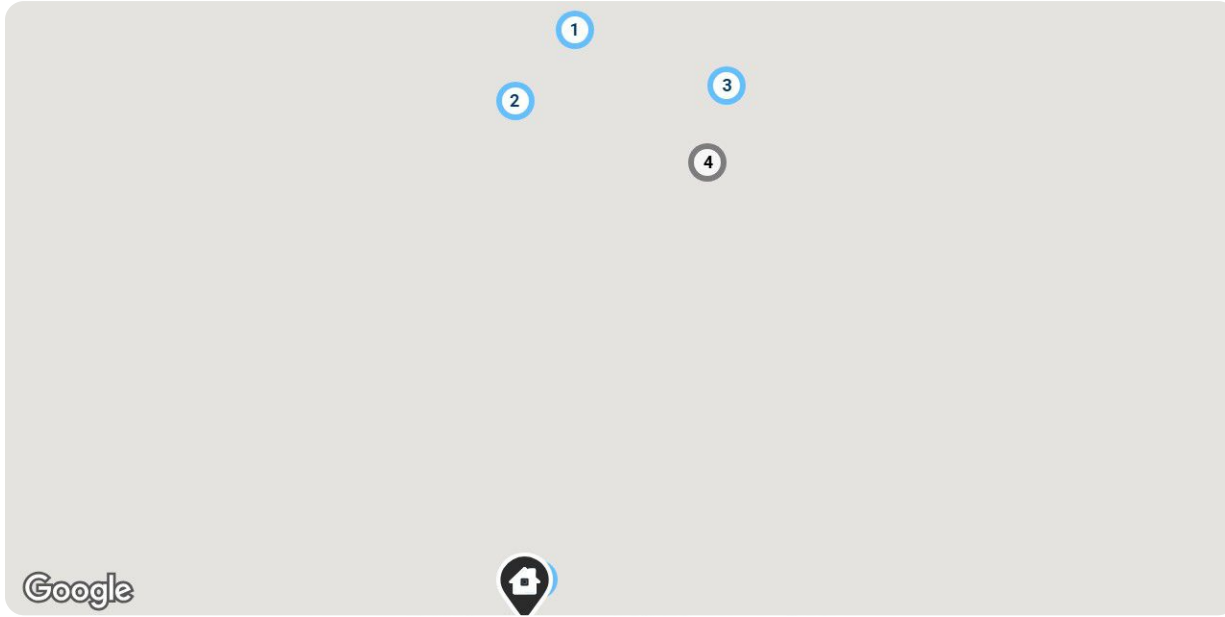
Range: \$366K – \$424K





CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Pending

5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value	Similarity Score
	<p>16866 Whittier Dr Bend, OR 97707</p> <p>Off Market / Public Record</p>	Mobile/Manufactured	3/2	1,250	1.02 acres	1999	-	-	-	
1	<p>56203 Stellar Dr Bend, OR 97707</p> <p>MLS ID: 220219727</p> <p>Active / For Sale</p> <p><i>Listing Courtesy of Real Broker</i></p>	Mobile/Manufactured	3/2	1,344	0.54 acres	1980	29	\$316	\$425,000	Score: 87
2	<p>56005 Browning Dr Bend, OR 97707</p> <p>MLS ID: 220218776</p> <p>Active / For Sale</p> <p><i>Listing Courtesy of Premiere Property Group, LLC</i></p>	Mobile/Manufactured	3/2	1,188	1.21 acres	1993	43	\$336	\$399,000	Score: 90
3	<p>17443 Grebe Rd Bend, OR 97707</p> <p>MLS ID: 220218425</p> <p>Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams Realty Central Oregon</i></p>	Mobile/Manufactured	3/2	1,620	0.51 acres	2022	48	\$293	\$475,000	Score: 85

Similarity Score: Most Similar Very Similar Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.





16866 Whittier Dr, Bend, OR 97707

5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value	Similarity Score
	<p>16866 Whittier Dr Bend, OR 97707</p> <p>Off Market / Public Record</p>	Mobile/Manufactured	3/2	1,250	1.02 acres	1999	-	-	-	
	<p>55818 Black Duck Rd Bend, OR 97707</p> <p>MLS ID: 220216116</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Knipe Realty ERA Powered</i></p>	Mobile/Manufactured	3/2	1,080	0.48 acres	1989	38	\$310	\$335,000	Score: 89
	<p>54655 Husky Ln Bend, OR 97707</p> <p>MLS ID: 220220491</p> <p>Active / For Sale</p> <p><i>Listing Courtesy of Century 21 North Homes Realty</i></p>	Mobile/Manufactured	3/2	1,134	0.97 acres	1993	20	\$339	\$384,500	Score: 95

Similarity Score: ● Most Similar ● Very Similar ● Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.





16866 Whittier Dr, Bend, OR 97707

Property Comparison



Address	16866 Whittier Dr Bend, OR 97707	56203 Stellar Dr Bend, OR 97707	56005 Browning Dr Bend, OR 97707	17443 Grebe Rd Bend, OR 97707
Status	Subject Property	1 Active	2 Active	3 Active
MLS ID	–	220219727	220218776	220218425
Similarity Score		Score: 87	Score: 90	Score: 85
Similarities		3 bedrooms; 2.0 bathrooms (2 full); living area somewhat close (1,344 vs 1,250 sqft).	3 bedrooms; 2.0 bathrooms (2 full); living area close (1,188 vs 1,250 sqft); similar era build (1993 vs 1999).	3 bedrooms; 2.0 bathrooms (2 full).
Differences		Living area 1,344 sqft vs 1,250 sqft; year built 1980 vs 1999.	Living area 1,188 sqft vs 1,250 sqft; year built 1993 vs 1999.	Living area 1,620 sqft vs 1,250 sqft; year built 2022 vs 1999.
Score Notes		Good 3/2 functional match with a slightly larger home but meaningfully older construction.	Strong functional match (3/2) with only minor size and age differences compared to the subject.	Same 3/2 configuration but noticeably larger and much newer, which can shift value relative to the subject.
Proximity		3.95 Mi. N	3.43 Mi. N	3.82 Mi. NE
Value	–	\$425,000	\$399,000	\$475,000
Date	–	4/21/2026 List Date	4/7/2026 List Date	4/2/2026 List Date
Days in RPR	–	29	43	48
Price per Sq Ft	–	\$316	\$336	\$293
Bedrooms	3	3	3	3
Total Baths	2	2	2	2
Living Area	1,250	1,344	1,188	1,620
Building Area	1,250	1,344	1,188	1,620
Lot Size	1.02 acres	0.54 acres	1.21 acres	0.51 acres
Year Built	1999	1980	1993	2022
Property Type	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land...	Manufactured On Land	Manufactured On Land	Manufactured On Land





16866 Whittier Dr, Bend, OR 97707

Property Comparison

Address	16866 Whittier Dr Bend, OR 97707	56203 Stellar Dr Bend, OR 97707	56005 Browning Dr Bend, OR 97707	17443 Grebe Rd Bend, OR 97707
Status	Subject Property	1 Active	2 Active	3 Active
Listing Broker	–	<i>Listing Courtesy of Real Broker</i>	<i>Listing Courtesy of Premiere Property Group, LLC</i>	<i>Listing Courtesy of Keller Williams Realty Central Oregon</i>
Description	–	Welcome to this beautifully maintained 3 bed/ 2 bath home nestled on a half-acre lot in the heart of the drrh community that backs up to blm land. With 1,344 sqft of inviting living space, this property offers...	Located just 15 minutes outside of sunriver, this property offers peaceful central oregon living with convenient access to nearby lakes, rivers, and outdoor recreation. Tucked into a quiet neighborhood,...	Just 3 years old and truly move-in ready, with an assumable mortgage at 4.45%. The thoughtfully designed floor plan offers excellent bedroom separation, ideal for privacy, guests, or a home...





16866 Whittier Dr, Bend, OR 97707

Property Comparison



Address	16866 Whittier Dr Bend, OR 97707	55818 Black Duck Rd Bend, OR 97707	54655 Husky Ln Bend, OR 97707
Status	Subject Property	4 Pending	5 Active
MLS ID	–	220216116	220220491
Similarity Score		Score: 89	Score: 95
Similarities		3 bedrooms; 2.0 bathrooms (2 full); similar era build (1989 vs 1999).	3 bedrooms; 2.0 bathrooms (2 full); living area close (1,134 vs 1,250 sqft); similar era build (1993 vs 1999).
Differences		Living area 1,080 sqft vs 1,250 sqft; year built 1989 vs 1999.	Living area 1,134 sqft vs 1,250 sqft; year built 1993 vs 1999.
Score Notes		Matches the subject's 3/2 layout; smaller footprint and older construction reduce comparability.	Very strong match on bed/bath count with a modestly smaller home and slightly older build year.
Proximity		3.27 Mi. NE	0.12 Mi. E
Value	–	\$335,000	\$384,500
Date	–	2/27/2026 List Date	4/30/2026 List Date
Days in RPR	–	38	20
Price per Sq Ft	–	\$310	\$339
Bedrooms	3	3	3
Total Baths	2	2	2
Living Area	1,250	1,080	1,134
Building Area	1,250	1,080	1,134
Lot Size	1.02 acres	0.48 acres	0.97 acres
Year Built	1999	1989	1993
Property Type	Mobile/Manufactured	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land...	Manufactured On Land	Manufactured On Land





16866 Whittier Dr, Bend, OR 97707

Property Comparison



Address	16866 Whittier Dr Bend, OR 97707	55818 Black Duck Rd Bend, OR 97707	54655 Husky Ln Bend, OR 97707
Status	Subject Property	4 Pending	5 Active
Listing Broker	–	<i>Listing Courtesy of Knipe Realty ERA Powered</i>	<i>Listing Courtesy of Century 21 North Homes Realty</i>
Description	–	\$5k credit for rate buydown! va loan 0%! 5% down payment loan options! precious, thoughtfully updated home on a terrific property backing to a large property reserve. Wildlife out your...	Discover this beautifully maintained home nestled on a spacious, nearly one-acre lot offering privacy, comfort, and room for all your hobbies & outdoor toys. Located in a quiet neighborhood, this...





1 56203 Stellar Dr Bend, OR 97707



New Active / For Sale • New, Active: 4/21/2026

Subject Property This Listing

List Price

\$425,000

List Date 4/21/2026

Days in RPR 29

Similarity Score: 87

Similarities

3 bedrooms; 2.0 bathrooms (2 full); living area somewhat close (1,344 vs 1,250 sqft).

Differences

Living area 1,344 sqft vs 1,250 sqft; year built 1980 vs 1999.

Score Notes

Good 3/2 functional match with a slightly larger home but meaningfully older construction.

Welcome to this beautifully maintained 3 bed/ 2 bath home nestled on a half-acre lot in the heart of the drrh community that backs up to blm land. With 1,344 sqft of inviting living space, this property offers comfort, privacy, & relaxation. Step inside to discover...

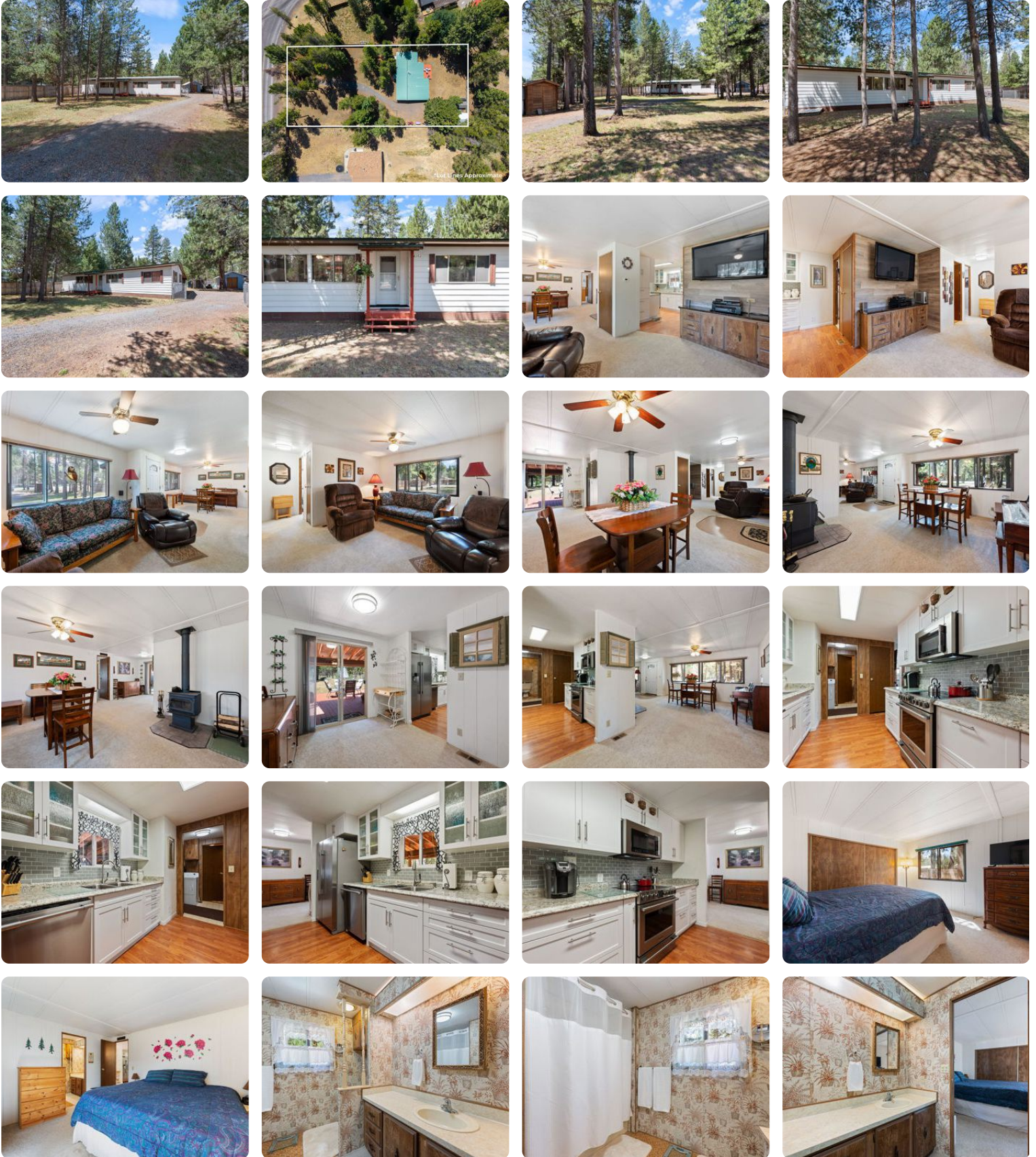
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,344	1,344
Building Area (sq ft)	1,344	1,344
Lot Size	0.54 acres	0.54 acres
Lot Dimensions	23522 SF	-
Garage	-	Yes
Garage (spaces)	0	-
Year Built	1980	1980
Style	Mobile/Manufactured	-
Roofing	-	Metal
Heating	-	Forced Air, Heat Pump
Cooling	-	Central Air, Heat Pump(S)
Fireplaces	-	Yes
Foundation	-	Pillar/Post/Pier
Number of Buildings	2	-
Number of Units	0	-
Number of Stories	-	One

Listing Courtesy of Real Broker





Photos





2 56005 Browning Dr Bend, OR 97707



Active / For Sale • Active: 4/7/2026

Subject Property This Listing

List Price

\$399,000

List Date 4/7/2026

Days in RPR 43

Similarity Score: 90

Similarities

3 bedrooms; 2.0 bathrooms (2 full); living area close (1,188 vs 1,250 sqft); similar era build (1993 vs 1999).

Differences

Living area 1,188 sqft vs 1,250 sqft; year built 1993 vs 1999.

Score Notes

Strong functional match (3/2) with only minor size and age differences compared to the subject.

Located just 15 minutes outside of sunriver, this property offers peaceful central oregon living with convenient access to nearby lakes, rivers, and outdoor recreation. Tucked into a quiet neighborhood, the home is surrounded by abundant wildlife, creating a...

	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,188	1,188
Building Area (sq ft)	1,188	1,188
Lot Size	1.21 acres	1.21 acres
Lot Dimensions	1.210 AC	-
Garage	Yes	Yes
Garage (spaces)	0	1
Year Built	1993	1993
Style	Mobile/Manufactured	-
Roofing	-	Composition
Heating	-	Electric, Wood
Cooling	-	None
Fireplaces	-	Yes
Basement	-	None
Foundation	-	Block
Number of Units	0	-
Number of Stories	-	One

Listing Courtesy of Premiere Property Group, LLC





Photos





3 17443 Grebe Rd Bend, OR 97707



Active / For Sale • Active: 4/2/2026

Subject Property This Listing

List Price

\$475,000

List Date 4/2/2026

Days in RPR 48

Similarity Score: 85

Similarities

3 bedrooms; 2.0 bathrooms (2 full).

Differences

Living area 1,620 sqft vs 1,250 sqft; year built 2022 vs 1999.

Score Notes

Same 3/2 configuration but noticeably larger and much newer, which can shift value relative to the subject.

Just 3 years old and truly move-in ready, with an assumable mortgage at 4.45%. The thoughtfully designed floor plan offers excellent bedroom separation, ideal for privacy, guests, or a home office. Situated on a spacious half-acre lot, there'...

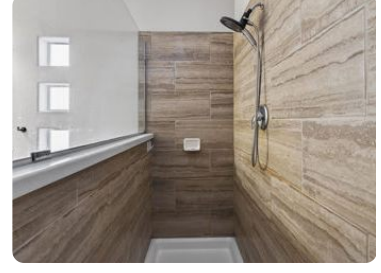
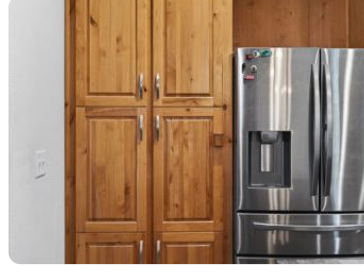
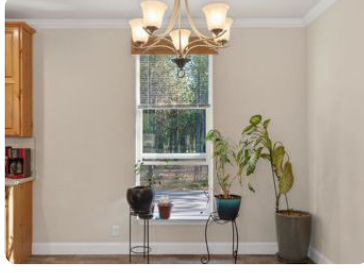
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	1,620	1,620
Building Area (sq ft)	1,620	1,620
Lot Size	0.51 acres	0.51 acres
Lot Dimensions	22216 SF	-
Garage	-	Yes
Garage (spaces)	0	-
Year Built	2022	2022
Style	Mobile/Manufactured	-
Roofing	-	Composition
Heating	-	Electric, Forced Air
Cooling	-	None
Foundation	-	Block
Construction	-	Frame
Number of Units	0	-
Number of Stories	-	One

Listing Courtesy of Keller Williams Realty Central Oregon





Photos





④ 55818 Black Duck Rd Bend, OR 97707



🕒 Pending / For Sale • Pending as of 4/6/2026

📍 Subject Property **🕒 This Listing**

List Price

\$335,000

List Date 2/27/2026

Days in RPR 38

Similarity Score: 89

Similarities

3 bedrooms; 2.0 bathrooms (2 full); similar era build (1989 vs 1999).

Differences

Living area 1,080 sqft vs 1,250 sqft; year built 1989 vs 1999.

Score Notes

Matches the subject's 3/2 layout; smaller footprint and older construction reduce comparability.

\$5k credit for rate buydown! va loan 0%! 5% down payment loan options! precious, thoughtfully updated home on a terrific property backing to a large property reserve. Wildlife out your back door! inside, enjoy the natural lighting & warm cozy woodstove....

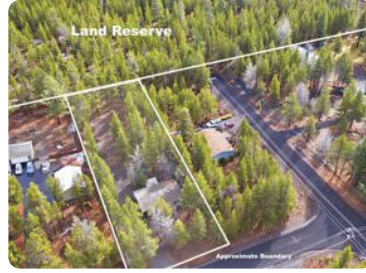
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	1,080	1,080
Building Area (sq ft)	1,080	1,080
Lot Size	0.48 acres	0.48 acres
Lot Dimensions	20909 SF	-
Garage	-	Yes
Garage (spaces)	0	-
Year Built	1989	1989
Style	Mobile/Manufactured	-
Roofing	-	Composition
Heating	-	Electric, Forced Air, Wood
Cooling	-	Wall/Window Unit
Fireplaces	-	Yes
Foundation	-	Block
Number of Units	0	-
Number of Stories	-	One

Listing Courtesy of Knipe Realty ERA Powered





Photos





16866 Whittier Dr, Bend, OR 97707

5 54655 Husky Ln Bend, OR 97707



New Active / For Sale • New, Active: 4/30/2026

Subject Property This Listing

List Price

\$384,500

List Date 4/30/2026

Days in RPR 20

Similarity Score: 95

Similarities

3 bedrooms; 2.0 bathrooms (2 full); living area close (1,134 vs 1,250 sqft); similar era build (1993 vs 1999).

Differences

Living area 1,134 sqft vs 1,250 sqft; year built 1993 vs 1999.

Score Notes

Very strong match on bed/bath count with a modestly smaller home and slightly older build year.

Discover this beautifully maintained home nestled on a spacious, nearly one-acre lot offering privacy, comfort, and room for all your hobbies & outdoor toys. Located in a quiet neighborhood, this charming residence features a cozy &...

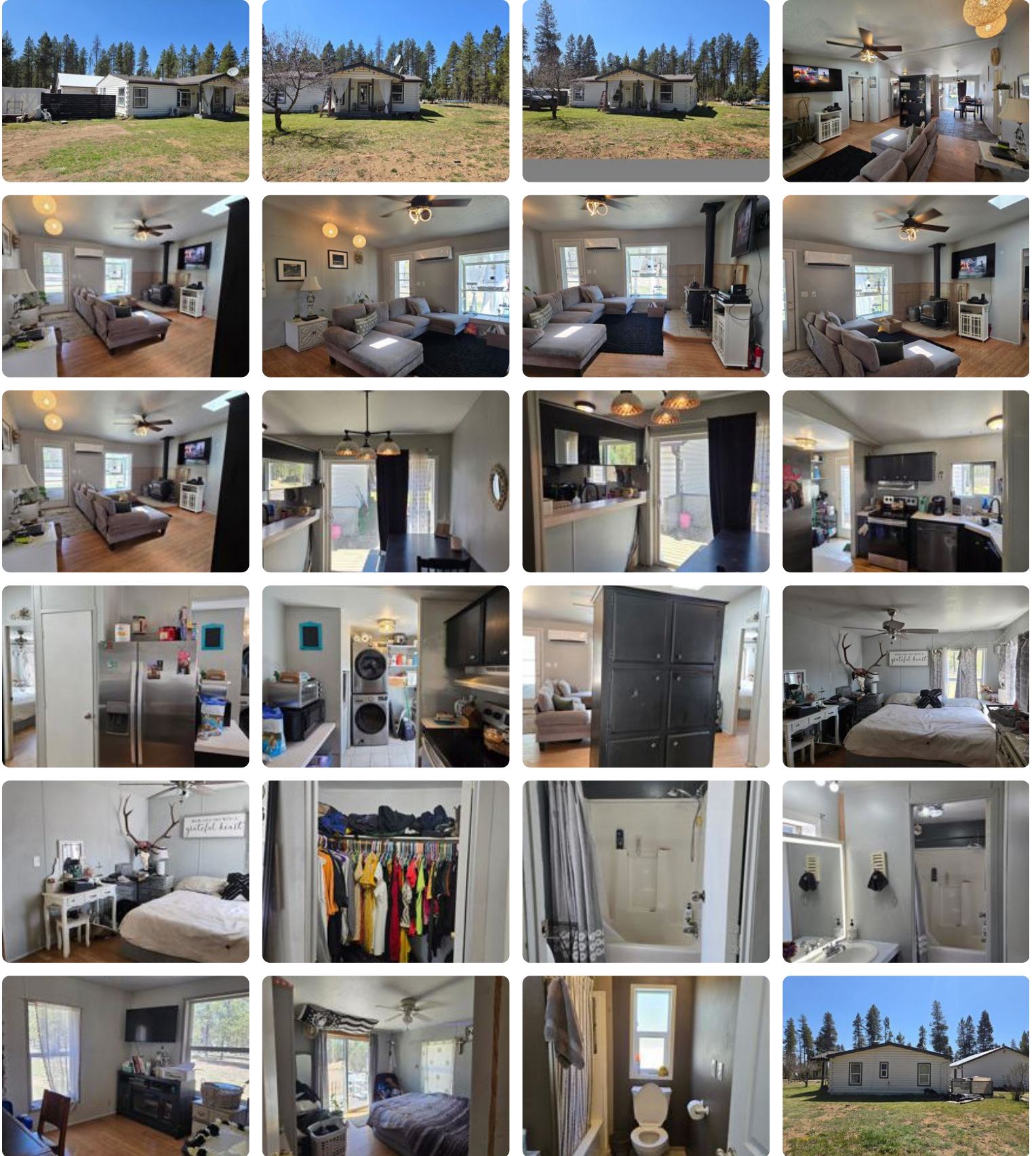
	Public Facts	Listing Facts
Property Type	Mobile/Manufactured	Mobile/Manufactured
Property Subtype	Mobile/Manufactured Home (regardless of Land ownership)	Manufactured On Land
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,134	1,134
Building Area (sq ft)	1,134	1,134
Lot Size	0.97 acres	0.97 acres
Lot Dimensions	42253 SF	-
Garage	Yes	Yes
Garage (spaces)	0	2
Year Built	1993	1993
Style	Mobile/Manufactured	-
Roofing	-	Composition
Heating	-	Ductless, Electric, Wood
Cooling	-	Ductless
Fireplaces	-	Yes
Basement	-	None
Foundation	-	Block
Construction	-	Frame
Number of Buildings	2	-
Number of Units	0	-
Number of Stories	-	One

Listing Courtesy of Century 21 North Homes Realty





Photos





16866 Whittier Dr, Bend, OR 97707

Active Comp Property Stats

Average List Price

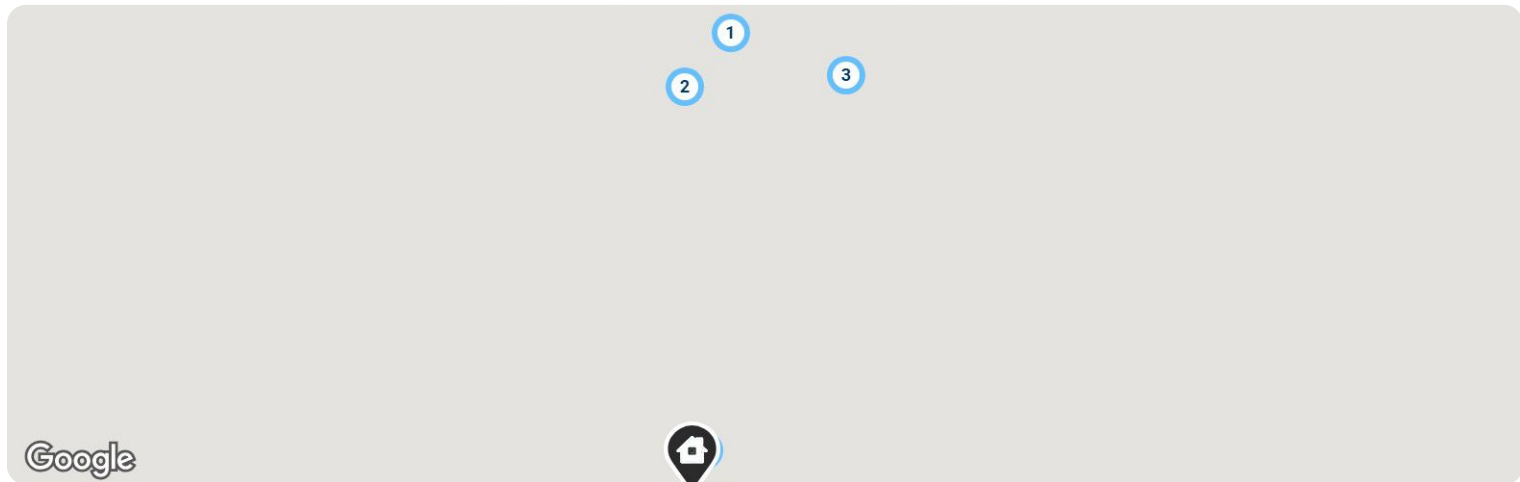
\$420,875

Average \$/Sqft

\$321

Average Days in RPR

35



Google



Active List Price
(4 properties)

Low
\$384,500

Average
\$420,875

High
\$475,000



Property Facts	Low	Average	High
Price per Sqft	\$293	\$321	\$339
Age	46	29	4
Living Area (sqft)	1,134	1,322	1,620
Lot Size (sqft)	22,216	35,175	52,708
Days in RPR	20	35	48
Price per Bedroom	128,167	140,292	158,333

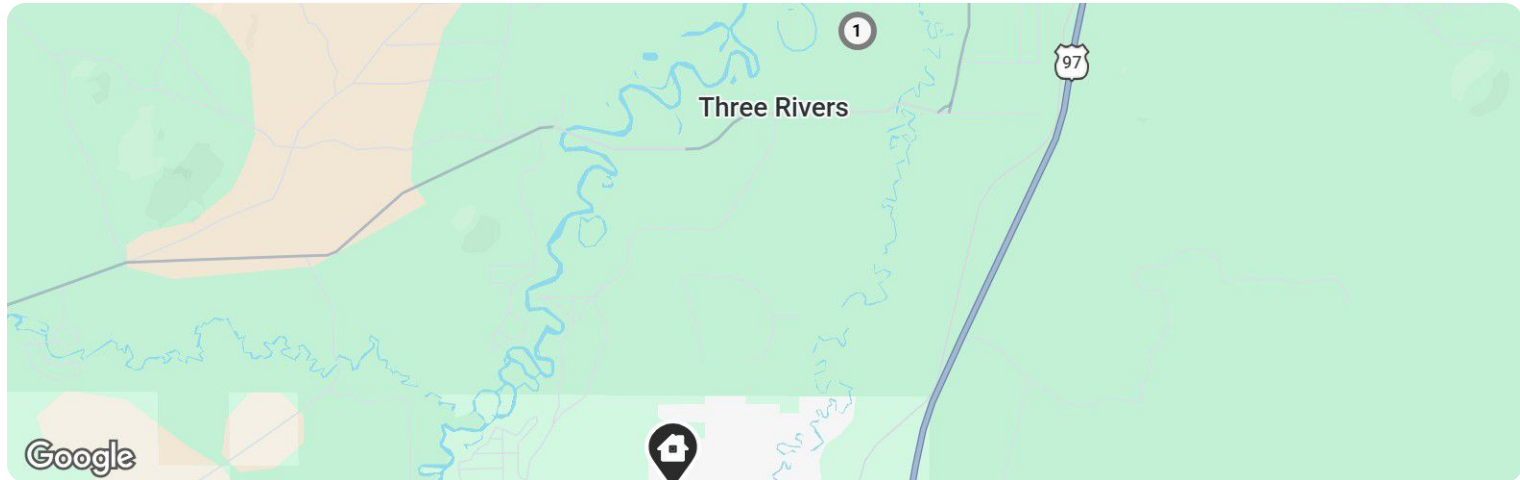




16866 Whittier Dr, Bend, OR 97707

Pending Comp Property Stats

List Price	\$/Sqft	Days in RPR
\$335,000	\$310	38



Pending List Price
(1 property)

List Price
\$335,000

Property Facts	This Comp
Price per Sqft	\$310
Age	37
Living Area (sqft)	1,080
Lot Size (sqft)	20,909
Days Until Contract	38
Days in RPR	38
Price per Bedroom	111,667



Price Strategy Options

Below Market

\$379,000

Position slightly below the current comp-driven range to create urgency and maximize the chance of multiple offers, especially if the home needs cosmetic updates. This strategy aims to compress buyer decision time in a 2.33-month supply market while still anchoring to nearby active pricing.

- Support from closest/high-similarity active: 54655 Husky Ln is \$384,500 at ~\$339/sf (1,134 sf, 1993, 0.12 mi); subject is larger (1,250 sf) and slightly newer (1999), so coming in just under can drive competition.
- Average active comp pricing is ~\$319/sf; \$379,000 on 1,250 sf is ~\$303/sf—intentionally below the comp set to attract the broadest buyer pool.
- Pending comp 55818 Black Duck Rd listed \$335,000 (~\$310/sf) with HOA ~\$295/yr and went pending in ~38 days; below-market pricing helps shorten time-to-offer vs. the 38-day benchmark.
- Actives at 43–48 DOM (56005 Browning \$399k; 17443 Grebe \$475k) suggest buyers are price-sensitive and may wait when homes are perceived as stretched.
- Market signal: 2.33 months of inventory favors sellers, so an aggressive (lower) list price can convert that advantage into stronger terms and faster absorption.

Market Aligned

\$399,000

AI Recommendation

List in line with the comp set, targeting a full-price or near-full-price offer without sacrificing momentum. This is the "fair market" approach supported by multiple nearby 3/2 manufactured listings clustered around the high-\$300s to low-\$400s.

- Comp cluster: 54655 Husky Ln \$384,500 (~\$339/sf) at 1,134 sf (smaller) and 56005 Browning Dr \$399,000 (~\$335/sf) at 1,188 sf (slightly smaller); subject at 1,250 sf reasonably supports ~\$399k.
- On a price-per-sf basis, \$399,000/1,250 sf is ~\$319/sf—matching the comp-stat average list price per sf of ~\$319.
- 56203 Stellar Dr is \$425,000 (~\$316/sf) but notably older (1980) and has HOA dues; subject's no-HOA record and newer year (1999) help support being competitive around ~\$399k rather than stretching to the mid-\$420s.
- Pending 55818 Black Duck Rd (1989) at \$335k (~\$310/sf) with ~\$295/yr HOA indicates the lower end of the range is compromised by age/HOA; subject should sit above that baseline.
- Market signal: 2.33 months supply indicates continued demand; pricing at the market average per sf is designed to avoid the 40+ DOM pattern seen in some actives.

Above Market

\$415,000

Aim above the core comp range if the home is turnkey (updated interior, roof/HVAC confidence, strong curb appeal) and/or professionally staged. This approach tests the upper band while still remaining defensible against the current active set.

- Ceiling reference: 56203 Stellar Dr is \$425,000 (~\$316/sf) at 1,344 sf with HOA; subject has smaller sf but could justify a mid-\$410s ask if condition is superior and carrying costs are lower.
- \$415,000/1,250 sf is ~\$332/sf—slightly below the highest per-sf active (54655 Husky at ~\$339/sf) while reflecting subject's larger size and newer year (1999 vs 1993).
- Be mindful: 56005 Browning (\$399k) is at 43 DOM and 17443 Grebe (\$475k) is at 48 DOM—evidence that buyers may resist aspirational pricing unless the home clearly outshines alternatives.
- If you list above market, plan for a tight showing/feedback window and a proactive price-adjustment trigger (e.g., 14–21 days) to avoid staleness.
- Market signal: with 2.33 months of inventory you can test a premium, but DOM patterns imply the premium must be earned through condition and presentation.



16866 Whittier Dr, Bend, OR 97707

Pricing Strategy

Recommended Price

\$399,000

CMA Range

\$366.3K

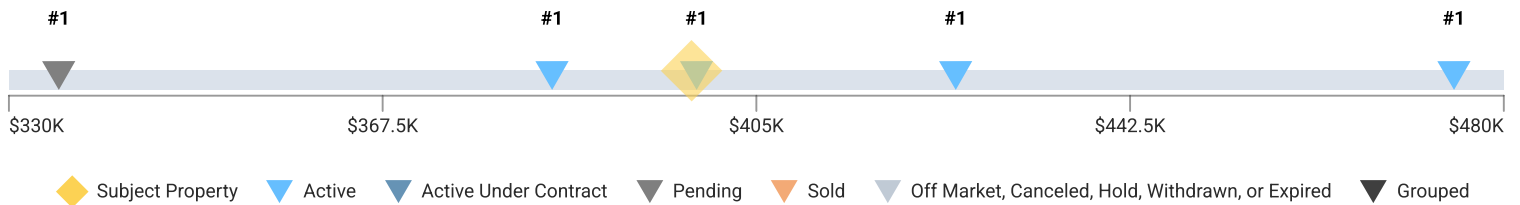
\$423.8K



Last Edited 5/21/2026 Price per Sq Ft \$319

Range of Comparable Properties

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



Price Rationale

Recommended list price is \$399,000 to align precisely with prevailing \$/sf in the comp set while leveraging the subject's slightly larger size and newer vintage. This balances speed and net proceeds in a 2.33-month supply environment without drifting into the longer-DOM risk zone.

- Anchored to comp-stat average list \$/sf (~\$319): \$399,000 equals ~\$319/sf for 1,250 sf—clean, appraisal-friendly positioning.
- Direct comparisons: 54655 Husky (\$384.5k, ~0.12 mi, ~\$339/sf, 20 DOM after a recent -1.28% change) suggests buyers are active but responsive to price—\$399k keeps you competitive while supporting the larger sf.
- 56005 Browning at \$399k (~\$335/sf) sits 43 DOM; matching the price but offering slightly more sf and a newer year helps you win value-driven buyers.
- Pending 55818 Black Duck (\$335k, ~\$310/sf, HOA ~\$295/yr, accepted in ~38 days) supports the mid/high \$300s floor—\$399k should be attainable without needing to undercut the market.
- Market signal: 2.33 months of inventory favors sellers; pricing at market improves odds of strong terms while avoiding the stagnation seen in some 40+ DOM actives.



AI Summary

Pricing Assessment

\$399,000 is market-aligned on a \$/sf basis: $\$399,000 \div 1,250 \text{ sf} \sim \$319/\text{sf}$, which matches the provided comp-stat average list \$/sf (\$319).

Relative to the most similar nearby active (54655 Husky Ln; score 95; 0.12 mi; 1,134 sf; \$384,500; $\sim \$339/\text{sf}$; no HOA; 20 DOM with a recent -1.28% reduction), \$399,000 positions the subject as a larger, slightly newer alternative at a lower \$/sf—generally a strong value signal.

Against 56005 Browning Dr (score 90; 1,188 sf; \$399,000; $\sim \$335/\text{sf}$; no HOA; 43 DOM), matching the exact price but offering $\sim +62$ sf and a newer year (1999 vs 1993) helps the subject look like the better deal—assuming similar condition.

The pending comp (55818 Black Duck Rd; score 89; 1,080 sf; \$335,000; $\sim \$310/\text{sf}$; HOA \$295/yr; accepted in 38 days) supports that correctly priced homes can secure offers within ~ 5 – 6 weeks; \$399k is a higher band but also a larger/no-HOA (per record) and newer home.

Broader active ceiling check: 56203 Stellar (\$425k; $\sim \$316/\text{sf}$; older 1980; HOA) shows list prices can reach mid-\$400s, but does not necessarily imply they will sell there. 17443 Grebe (\$475k; 48 DOM; HOA; much newer/larger) suggests buyers can resist aspirational pricing even with strong features.

With 2.33 months supply of inventory, the market still leans seller-favorable; a market-aligned price like \$399k tends to maximize terms and avoid the staleness risk seen in 40+ DOM actives.

Buyer Psychology

Pros

- “Fair and appraisal-friendly” pricing: $\$319/\text{sf}$ aligns with the comp-stat average list \$/sf (\$319), which feels data-supported to buyers and their lenders.
- Value vs closest similar option: compared to Husky Ln at $\sim \$339/\text{sf}$, the subject reads like more space for the money (lower \$/sf) while remaining nearby and similar type (manufactured 3/2, no HOA on the comp).
- No-HOA (per public record for subject) can be a meaningful psychological win versus comps showing HOA dues (\$295/yr or \$50/yr), signaling lower ongoing cost and fewer rules.
- Price parity vs Browning (\$399k) can create a “choose the better one” decision—if your condition/updates/photos show well, buyers may perceive the subject as the obvious pick at the same price.
- Seller’s-market backdrop (2.33 months supply) supports buyer expectations that good homes are priced close to market and may move quickly. \$399k doesn’t look like a ‘reach’ number in this comp set.

Cons

- Buyers may question why Browning has been sitting at \$399k for 43 DOM—some will generalize that \$399k could be ‘the top of what buyers are paying’ unless your home clearly outshines it (condition, site, upgrades, disclosure quality).
- The closest active (Husky) recently reduced (-1.28%). Even though it’s smaller, the very presence of a nearby price cut can create hesitation and “maybe this area is softening” thoughts.
- If the subject has any deferred maintenance/cosmetic needs, buyers may mentally compare to the ‘below market’ idea ($\sim \$379k$) and feel \$399k leaves insufficient room for post-close spend.
- Manufactured-home buyers can be especially payment-sensitive; even small perceived overpricing can shift them to ‘wait for a reduction’ behavior, particularly when they see actives at 40–50 DOM.
- Without SOLD comps and sold-to-list context here, some buyers (and buyer agents) may treat list prices as noisy and push for concessions/inspection credits to de-risk paying near asking.

Potential Outcome Scenarios

Scenario A: Strong early activity, near-ask offer (best case)

If condition is competitive and marketing is strong, \$399k should generate showings quickly because it’s aligned to the \$/sf average and looks like better value than Browning at the same price. Expect potential near-ask or ask with minor concessions within ~ 1 – 3 weeks.

Scenario B: Normal activity, offer slightly under asking

If buyers use Browning’s 43 DOM and Husky’s recent price reduction as leverage, you may see offers in the $\sim \$385k$ – $\$395k$ range (or ask with closing-cost/repair credits). This is consistent with buyers ‘testing’ whether \$399k is the clearing price.

Scenario C: Slower than expected, pricing conversation at ~ 21 – 30 days

If showings are light or feedback is ‘priced high for condition,’ the market may be telling you \$399k is aspirational for the home’s current finish level. A proactive adjustment (often 2–4%) could be needed to avoid drifting into the 40+ DOM category.



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