

Competitive Market Analysis

for

Terry Emmert



**350 NE 151st ST
Portland, OR 97230**

- 23030 sf Lot .53 Acres Zoned R7
- 800sf Home built in 1948
- Walk to Light Rail - OWC would get interest and best price

Value is in MF use of Land, SFR value is \$299, MF use would be \$439k Being Proactive to get Property Re-Zoned would likely pay dividends Need to talk with area developers - proximity to Light rail is huge long term property value

Recommended Price: **\$439,000** (\$399,000 - \$439,000)



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Table of Contents

Comparables to Your Home	3
Map of Comparables to Your Home	5
Summary of Comparable Listings	7
Pricing Your Home	8
Company Information	9

Comparables to Your Home

201 NE 162ND AVE **Portland** **97230** **LND ACT** **\$120,000**



MLS#: 17535045 **Status:** ACT **PTax/Yr:** \$762
Unit/Lot #: **# Lots:** **Acres:** 0.16
Zoning: MDR-24 **Wtr Frnt:** **Area:** 142
Lot Size: 7K-9,999SF **Map Coord:** // **Prop Type:** MULTI

Directions: 162nd and Burnside

Remarks: Builders wanted. Located on main street. Good location. Glendoveer Golf Course. Bus line and light rail. You can build, row homes, or Gresham stated that 3-9 units can be built. Buyer to verify with city. One seller is a licensed Oregon Real Estate Broker.

51 NE 146TH AVE **Portland** **97230** **LND ACT** **\$299,900**



MLS#: 16194671 **Status:** ACT **PTax/Yr:** \$3,456
Unit/Lot #: **# Lots:** **Acres:** 0.25
Zoning: RH **Wtr Frnt:** N **Area:** 142
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:** MULTI

Directions: Burnside North on 146th

Remarks: 16352677 for sale next door for development. Occupied, please do not disturb. RH zoning (High Density Residential) zone. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height & relatively high percentage of building coverage per City

200 NE 160TH AVE **Portland** **97230** **LND SLD** **\$290,000**



MLS#: 16644755 **Status:** SLD **PTax/Yr:** \$3,477
Unit/Lot #: **# Lots:** **Acres:** 0.86
Zoning: R 2.5 **Wtr Frnt:** **Area:** 142
Lot Size: 20K-.99AC **Map Coord:** // **Prop Type:** RESID

Directions: 160th Between Burnside & Glisan

Remarks: Nice Level Building site zoned R 2.5. Utilities available, house of no value, buyer to own due diligence with city of Portland.

23 NE 151ST AVE **Portland** **97230** **LND ACT** **\$440,000**



MLS#: 16359498 **Status:** ACT **PTax/Yr:** \$3,480
Unit/Lot #: **# Lots:** **Acres:** 1.00
Zoning: R1 **Wtr Frnt:** **Area:** 142
Lot Size: 1-2.99AC **Map Coord:** 598 / D / 6 **Prop Type:** MULTI

Directions: 151st and NE Burnside

Remarks: Great development opportunity. 43,400 square feet on R1-zoned land. Perfect for multi-family development. Minutes from transportation, shopping and employment. So act fast. Buyer to do due diligence.

14708 NE GLISAN ST **Portland 97230 LND SLD \$450,000**



MLS#: 16674232 **Status:** SLD **PTax/Yr:** \$3,674
Unit/Lot #: **# Lots:** **Acres:** 0.90
Zoning: R2 **Wtr Frnt:** **Area:** 142
Lot Size: 20K-.99AC **Map Coord:** // **Prop Type:** RESID

Directions: NE Glisan St & NE 148th Ave
Remarks: This sale includes lots R109774, R109775, and R109776 for a total 43,276 SQ FT.

15 NE 146TH AVE **Portland 97230 LND ACT \$1,125,000**



MLS#: 16352677 **Status:** ACT **PTax/Yr:** \$3,833
Unit/Lot #: **# Lots:** **Acres:** 0.87
Zoning: RH **Wtr Frnt:** **Area:** 142
Lot Size: 20K-.99AC **Map Coord:** // **Prop Type:** MULTI

Directions: 146th and Burnside
Remarks: Occupied, please do not disturb, no sign. RH zoning (High Density Residential) zone. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height & relatively high percentage of building coverage per City. 4 tax lots/ 3 houses

15630 NE HALSEY ST **Portland 97230 LND PEN \$405,000**

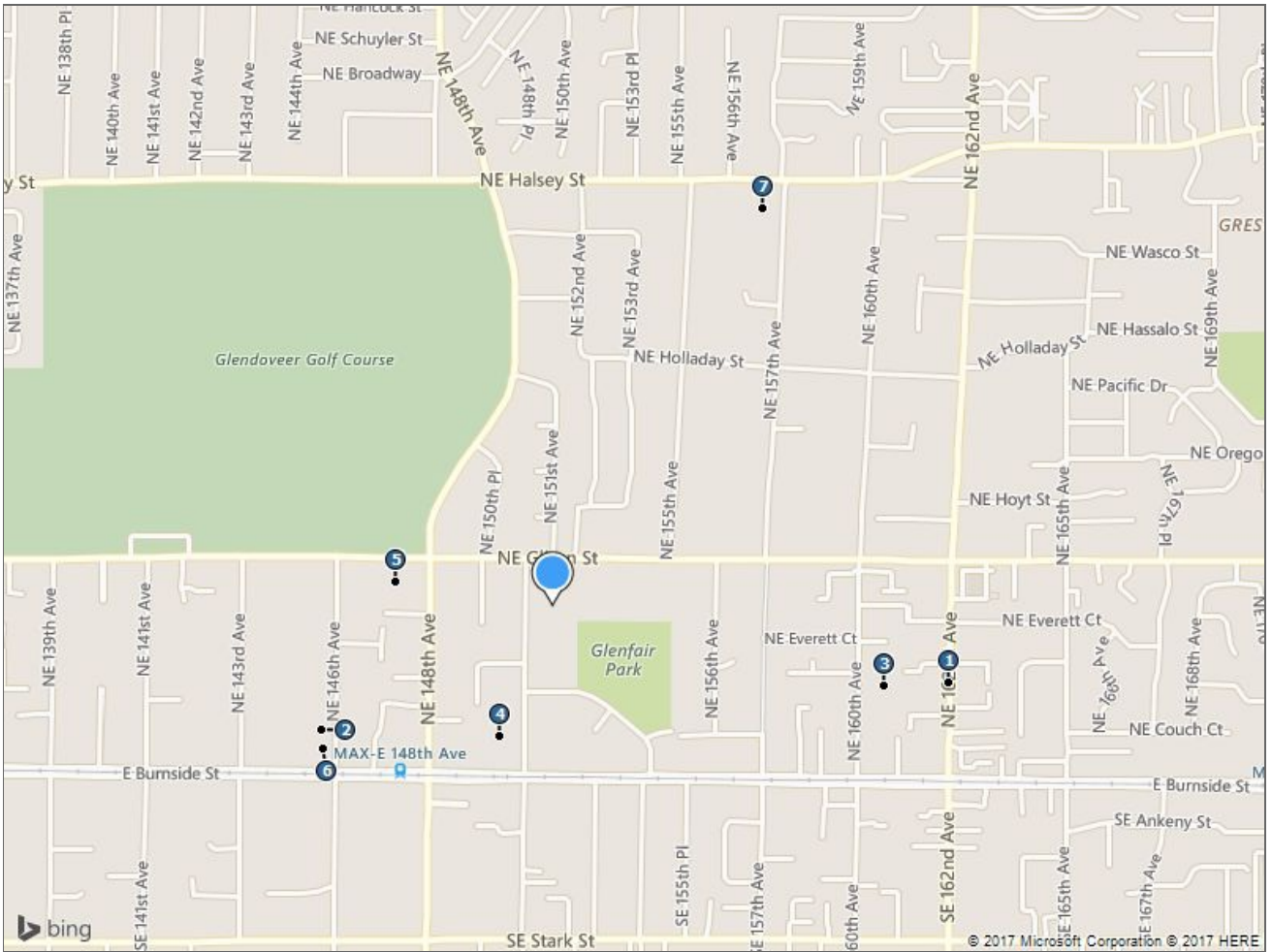


MLS#: 15118984 **Status:** PEN **PTax/Yr:** \$1,869
Unit/Lot #: **# Lots:** 9 **Acres:** 0.69
Zoning: R10 h **Wtr Frnt:** **Area:** 142
Lot Size: 20K-.99AC **Map Coord:** // **Prop Type:** RESID

Directions: Ne Halsey to 157th
Remarks: 9 large lots. Subdivision with conditional approval with the City of Portland. We have a copy of the City's conditional approval. Physical site work needs to be done to complete the subdivision. Estimated costs for site improvements are \$35,000 to \$40,000 a lot.

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17535045	201 NE 162ND AVE	2	16194671	51 NE 146TH AVE	3	16644755	200 NE 160TH AVE
4	16359498	23 NE 151ST AVE	5	16674232	14708 NE GLISAN ST	6	16352677	15 NE 146TH AVE
7	15118984	15630 NE HALSEY ST						

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Summary of Comparable Listings

Active Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		142		350 NE 151st ST , Portland, OR 97230	Portland		\$439,000
LND	17535045	142	MULTI	201 NE 162ND AVE	Portland	0.16	\$120,000
LND	16194671	142	MULTI	51 NE 146TH AVE	Portland	0.25	\$299,900
LND	16359498	142	MULTI	23 NE 151ST AVE	Portland	1.00	\$440,000
LND	16352677	142	MULTI	15 NE 146TH AVE	Portland	0.87	\$1,125,000

Pending Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		142		350 NE 151st ST , Portland, OR 97230	Portland		\$439,000
LND	15118984	142	RESID	15630 NE HALSEY ST	Portland	0.69	\$405,000

Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		142		350 NE 151st ST , Portland, OR 97230	Portland		\$439,000
LND	16644755	142	RESID	200 NE 160TH AVE	Portland	0.86	\$290,000
LND	16674232	142	RESID	14708 NE GLISAN ST	Portland	0.90	\$450,000

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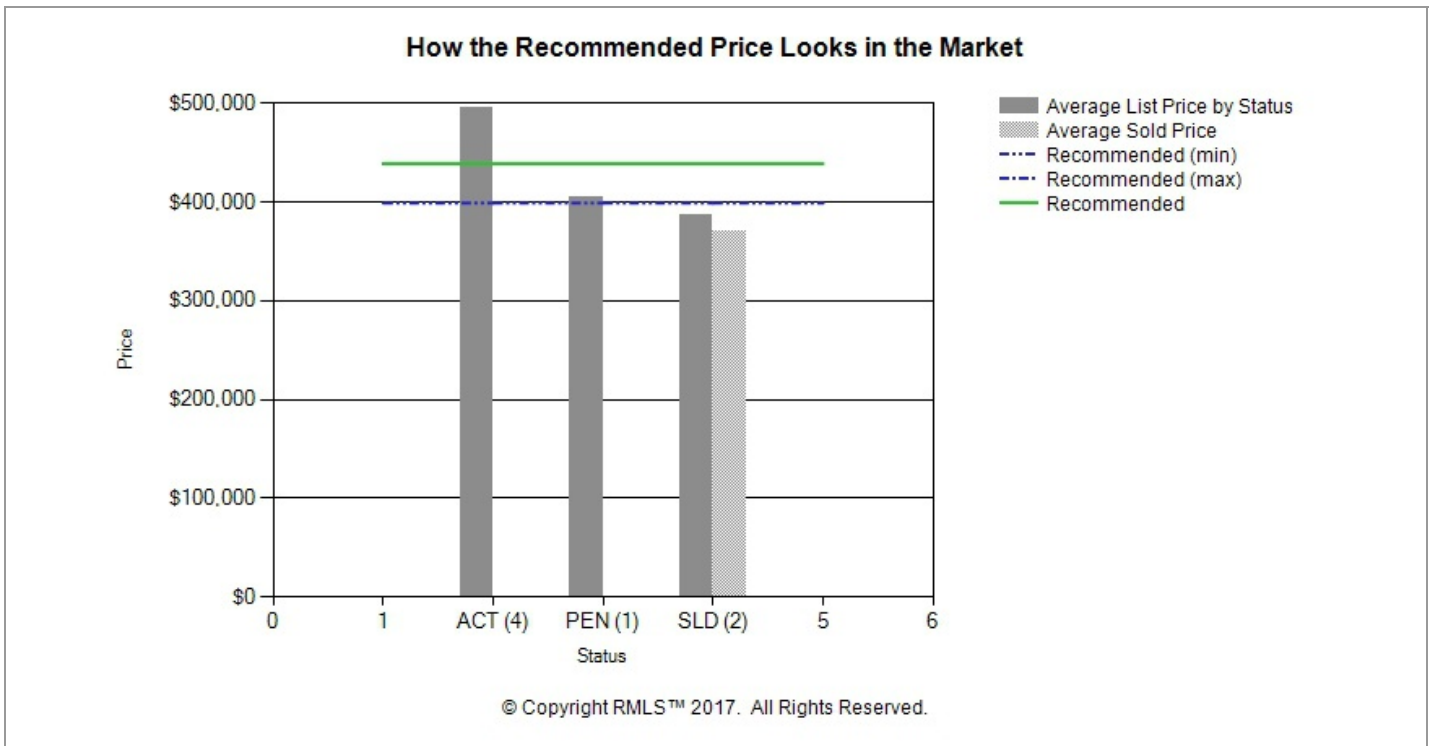
Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
ACT	4	\$120,000	\$496,225	\$369,950	\$1,125,000	0	0	N/A	N/A	N/A
PEN	1	\$405,000	\$405,000	\$405,000	\$405,000	0	0	N/A	274	274
SLD	2	\$290,000	\$370,000	\$370,000	\$450,000	0	0	N/A	60	60
Total Listings:	7	Sold Properties closed averaging 95.49% of their Final List Price. This reflects a 4.51% difference between Sale Price and List Price. If SNL status or Sold Auction listings are included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL and Sold Auction listings.								

	Amount	\$/Sqft
Min. List Price:	\$120,000	N/A
Avg. List Price:	\$452,121	N/A
Max. List Price:	\$1,125,000	N/A
Average Sale Price:	\$370,000	N/A
Recommended List Price		
Min:	<u>\$399,000</u>	<u>\$0</u>
Max:	<u>\$439,000</u>	<u>\$0</u>
Recommended:	<u>\$439,000</u>	<u>\$0</u>

**Note: Comparable listings with SQFT=0 are excluded from all Price/SQFT calculations

How the Recommended Price Looks in the Market



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Company Information

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Knowledge, Expertise & Resources with Your Best Interest 1st