

Competitive Market Analysis

for

Terry Emmert



**4532 NE Sumner ST
Portland, OR 97218**

- 13,500sf Lot Zoned R5 maybe divided
- Area maybe rezoned in 2018 - R10 to R5 (Spec Price \$399k) See comps 836 & 014
- SFR would justify \$369k based on HOUSE inspection

If you wish to try to interest Builders then Suggest \$399k OWC 25% down incentive for developer will get best price After discussion with 3-5 Builders I can get perspective.

Recommended Price: **\$399,000** (\$369,000 - \$419,000)



Prepared By
Michael Faunce
Michael J Faunce
Broker / Consultant
Keller Williams Portland
Premier Realty
7504 SW Bridgeport
Portland OR 97224
www.2BuySellHome.com

Phone: 503-686-8127
Cell: 503-686-8127
Fax: 503-597-5010
E-mail: michaelfaunce@kw.com

kw PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY

Table of Contents

Comparables to Your Home	3
Map of Comparables to Your Home	4
Summary of Comparable Listings	5
Pricing Your Home	6
Company Information	7

© RMLS™ 2017. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparables to Your Home

4247 NE SIMPSON CT **Portland** **97218** **RES SLD** **\$375,000**



MLS#: 17406693 **Status:** SLD **PTax/Yr:** \$2,795
Beds/Baths: 2 / 1.0 **SQFT:** 2149 **Lot Size:** 15K-19,999SF
Map Coord: 567 / B / 7 **YrBuilt:** 1925 **Area:** 142
Fireplaces: **Garage:** 2 **Style:** BUNGALO
Elem: Rigler **High:** Madison **Acres:** 0.37

Directions: Simpson is North of Killingsworth, South of Lombard and East of 42nd

Remarks:

4553 NE ALBERTA ST **Portland** **97218** **RES SLD** **\$325,000**



MLS#: 17538322 **Status:** SLD **PTax/Yr:** \$3,029
Beds/Baths: 2 / 1.0 **SQFT:** 1541 **Lot Size:** 10K-14,999SF
Map Coord: // **YrBuilt:** 1929 **Area:** 142
Fireplaces: 1 **Garage:** 0 **Style:** OTHER
Elem: Vernon **High:** Madison **Acres:** 0.31

Directions: NE Prescott, N on 42nd to Alberta St

Remarks: Home needs repairs, furnace not working now. buyer to verify all property info, many possibilities and sold as is. Buyer to check house square footage and do due diligence prior to offer.

5247 NE 43RD AVE **Portland** **97218** **RES PEN** **\$399,900**



MLS#: 17090836 **Status:** PEN **PTax/Yr:** \$2,870
Beds/Baths: 2 / 1.0 **SQFT:** 1696 **Lot Size:** 10K-14,999SF
Map Coord: // **YrBuilt:** 1945 **Area:** 142
Fireplaces: **Garage:** 0 **Style:** COTTAGE
Elem: Faubion **High:** Jefferson **Acres:** 0.25

Directions: 43rd and NE Emerson

Remarks: Value is in the land. Fantastic opportunity to develop a 100X107 flat lot in HOT NE Prescott/NE 42nd Ave area. Across the street from Old Salt and on quiet 43rd Ave. Upcoming development on 42nd includes mixed use retail/condos. This property is right behind and has opportunity for 4-6 townhouses. Never again will property be this inexpensive. Buyer to do due diligence. Zoning is changing to higher density as we speak.

4250 NE SIMPSON CT **Portland** **97218** **RES PEN** **\$399,900**

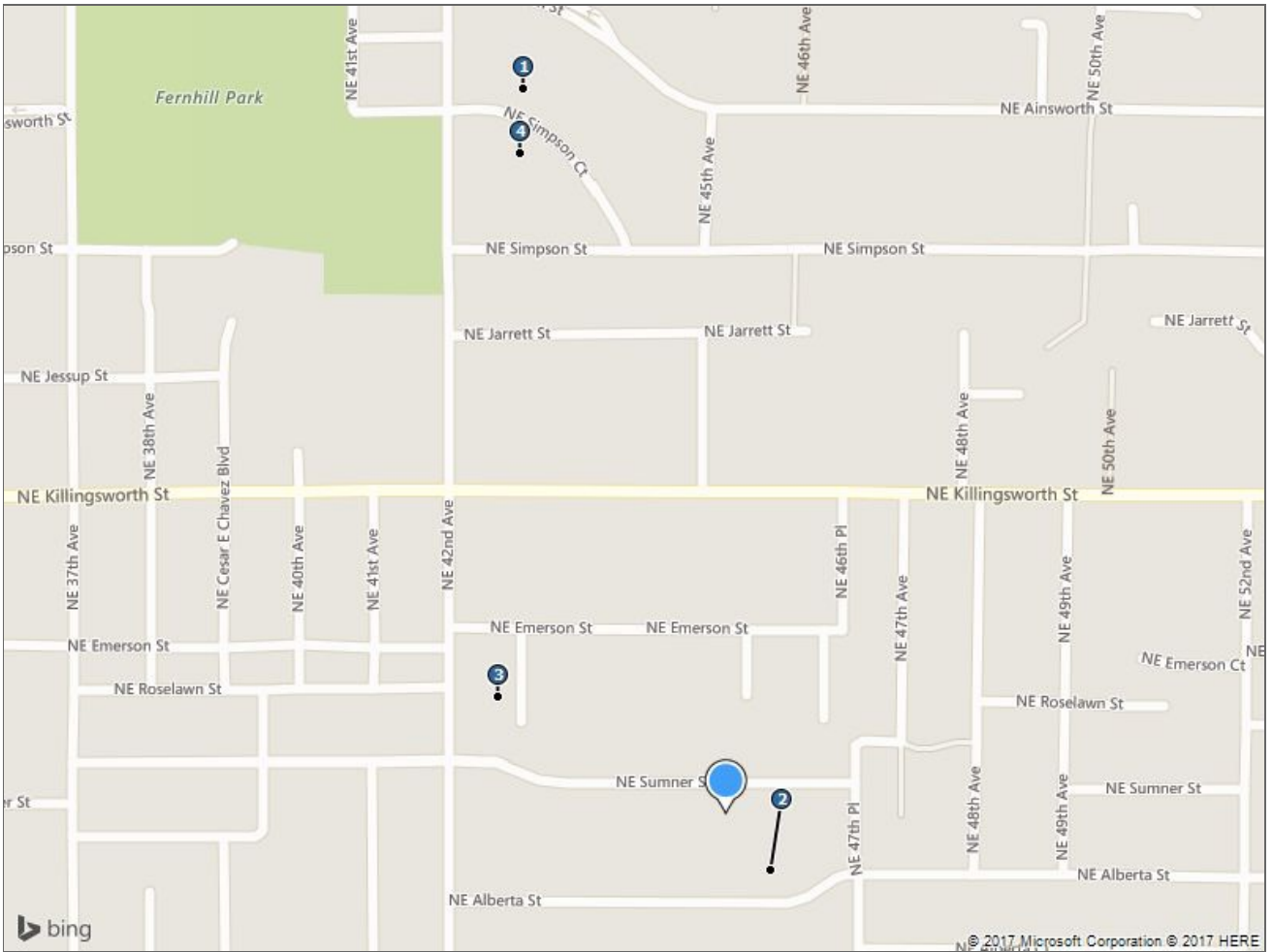


MLS#: 16196014 **Status:** PEN **PTax/Yr:** \$2,981
Beds/Baths: 2 / 1.0 **SQFT:** 1732 **Lot Size:** 15K-19,999SF
Map Coord: // **YrBuilt:** 1935 **Area:** 142
Fireplaces: **Garage:** 1 **Style:** BUNGALO
Elem: Rigler **High:** Madison **Acres:** 0.36

Directions: NE 42nd to NE SIMPSON CT

Remarks: INVESTORS TAKE NOTE! NEW PRICE! Great Investment opportunity. Value is beyond SFR use. Keep current home live, lease or scrape it. Zoning to go from R10 to R5 early 2018. Buyer to verify with City.

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17406693	4247 NE SIMPSON CT	2	17538322	4553 NE ALBERTA ST	3	17090836	5247 NE 43RD AVE
4	16196014	4250 NE SIMPSON CT						

© RMLS™ 2017. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Summary of Comparable Listings

Pending Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		142		4532 NE Sumner ST , Portland, OR 97218	Portland					\$399,000
RES	17090836	142	DETACHD	5247 NE 43RD AVE	Portland	1945	2	1.0	1696	\$399,900
RES	16196014	142	DETACHD	4250 NE SIMPSON CT	Portland	1935	2	1.0	1732	\$399,900

Sold Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		142		4532 NE Sumner ST , Portland, OR 97218	Portland					\$399,000
RES	17406693	142	DETACHD	4247 NE SIMPSON CT	Portland	1925	2	1.0	2149	\$375,000
RES	17538322	142	DETACHD	4553 NE ALBERTA ST	Portland	1929	2	1.0	1541	\$325,000

© RMLS™ 2017. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

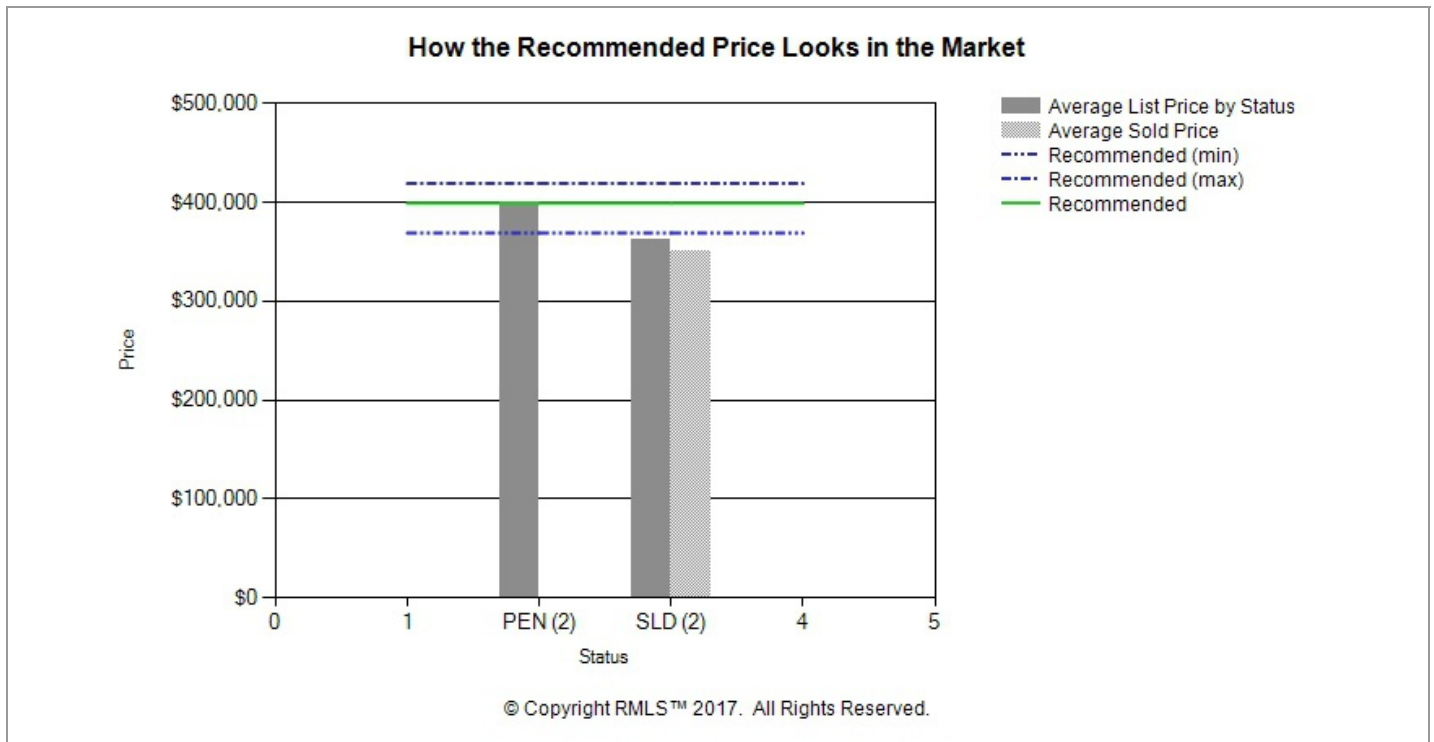
Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
PEN	2	\$399,900	\$399,900	\$399,900	\$399,900	1,714	1,714	\$234	212	212
SLD	2	\$325,000	\$350,000	\$350,000	\$375,000	1,845	1,845	\$190	17	17
Total Listings:	4	Sold Properties closed averaging 96.55% of their Final List Price. This reflects a 3.45% 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:	\$350,000	\$228
Avg. List Price:	\$381,200	\$215
Max. List Price:	\$399,900	\$231
Average Sale Price:	\$350,000	\$190
Recommended List Price		
Min:	\$369,000	\$0
Max:	\$419,000	\$0
Recommended:	\$399,000	\$0

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

How the Recommended Price Looks in the Market



© RMLS™ 2017. ALL RIGHTS RESERVED. - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED. SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO. SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Company Information

Michael Faunce - www.2BuySellHome.com
Broker / Consultant - Keller Williams
Knowledge, Expertise & Resources with Your Best Interest 1st