

# Competitive Market Analysis

for

## Terry Emmert



**616 NE 64th AVE**  
**Portland, OR 97213**

- Sold as two Lots - TAX LOT R234493 & R234494 Next to FRED MEYERS
- R234493 5258sf Lot R234494 is 7935sf (total .30 acres)
- Currently Zoned R5 Maybe Rezoned to R2 or R1

If Rezoned possible then Top Price of \$749k is possible - Suggest OWC Encourage Developers with Price or terms. Really need to Prospect on this one and find right developer. Could be very attractive MF next to FM but otherwise you get SFR value of \$349k for 2 lots. Only a few MF developers would be correct choice

Recommended Price: **\$749,000** (\$349,000 - \$749,000)



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## Comparables to Your Home

**101 NE 58TH AVE** **Portland** **97213** **RES SLD** **\$733,000**



**MLS#:** 16651640 **Status:** SLD **PTax/Yr:** \$0  
**Beds/Baths:** 3 / 1.0 **SQFT:** 3682 **Lot Size:** 10K-14,999SF  
**Map Coord:** // **YrBuilt:** 1927 **Area:** 142  
**Fireplaces:** **Garage:** 1 **Style:** 1STORY,OTHER  
**Elem:** Glencoe **High:** Franklin **Acres:** 0.23

**Directions:** E Burnside St, N on NE 58th Ave

**Remarks:**

**314 NE 63RD AVE** **Portland** **97213** **RES SLD** **\$391,500**



**MLS#:** 16382114 **Status:** SLD **PTax/Yr:** \$3,511  
**Beds/Baths:** 2 / 2.0 **SQFT:** 1295 **Lot Size:** 7K-9,999SF  
**Map Coord:** 597 / D / 5 **YrBuilt:** 1912 **Area:** 142  
**Fireplaces:** 0 **Garage:** 1 **Style:** COTTAGE  
**Elem:** Glencoe **High:** Franklin **Acres:** 0.18

**Directions:** E Burnside to NE 63rd. Between NE Davis and NE Glisan

**Remarks:** Adorable 2 bdrm 2 bath cottage on huge lot in close in North Tabor! Fantastic Opportunity for first time home buyer, investor, or owner looking to expand. Fir floors, huge master with new bath, large eat-in kitchen with French doors out to refinished deck and fenced yard. Great commuter location - close to 1-84, 205, bike paths, walk to shopping, restaurants and Mt. Tabor. Excellent schools- Glencoe, Tabor, Franklin.

**7020 NE CLACKAMAS ST** **Portland** **97213** **RES SLD** **\$340,000**

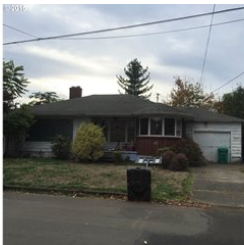


**MLS#:** 17028304 **Status:** SLD **PTax/Yr:** \$4,113  
**Beds/Baths:** 2 / 1.1 **SQFT:** 2020 **Lot Size:** 7K-9,999SF  
**Map Coord:** // **YrBuilt:** 1955 **Area:** 142  
**Fireplaces:** 2 **Garage:** 2 **Style:** RANCH  
**Elem:** Vestal **High:** Madison **Acres:** 0.18

**Directions:** HWY 84, 68th St exit, right on 70th, home on corner of 70th & Clackamas St

**Remarks:** Open house 2/11 & 2/12 @ 12-2 pm! Hidden Gem in HOT Montavilla! Spacious ranch on fenced, corner lot! Forced air heat & AC (installed '09), 2 car attach garage & an extra 1/2 bath in the basement! Stunning, original hardwood floors (living rm carpet corner pulled back for a sneak peek). 2 frplcs & BONUS outdoor frplc! 15 yo roof. 8 yo H2o heater. Appliances stay. SO MUCH POTENTIAL! (Excuse the basement mess, Estate Co is still clearing)

**1037 NE 58TH AVE** **Portland** **97213** **RES SLD** **\$315,000**



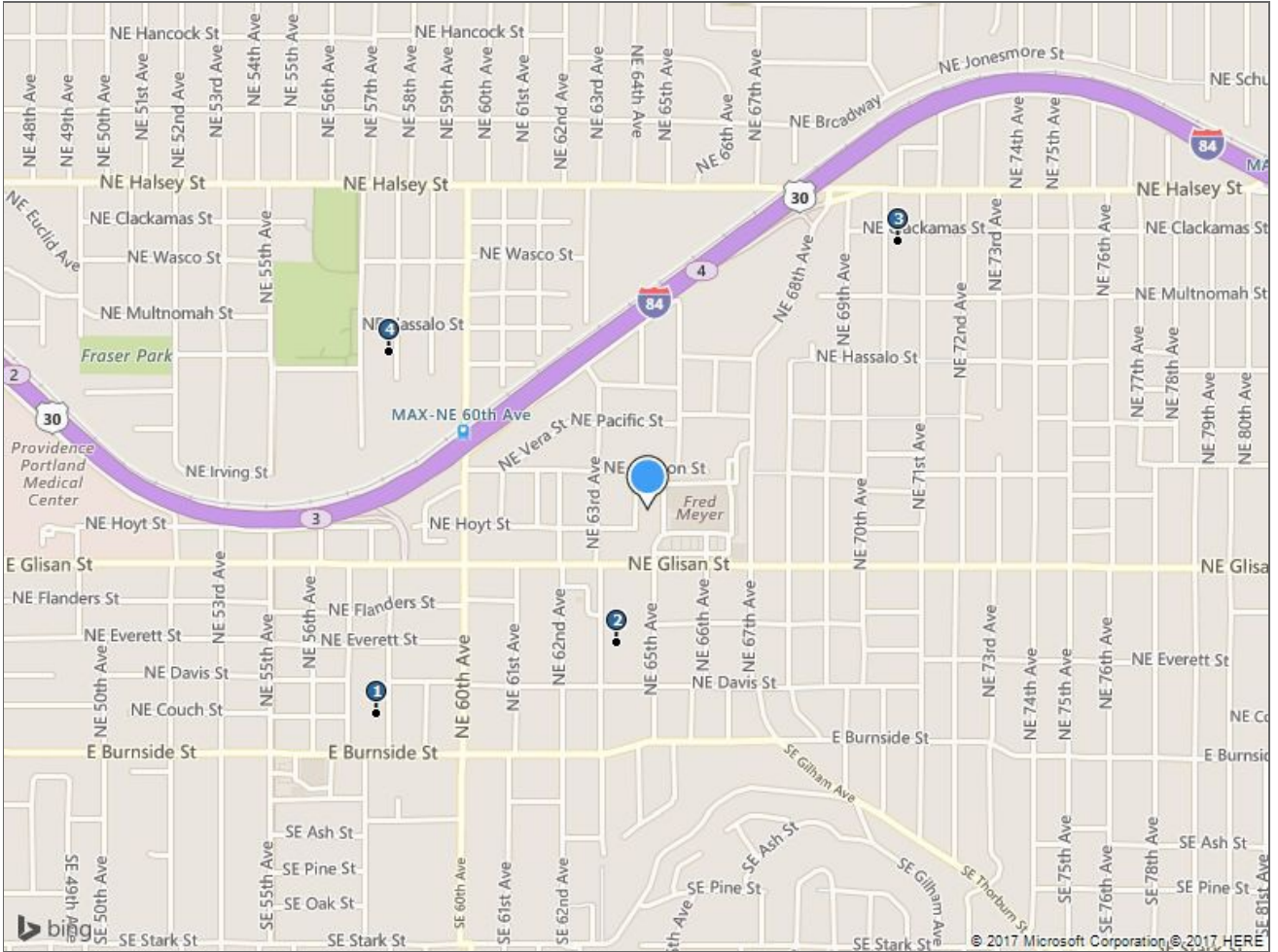
**MLS#:** 15682721 **Status:** SLD **PTax/Yr:** \$3,213  
**Beds/Baths:** 2 / 2.0 **SQFT:** 1879 **Lot Size:** 7K-9,999SF  
**Map Coord:** 597 / D / 5 **YrBuilt:** 1954 **Area:** 142  
**Fireplaces:** 1 **Garage:** 2 **Style:** 1STORY,RANCH  
**Elem:** Roseway Heights **High:** Madison **Acres:** 0.17

**Directions:** Halsey South on 58th Ave

**Remarks:** Do not go on the property. Oil furnace does not work, oil tank underground, no plumbing to sink in lower bath, fires started in both bathtubs, windows in house are broken, gutters are not functioning and/or missing- has caused extensive rot damage to exterior, walls in bedroom are wet w/ mold/mildew, backyard not accessible due to overgrown vegetation, cabinets in kitchen broken, squatters have been in home causing extensive damage.

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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	16651640	101 NE 58TH AVE	2	16382114	314 NE 63RD AVE	3	17028304	7020 NE CLACKAMAS ST
4	15682721	1037 NE 58TH AVE						

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## Summary of Comparable Listings

### Sold Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		142		616 NE 64th AVE , Portland, OR 97213	Portland					\$749,000
RES	16651640	142	DETACHD	101 NE 58TH AVE	Portland	1927	3	1.0	3682	\$733,000
RES	16382114	142	DETACHD	314 NE 63RD AVE	Portland	1912	2	2.0	1295	\$391,500
RES	17028304	142	DETACHD	7020 NE CLACKAMAS ST	Portland	1955	2	1.1	2020	\$340,000
RES	15682721	142	DETACHD	1037 NE 58TH AVE	Portland	1954	2	2.0	1879	\$315,000

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## Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
<b>SLD</b>	4	\$315,000	\$444,875	\$365,750	\$733,000	2,219	1,950	\$201	84	3
<b>Total Listings:</b>	4	Sold Properties closed averaging <b>104.81%</b> of their Final List Price. This reflects a <b>-4.81%</b> 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
<b>Min. List Price:</b>	\$275,000	\$147
<b>Avg. List Price:</b>	\$424,475	\$192
<b>Max. List Price:</b>	\$733,000	\$200
<b>Average Sale Price:</b>	\$444,875	\$201
<b>Recommended List Price</b>		
<b>Min:</b>	\$349,000	\$0
<b>Max:</b>	\$749,000	\$0
<b>Recommended:</b>	\$749,000	\$0

\*\*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***