

# Competitive Market Analysis

for

## Terry Emmert



**7922 SE Cooper ST  
Portland, OR 97206**

- Nice Property 11440sf Zoned R2.5
- This one needs to be Reviewed for Correct Comps May require onsite Inspect
- Across from School - Should have High appeal, has Sewer

SFR Lot appeal but need MF for Best dollars could put duplex or more here Could prospect current Duplex owners for interest in build. Adair does have Duplex Model may be good to promote on there website

Recommended Price: **\$279,000** (\$219,000 - \$279,000)



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## Comparables to Your Home

**6556 SE 69TH AVE** **Portland** **97206** **LND ACT** **\$194,900**



**MLS#:** 17328992 **Status:** ACT **PTax/Yr:** \$0  
**Unit/Lot #:** **# Lots:** 1 **Acres:** 0.09  
**Zoning:** R2.5 **Wtr Frnt:** **Area:** 143  
**Lot Size:** 3K-4,999SF **Map Coord:** // **Prop Type:** RESID

**Directions:** SE Duke to SE 69th. South to #6556. Lot is the 40' north of garage

**Remarks:** Rare, level, and clear 40'x100' lot in close-in Woodstock area. Land division underway and to be complete in Mid-March. House to south being renovated by Phoenix Redevelopment. Email for a "Lot Info PDF" with more details and site plan

**7341 SE OGDEN ST** **Portland** **97206** **LND PEN** **\$130,000**



**MLS#:** 17115420 **Status:** PEN **PTax/Yr:** \$1,136  
**Unit/Lot #:** **# Lots:** 0.17 **Acres:** 0.17  
**Zoning:** R5 **Wtr Frnt:** **Area:** 143  
**Lot Size:** 7K-9,999SF **Map Coord:** // **Prop Type:** RESID

**Directions:** SE 72nd - E on Ogden to property

**Remarks:** Oversized SE Lot Zoned R5 - 7,301 Sqft: Value is in the land - garage is a tear-down. Build a home or a home with an ADU. Buyer to do their own due diligence.

**7023 SE SHERRETT ST** **Portland** **97206** **LND PEN** **\$275,000**



**MLS#:** 17356498 **Status:** PEN **PTax/Yr:** \$2,639  
**Unit/Lot #:** **# Lots:** 2 **Acres:** 0.33  
**Zoning:** R5 **Wtr Frnt:** **Area:** 143  
**Lot Size:** 10K-14,999SF **Map Coord:** // **Prop Type:** RESID

**Directions:** SE Favel St to SE 72nd Ave, S on SE 72nd Ave to SE Sherrett St, W on SE Sherrett

**Remarks:** Curbs and sidewalks and an ready for sewer connection for the 2nd lot once divided, per the seller. Buyer to do due diligence. 14,200sq ft lot zoned R5. House of no value and no access to it. Ok to walk property.

**7336 SE 67TH AVE** **Portland** **97206** **LND SLD** **\$260,000**

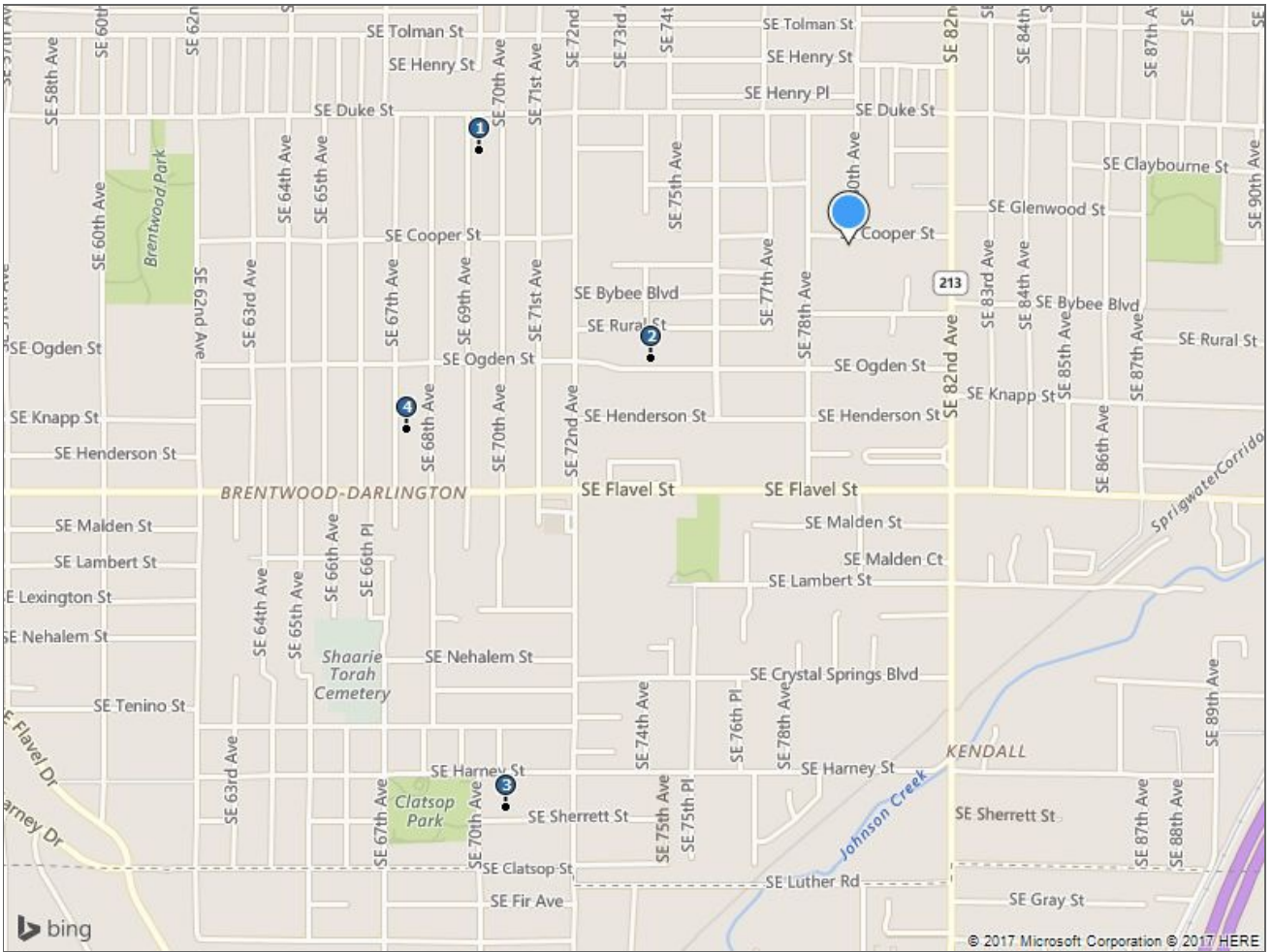


**MLS#:** 16425575 **Status:** SLD **PTax/Yr:** \$3,273  
**Unit/Lot #:** **# Lots:** 0.23 **Acres:** 0.23  
**Zoning:** R5 **Wtr Frnt:** **Area:** 143  
**Lot Size:** 10K-14,999SF **Map Coord:** 627 / E / 6 **Prop Type:** RESID

**Directions:** North of Flavel or South of Woodstock

**Remarks:** Attention Builders per tax records home sits on the N. side of a 100 x100 lot per conversations w the City it appears that dividing lot into two approximate 50x100 ft lots should be okay. Seller would like to find a Buyer or Builder willing to buy the home and land AS-IS and not make an offer subject to a lot division. We believe the home could be financed with conventional financing. 3rd bedroom upstairs may not have enough headroom

**Map of Comparables to Your Home**



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	17328992	6556 SE 69TH AVE	2	17115420	7341 SE OGDEN ST	3	17356498	7023 SE SHERRETT ST
4	16425575	7336 SE 67TH AVE						

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## Summary of Comparable Listings

### Active Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		143		7922 SE Cooper ST , Portland, OR 97206	Portland		\$279,000
LND	17328992	143	RESID	6556 SE 69TH AVE	Portland	0.09	\$194,900

### Pending Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		143		7922 SE Cooper ST , Portland, OR 97206	Portland		\$279,000
LND	17115420	143	RESID	7341 SE OGDEN ST	Portland	0.17	\$130,000
LND	17356498	143	RESID	7023 SE SHERRETT ST	Portland	0.33	\$275,000

### Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		143		7922 SE Cooper ST , Portland, OR 97206	Portland		\$279,000
LND	16425575	143	RESID	7336 SE 67TH AVE	Portland	0.23	\$260,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

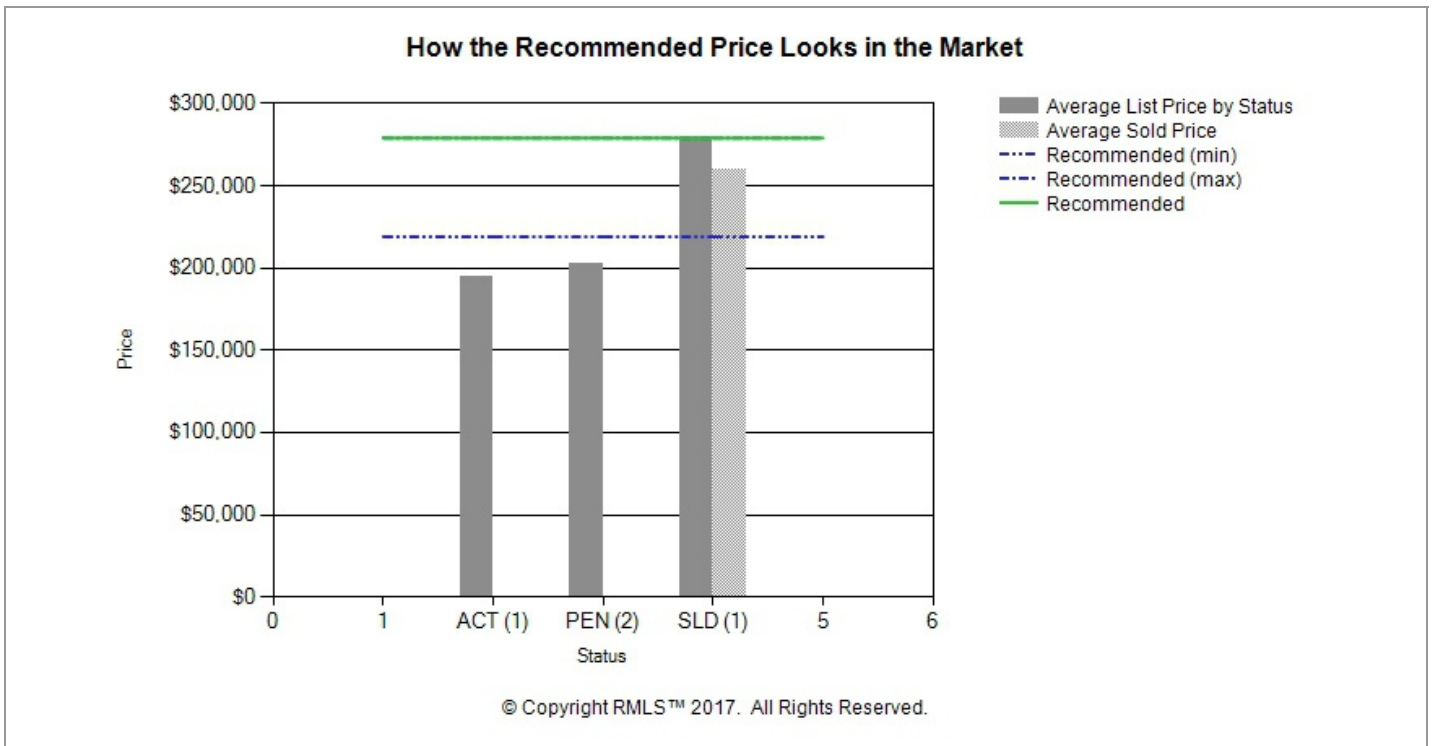
## Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
<b>ACT</b>	1	\$194,900	\$194,900	\$194,900	\$194,900	0	0	N/A	N/A	N/A
<b>PEN</b>	2	\$130,000	\$202,500	\$202,500	\$275,000	0	0	N/A	43	43
<b>SLD</b>	1	\$260,000	\$260,000	\$260,000	\$260,000	0	0	N/A	73	73
<b>Total Listings:</b>	4	Sold Properties closed averaging <b>92.86%</b> of their Final List Price. This reflects a <b>7.14%</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>	\$130,000	N/A
<b>Avg. List Price:</b>	\$219,975	N/A
<b>Max. List Price:</b>	\$280,000	N/A
<b>Average Sale Price:</b>	\$260,000	N/A
<b>Recommended List Price</b>		
<b>Min:</b>	<u>\$219,000</u>	<u>\$0</u>
<b>Max:</b>	<u>\$279,000</u>	<u>\$0</u>
<b>Recommended:</b>	<u>\$279,000</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***