

# Competitive Market Analysis

for

## Terry Emmert



**8000 SE 62nd AVE**  
**Portland, OR 97206**

- TAX LOT # 8100 (R336477) is 10816sf Has 1950 built 482sf home
- THE LOT. TAX LOT # 7800 (R3364) is 4792sf
- LOTS TOGETHER ARE 15,000+ SQ FT Very large for area

Home on Lot Built 1950 - Sewer Information Needed Check on current Zoning for best value current Zoning is R5 SFR Value is \$299k Leverage Land & Zoning to get Best \$399k Value But need developer to MF this site to get larger dollars. Need to inspect area ACTIVITY closer to confirm numbers

Recommended Price: **\$399,000** (\$299,000 - \$399,000)

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## Comparables to Your Home

**5803 SE WESTFORK ST** **Portland** **97206** **RES SLD** **\$350,000**



**MLS#:** 16166647 **Status:** SLD **PTax/Yr:** \$3,140  
**Beds/Baths:** 3 / 3.0 **SQFT:** 2376 **Lot Size:** 10K-14,999SF  
**Map Coord:** 627 / C / 7 **YrBuilt:** 1955 **Area:** 145  
**Fireplaces:** 2 **Garage:** 2 **Style:** RANCH  
**Elem:** Ardenwald **High:** Milwaukie **Acres:** 0.28

**Directions:** SE 58th

**Remarks:** Mid century entertainer's delight. Main level has kitchen/dining open to living room w/fireplace. Slider to huge private yard with hot tub and play structure. Venture to lower level family room w/fireplace, Tiki bar, pool table and air hockey table. Don't forget to check out the 20 x 40 garage w/shop area. Then retreat to the master shower with multiple showers heads. Full bath on lower lvl. New 50 year roof.

**7325 SE 70TH AVE** **Portland** **97206** **RES ACT** **\$320,000**



**MLS#:** 17363581 **Status:** ACT **PTax/Yr:** \$2,844  
**Beds/Baths:** 3 / 1.0 **SQFT:** 1000 **Lot Size:** 10K-14,999SF  
**Map Coord:** 627 / E / 6 **YrBuilt:** 1972 **Area:** 143  
**Fireplaces:** **Garage:** 1 **Style:** 1STORY,RANCH  
**Elem:** Whitman **High:** Cleveland **Acres:** 0.23

**Directions:** N of Flavel on

**Remarks:** Amazing mid-century in the heart of one of Portland's hottest neighborhoods! This 3 bed home has all the charm and character you would expect - gorgeous hardwood floors, open kitchen and dining room, a cozy living room and an attached garage with extra storage. The 100x100 double lot has tons of possibilities (shop, adu, garden, or?) Upgrades include newer plumbing, newer roof, windows and more!

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



**MLS#:** 17106885 **Status:** PEN **PTax/Yr:** \$2,639  
**Beds/Baths:** 2 / 1.0 **SQFT:** 720 **Lot Size:** 10K-14,999SF  
**Map Coord:** // **YrBuilt:** 1947 **Area:** 143  
**Fireplaces:** **Garage:** 0 **Style:** 1STORY  
**Elem:** Whitman **High:** Franklin **Acres:** 0.33

**Directions:** SE Flavel St to SE 72nd, S on SE 72nd to SE Sherrett St, W on Sherrett St to property

**Remarks:** 2 bed 1 bath on large lot. House is probably a tear down, value in land. 14,200 sq ft lot zoned R5 in close in SE neighborhood. Buyer to do due diligence.

**6200 SE Clatsop ST** **Portland** **97206** **RES SLD** **\$359,000**



**MLS#:** 17454542 **Status:** SLD **PTax/Yr:** \$2,501  
**Beds/Baths:** 5 / 3.0 **SQFT:** 1732 **Lot Size:** 10K-14,999SF  
**Map Coord:** // **YrBuilt:** 1948 **Area:** 145  
**Fireplaces:** **Garage:** 0 **Style:** RANCH  
**Elem:** Ardenwald **High:** Milwaukie **Acres:** 0.32

**Directions:** Flavel south to 62nd. Corner of Clatsop.

**Remarks:** Large lot (Approx 1/3 Acre) with possibility of subdivision, and available Sewer connections on each end of property. (Buyer to do their own due diligence.) Spacious updated ranch. Laminate floors throughout large living room and adjacent dining area. Open kitchen concept with stainless steel appliances. Two master bedrooms with hardwood floors. Newer electric furnace with Central A/C.

<b>8554 SE 57TH AVE</b>	<b>Portland</b>	<b>97206</b>	<b>RES ACT</b>	<b>\$389,000</b>
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<b>MLS#:</b>	17629290	<b>Status:</b>	ACT	<b>PTax/Yr:</b>	\$3,000
<b>Beds/Baths:</b>	3 / 1.0	<b>SQFT:</b>	2618	<b>Lot Size:</b>	10K-14,999SF
<b>Map Coord:</b>	//	<b>YrBuilt:</b>	1925	<b>Area:</b>	143
<b>Fireplaces:</b>	1	<b>Garage:</b>	2	<b>Style:</b>	BUNGALO,FARMHSE
<b>Elem:</b>	Llewellyn	<b>High:</b>	Milwaukie	<b>Acres:</b>	0.26

**Directions:** Harney; S on 57th

**Remarks:** \*Open Sunday 5/28 1-3\* Ideal location for your urban farm! Serene, tree lined street with newer homes. 1/4 acre extra deep lot gives you room to breathe but easy access to downtown. Remodeled just a few years ago with open floor plan, gas fireplace, beamed ceiling, hardwood floors, french doors, tiled kitchen & bath, Hardi-plank siding. 24x24 detached garage has unfinished upstairs space perfect for ADU.

<b>5397 SE MALDEN DR</b>	<b>Portland</b>	<b>97206</b>	<b>RES SLD</b>	<b>\$435,000</b>
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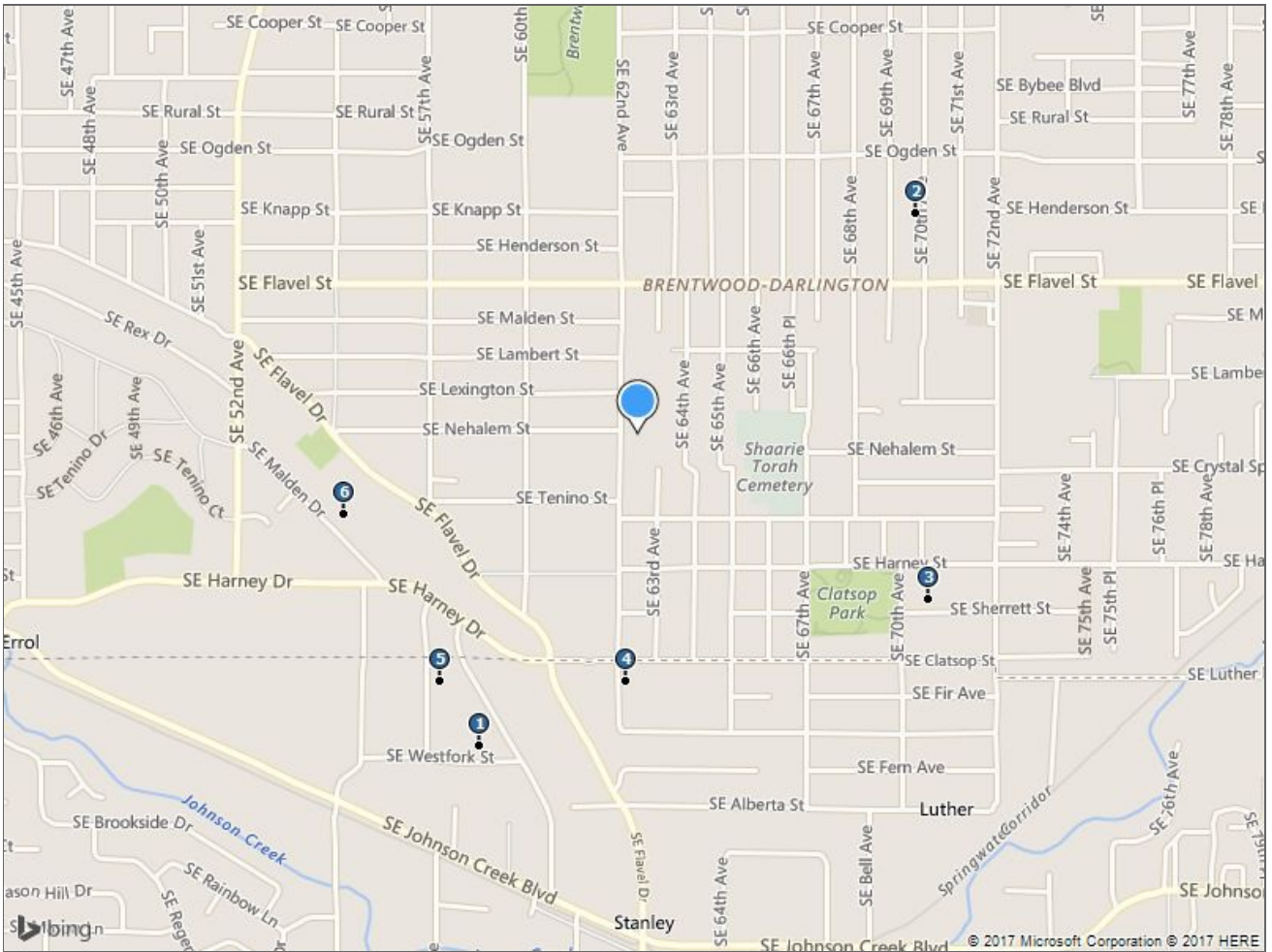


<b>MLS#:</b>	16551644	<b>Status:</b>	SLD	<b>PTax/Yr:</b>	\$3,936
<b>Beds/Baths:</b>	4 / 2.1	<b>SQFT:</b>	1896	<b>Lot Size:</b>	10K-14,999SF
<b>Map Coord:</b>	627 / C / 7	<b>YrBuilt:</b>	1957	<b>Area:</b>	143
<b>Fireplaces:</b>	2	<b>Garage:</b>	0	<b>Style:</b>	2STORY,RANCH
<b>Elem:</b>	Lewis	<b>High:</b>	Cleveland	<b>Acres:</b>	0.31

**Directions:** SE 52nd or SE Harney

**Remarks:** Calling All Chefs-Bakers-Caterer's! Licensed Commercial kitchen and a house on .31 acre! Quiet neighborhood, private yard yet close to everything. 2016 New roof, gutters, AC, Gas Furnace, SS Appliances and updated kitchen, 10x20 Tuff shed and patio! Garage converted to a licensed/permitted Commercial Kitchen! Property boasts apple, pear, plum and nectarine trees. Seller prefers 1-2 hr notice for showings.

**Map of Comparables to Your Home**



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	16166647	5803 SE WESTFORK ST	2	17363581	7325 SE 70TH AVE	3	17106885	7023 SE SHERRETT ST
4	17454542	6200 SE Clatsop ST	5	17629290	8554 SE 57TH AVE	6	16551644	5397 SE MALDEN DR

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## Summary of Comparable Listings

### Active Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		143		8000 SE 62nd AVE , Portland, OR 97206	Portland					\$399,000
RES	17363581	143	DETACHD	7325 SE 70TH AVE	Portland	1972	3	1.0	1000	\$320,000
RES	17629290	143	DETACHD	8554 SE 57TH AVE	Portland	1925	3	1.0	2618	\$389,000

### Pending Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		143		8000 SE 62nd AVE , Portland, OR 97206	Portland					\$399,000
RES	17106885	143	DETACHD	7023 SE SHERRETT ST	Portland	1947	2	1.0	720	\$275,000

### Sold Listings

Cat	MLS#	Area	Type	Address	City	Yr Built	Bdrms	Baths	SQFT	Price
RES		143		8000 SE 62nd AVE , Portland, OR 97206	Portland					\$399,000
RES	16166647	145	DETACHD	5803 SE WESTFORK ST	Portland	1955	3	3.0	2376	\$350,000
RES	17454542	145	DETACHD	6200 SE Clatsop ST	Portland	1948	5	3.0	1732	\$359,000
RES	16551644	143	DETACHD	5397 SE MALDEN DR	Portland	1957	4	2.1	1896	\$435,000

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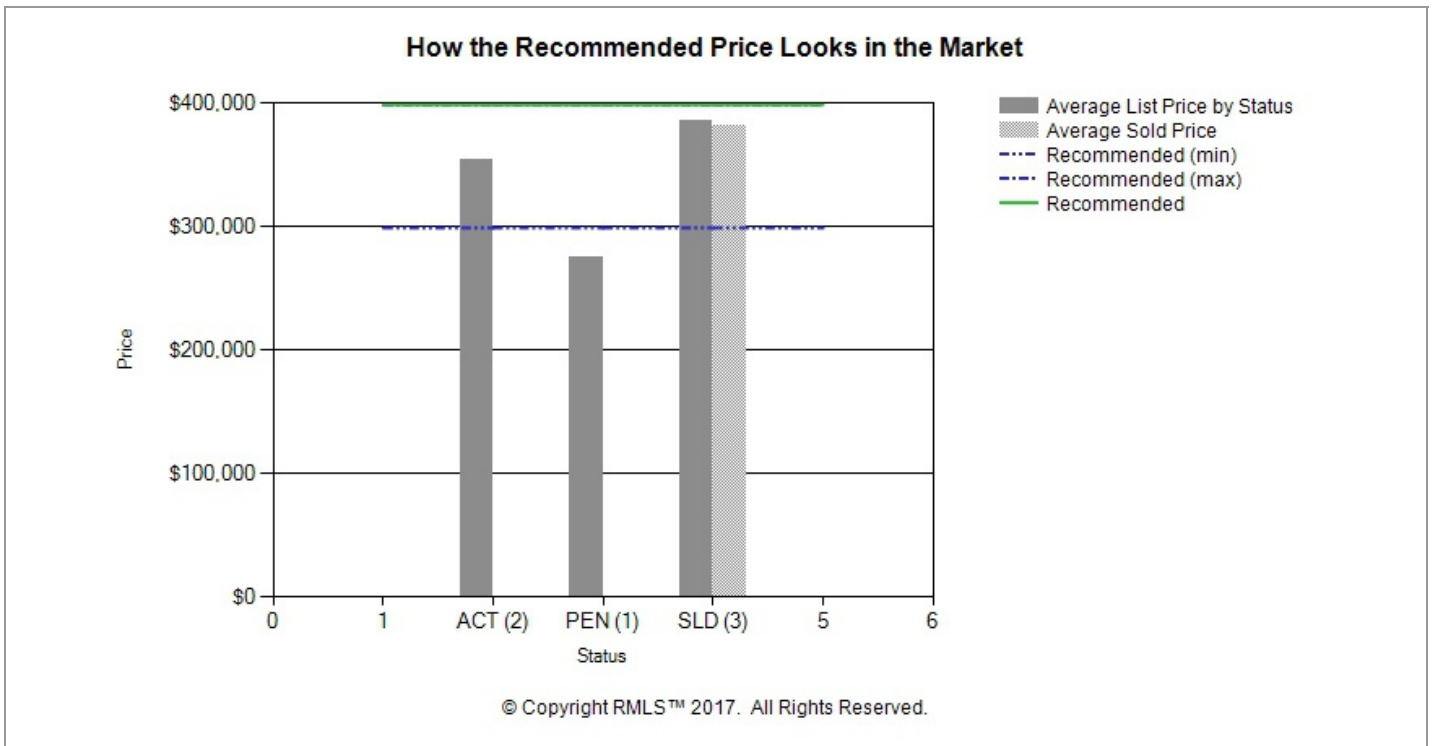
## Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
<b>ACT</b>	2	\$320,000	\$354,500	\$354,500	\$389,000	1,809	1,809	\$196	N/A	N/A
<b>PEN</b>	1	\$275,000	\$275,000	\$275,000	\$275,000	720	720	\$382	38	38
<b>SLD</b>	3	\$350,000	\$381,333	\$359,000	\$435,000	2,001	1,896	\$191	22	17
<b>Total Listings:</b>	6	Sold Properties closed averaging <b>98.71%</b> of their Final List Price. This reflects a <b>1.29%</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	\$382
<b>Avg. List Price:</b>	\$357,167	\$208
<b>Max. List Price:</b>	\$425,000	\$225
<b>Average Sale Price:</b>	\$381,333	\$191
<b>Recommended List Price</b>		
<b>Min:</b>	\$299,000	\$0
<b>Max:</b>	\$399,000	\$0
<b>Recommended:</b>	\$399,000	\$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***