

Competitive Market Analysis

for

Terry Emmert



**9290 SE Emmert CT
Happy Valley, OR 97086**

- CMA is for 3 lots as you can adjust Delta 9270,9280,9290
- Very Competitive area D.R Horton & Quail Ridge are challenge
- Encourage OWC with 25% down. would Adair homes meet CCR

Review of quail Ridge indicates they maybe done selling property for a while as I do not see any current product If you remove them there is a \$50k+ rise possible I would List in this manner \$219K Great View - OWC Terms available for quick response

Recommended Price: \$219,000 (\$199,000 - \$219,000)



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CMA prepared by: _____ Date: _____

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparables to Your Home

10359 SE QUAIL RIDGE DR #228 **Happy Valley 97086 LND SLD \$160,000**



MLS#: 16580506 **Status:** SLD **PTax/Yr:** \$2,634
Unit/Lot #: 228 **# Lots:** **Acres:** 0.27
Zoning: R20 **Wtr Frnt:** **Area:** 145
Lot Size: 10K-14,999SF **Map Coord:** 657 / H / 1 **Prop Type:** RESID

Directions: Johnson Creek Blvd, L on Highgate, R on Quail Ridge Dr at gate, Lot on the Left.

Remarks: Build your dream home in the gated Altamont community. This previous Street of Dreams neighborhood is full of beautiful homes so bring your builder and enjoy the breathtaking views that surround you. Hurry, very few lots are left.

10041 SE FORTON PL **Happy Valley 97086 LND ACT \$219,950**



MLS#: 17519101 **Status:** ACT **PTax/Yr:** \$1,080
Unit/Lot #: **# Lots:** 1 **Acres:** 0.34
Zoning: Resid **Wtr Frnt:** N **Area:** 145
Lot Size: 10K-14,999SF **Map Coord:** // **Prop Type:** RESID

Directions: Idleman Rd to the property

Remarks: Great large lot with City view and all utilities, ready to build. Buyer to verify any and all zoning restrictions and building codes prior to purchase.

8543 SE NORTHERN HEIGHTS CT **Happy Valley 97086 LND ACT \$265,000**



MLS#: 16626853 **Status:** ACT **PTax/Yr:** \$2,698
Unit/Lot #: **# Lots:** 1 **Acres:** 0.44
Zoning: R20 **Wtr Frnt:** N **Area:** 145
Lot Size: 15K-19,999SF **Map Coord:** // **Prop Type:** RES/REC

Directions: From Sunside, N on 152nd up hill to 147th to 145th to Northern Heights

Remarks: Site of the 2014 NW Natural Street of Dreams. Beautiful one of a kind subdivision of upscale homes in Happy Valley. Approx. 1/2 acre lot with territorial views. Great cul-de-sac location. Build your custom home here. Inquire for details. Multiple lots available!

11041 SE SCOTTS SUMMIT CT **Happy Valley 97086 LND PEN \$189,000**



MLS#: 17200188 **Status:** PEN **PTax/Yr:** \$2,648
Unit/Lot #: **# Lots:** 1 **Acres:** 0.36
Zoning: res **Wtr Frnt:** **Area:** 145
Lot Size: 15K-19,999SF **Map Coord:** // **Prop Type:** RESID

Directions: Johnson Creek, Left on Hlghgate, R on Quail Ridge, R on Scotts Summit

Remarks: Don't miss out here! This lot's views will WOW you! A great location in a gated community in Altamont. Absolutely breath taking mountain and territorial views to take advantage of. Build the home of your dreams!

10445 SE QUAIL RIDGE DR #294	Happy Valley 97086	LND SLD	\$140,000
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MLS#: 15187591	Status: SLD	PTax/Yr: \$1,826
Unit/Lot #: 294	# Lots:	Acres: 0.41
Zoning: SFR	Wtr Frnt: N	Area: 145
Lot Size: 15K-19,999SF	Map Coord: 657 / H / 1	Prop Type: RESID

Directions: I-205 East on Johnson Creek Blvd, left on Highgate, right on Quail Ridge Dr

Remarks: This is truly one of the last great view lots in Portland. Located in the gated area of Altamont that is known for its great location, easy commute and home to the NW Natural Street of Dreams four times. You can bring your own builder. Seller is offering lot financing or construction/perm loans.

10433 SE QUAIL RIDGE DR #293	Happy Valley 97086	LND SLD	\$140,000
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MLS#: 15253589	Status: SLD	PTax/Yr: \$1,675
Unit/Lot #: 293	# Lots:	Acres: 0.39
Zoning: SFR	Wtr Frnt:	Area: 145
Lot Size: 15K-19,999SF	Map Coord: 657 / H / 1	Prop Type: RESID

Directions: I-205 East on Johnson Creek Blvd, left on Highgate, right on Quail Ridge Dr

Remarks: This is truly one of the last great view lots in Portland. Located in the gated area of Altamont that is known for its great location, easy commute and home to the NW Natural Street of Dreams four times. You can bring your own builder. Seller is offering lot financing or construction/perm loans

10469 SE QUAIL RIDGE DR	Happy Valley 97086	LND SLD	\$149,900
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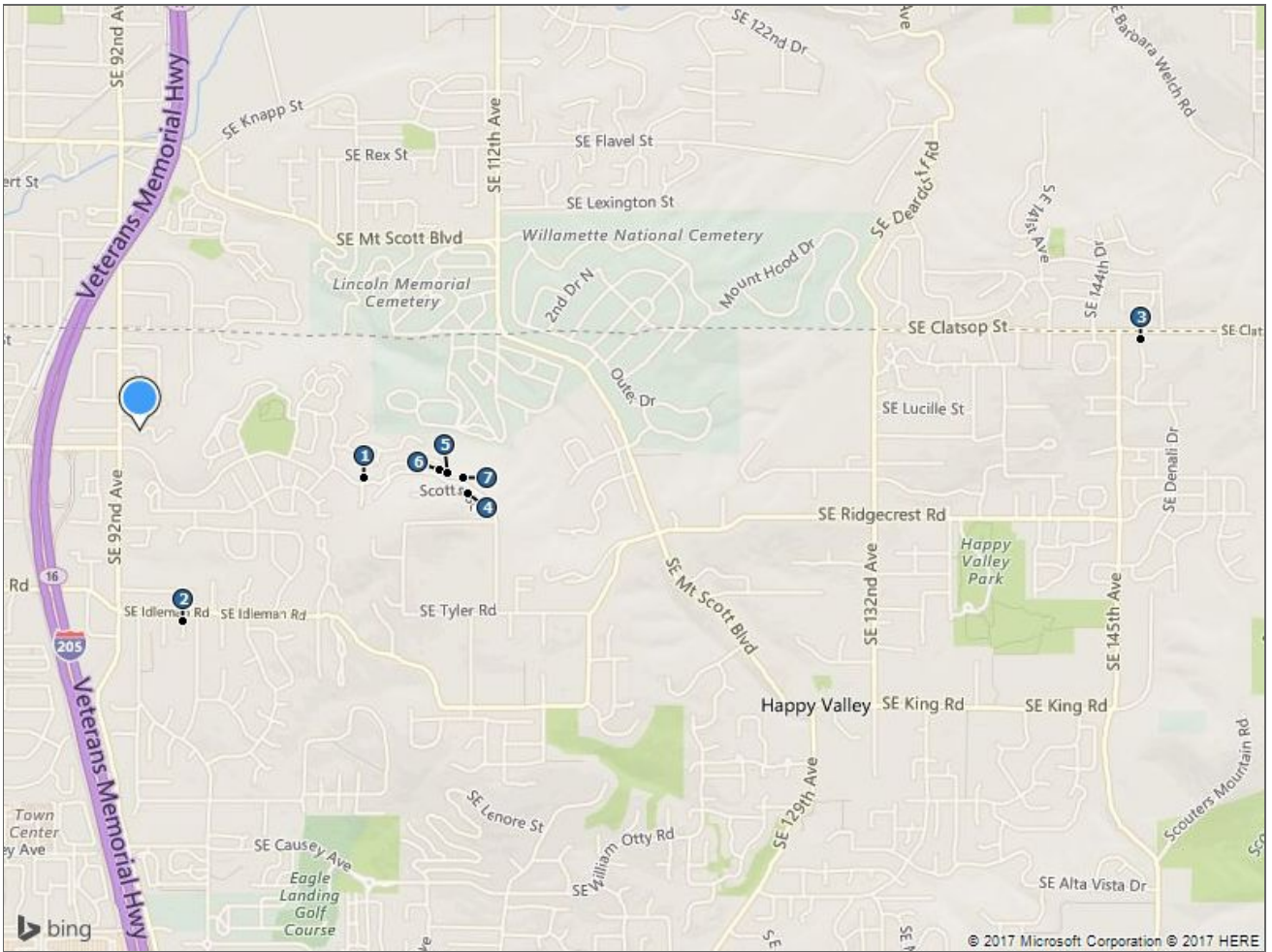


MLS#: 17480620	Status: SLD	PTax/Yr: \$2,576
Unit/Lot #:	# Lots:	Acres: 0.35
Zoning: Res	Wtr Frnt:	Area: 145
Lot Size: 15K-19,999SF	Map Coord: //	Prop Type: RESID

Directions: Johnson Creek Blvd, North on Highgate, Through Gate to Quail Ridge Dr.

Remarks: 1/3 acre lot with extraordinary views of Mt. St. Helens, Downtown Portland and Columbia River in the prestigious gated community at Altamont.

Map of Comparables to Your Home



#	MLS#	Address	#	MLS#	Address	#	MLS#	Address
1	16580506	10359 SE QUAIL RIDGE DR 228	2	17519101	10041 SE FORTON PL	3	16626853	8543 SE NORTHERN HEIGHTS CT
4	17200188	11041 SE SCOTTS SUMMIT CT	5	15187591	10445 SE QUAIL RIDGE DR 294	6	15253589	10433 SE QUAIL RIDGE DR 293
7	17480620	10469 SE QUAIL RIDGE DR						

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Summary of Comparable Listings

Active Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9290 SE Emmert CT , Happy Valley, OR 97086	Happy Valley		\$219,000
LND	17519101	145	RESID	10041 SE FORTON PL	Happy Valley	0.34	\$219,950
LND	16626853	145	RES/REC	8543 SE NORTHERN HEIGHTS CT	Happy Valley	0.44	\$265,000

Pending Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9290 SE Emmert CT , Happy Valley, OR 97086	Happy Valley		\$219,000
LND	17200188	145	RESID	11041 SE SCOTTS SUMMIT CT	Happy Valley	0.36	\$189,000

Sold Listings

Cat	MLS#	Area	Type	Address	City	Acres	Price
LND		145		9290 SE Emmert CT , Happy Valley, OR 97086	Happy Valley		\$219,000
LND	16580506	145	RESID	10359 SE QUAIL RIDGE DR #228	Happy Valley	0.27	\$160,000
LND	15187591	145	RESID	10445 SE QUAIL RIDGE DR #294	Happy Valley	0.41	\$140,000
LND	15253589	145	RESID	10433 SE QUAIL RIDGE DR #293	Happy Valley	0.39	\$140,000
LND	17480620	145	RESID	10469 SE QUAIL RIDGE DR	Happy Valley	0.35	\$149,900

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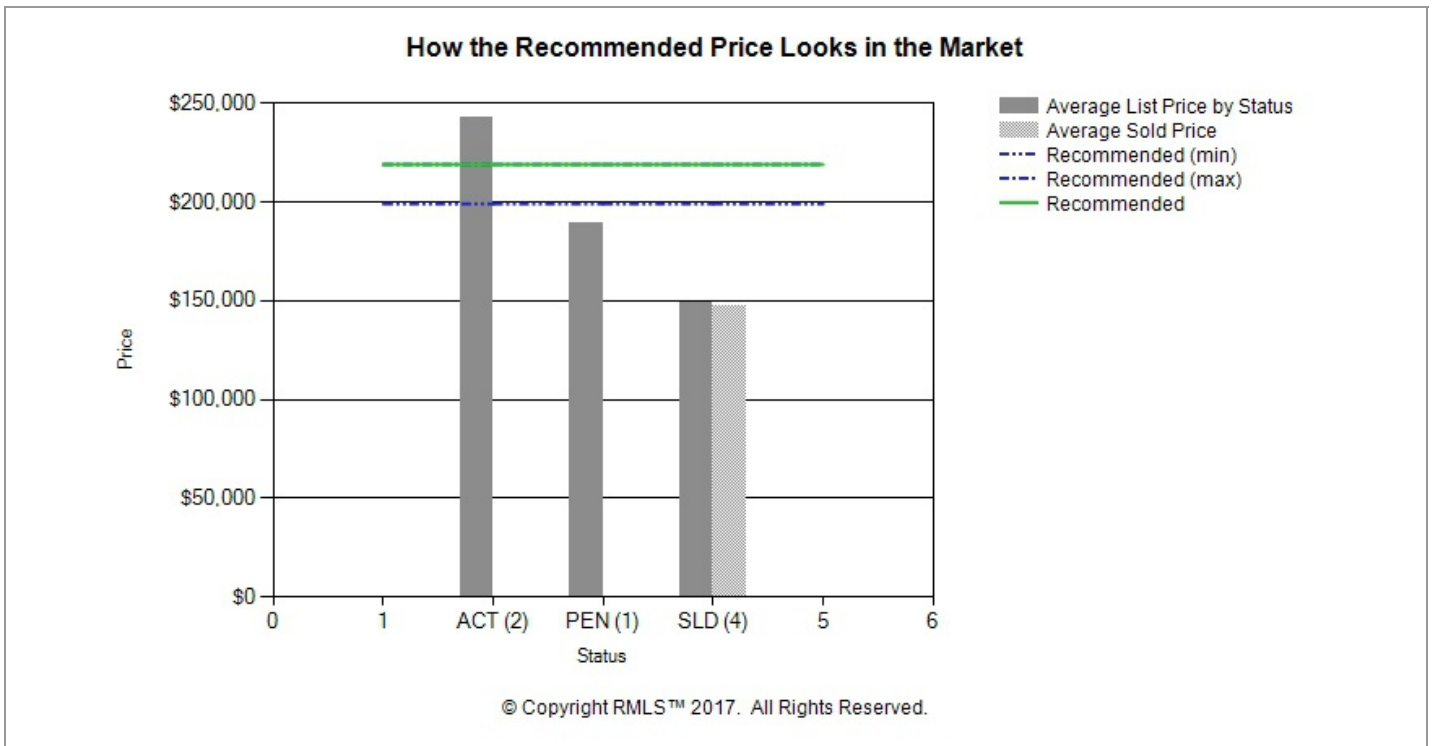
Pricing Your Home

Status	#	Price				Sqft		\$/Sqft	CDOM	
		Minimum	Average	Median	Maximum	Average	Median	Average	Average	Median
ACT	2	\$219,950	\$242,475	\$242,475	\$265,000	0	0	N/A	N/A	N/A
PEN	1	\$189,000	\$189,000	\$189,000	\$189,000	0	0	N/A	26	26
SLD	4	\$140,000	\$147,475	\$144,950	\$160,000	0	0	N/A	1,050	1,225
Total Listings:	7	Sold Properties closed averaging 99.18% of their Final List Price. This reflects a .82% 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:	\$140,000	N/A
Avg. List Price:	\$181,250	N/A
Max. List Price:	\$265,000	N/A
Average Sale Price:	\$147,475	N/A
Recommended List Price		
Min:	\$199,000	\$0
Max:	\$219,000	\$0
Recommended:	\$219,000	\$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