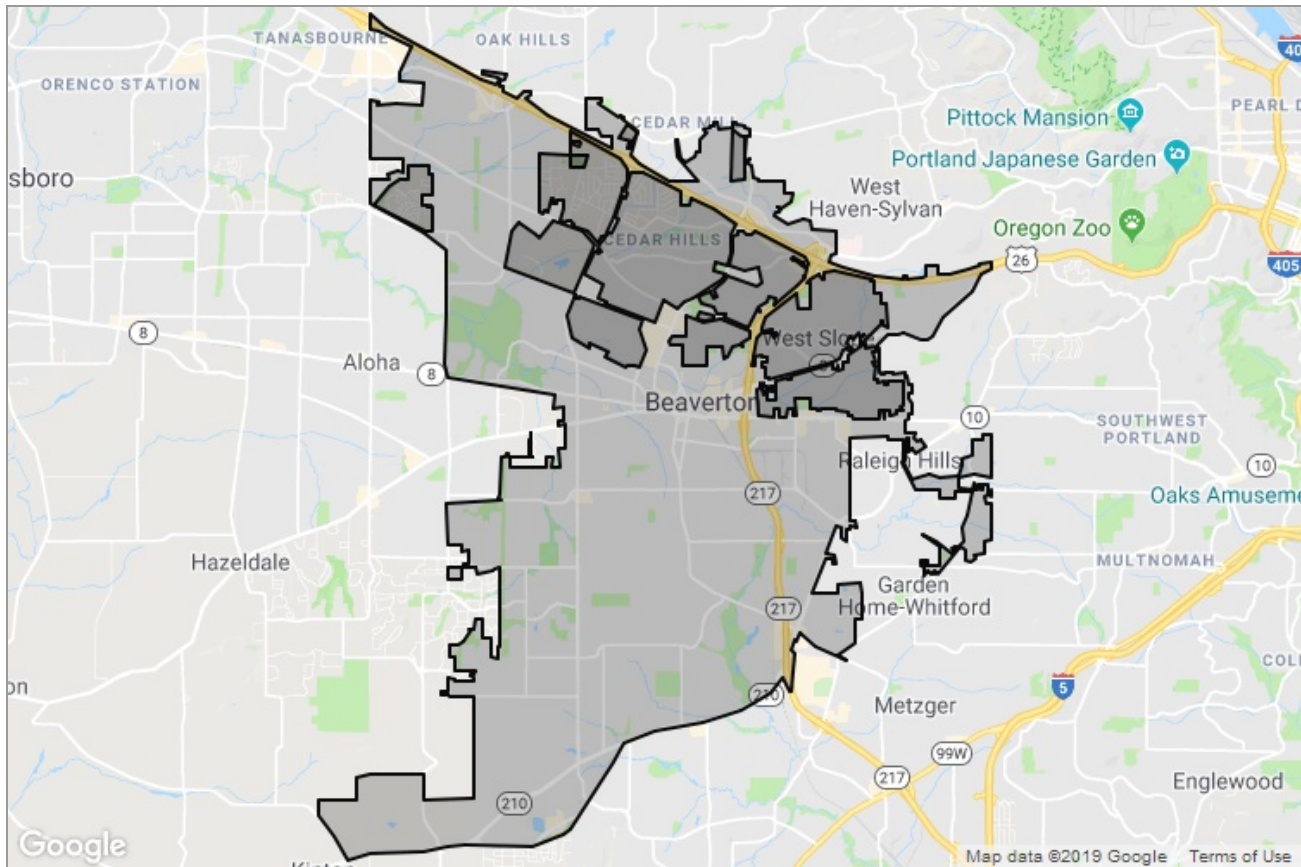


MARKET ACTIVITY REPORT

Beaverton, Oregon

For My Clients



*Please review this Market report.
 Let me know if you like to get a
 more specific area report and I
 will be happy to provide it to you
 in timely manner.. Thanks, Kalim*

Presented by

Kalim Qamar | REALTOR®

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Other: <https://twitter.com/usMetroRealty> |

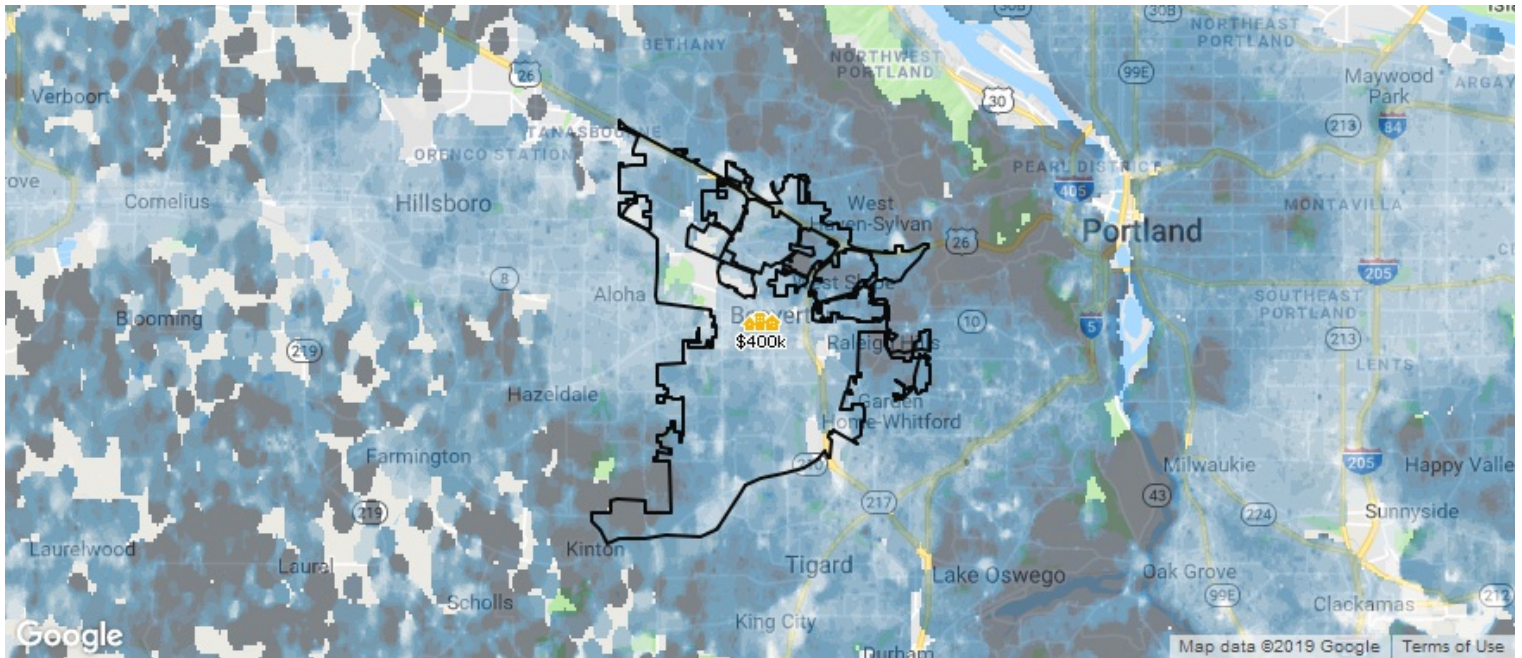
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



Beaverton, Oregon

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

\$400K

Updated: 1/31/2019

Change Over
Last Month

↓ **0.98%**

Change Over
Last Quarter

↓ **0.98%**

Change Over
Last 12 Months

↑ **7.39%**

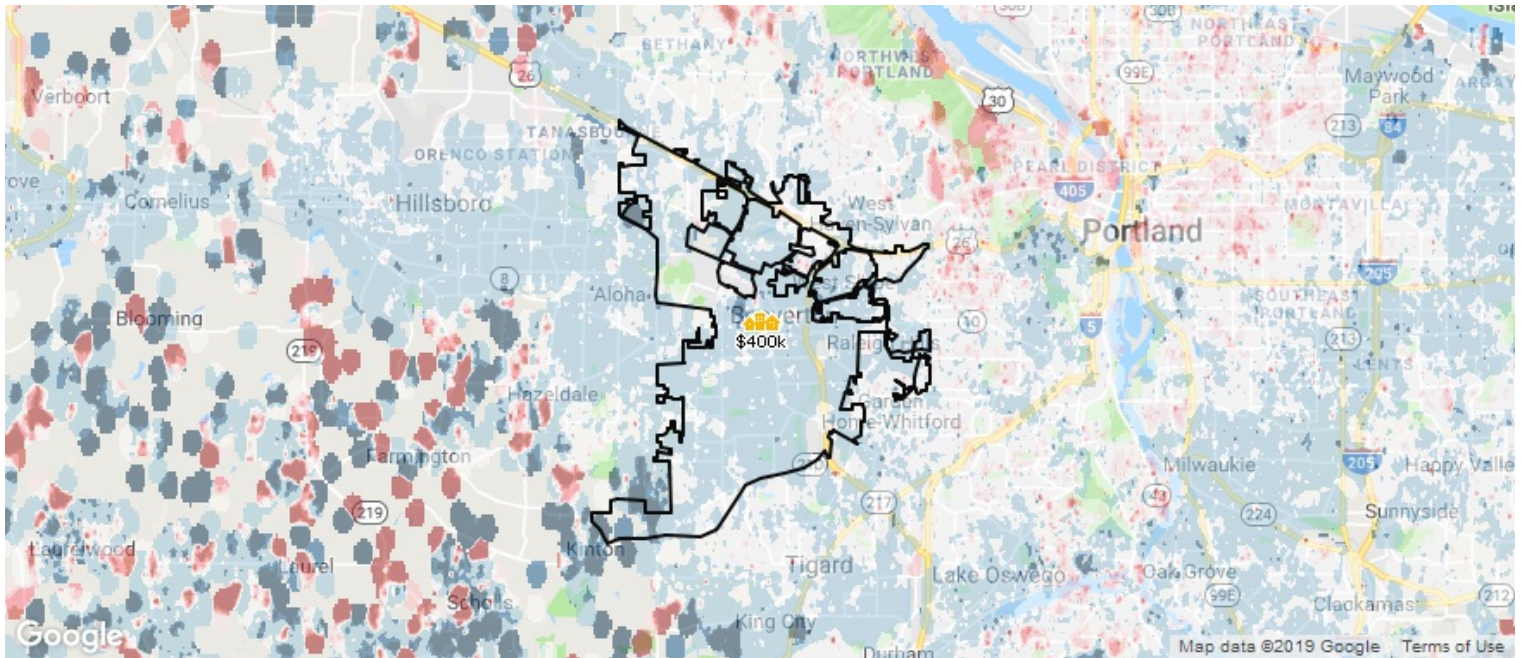
Change Over
Last 24 Months

↑ **16.25%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Beaverton, Oregon

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

-15% 2.5% +20%

Median Est. Home Value

\$400K

Updated: 1/31/2019

Change Over
Last 12 Months

↑ **7.39%**

Change Over
Last 24 Months

↑ **16.25%**

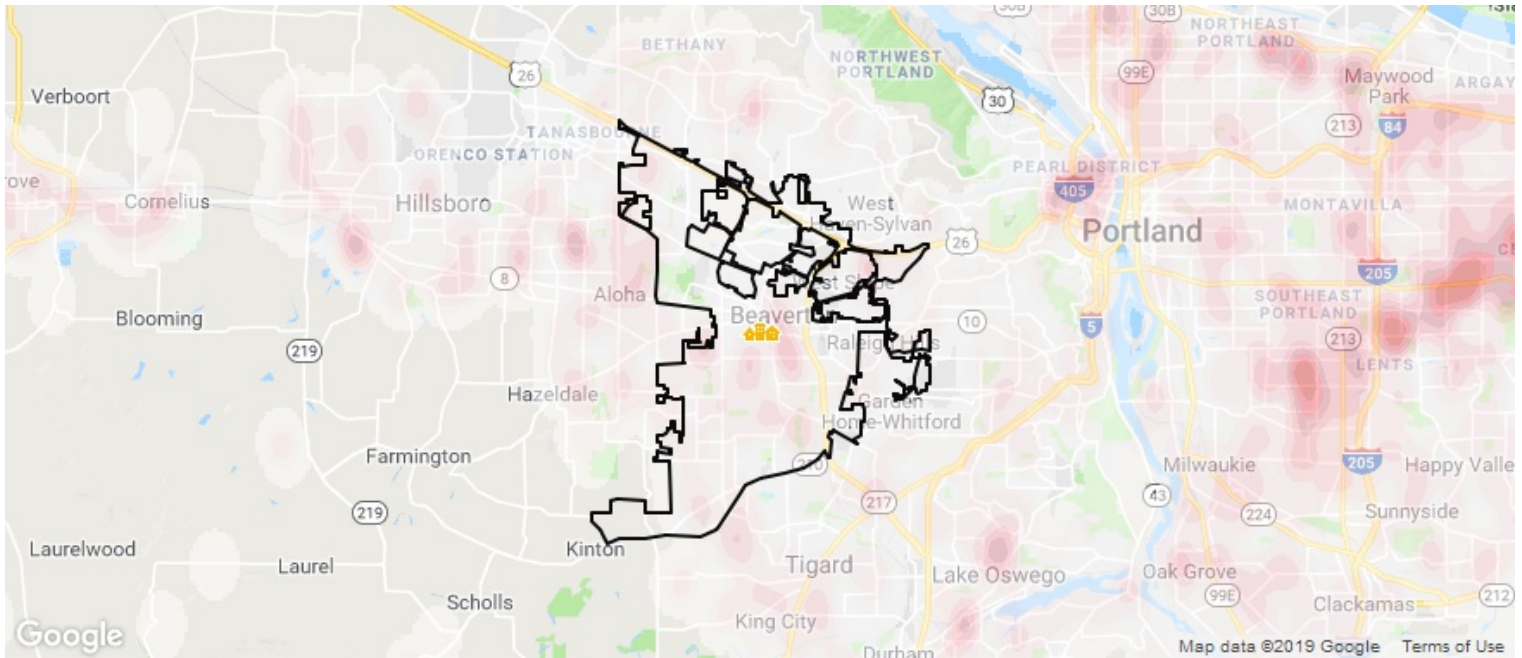
Change Over
Last 36 Months

↑ **31.98%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Beaverton, Oregon

Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Total # of
Distressed Properties

88

Updated: 3/3/2019

of
Pre-Foreclosures

58

of
Foreclosures

30

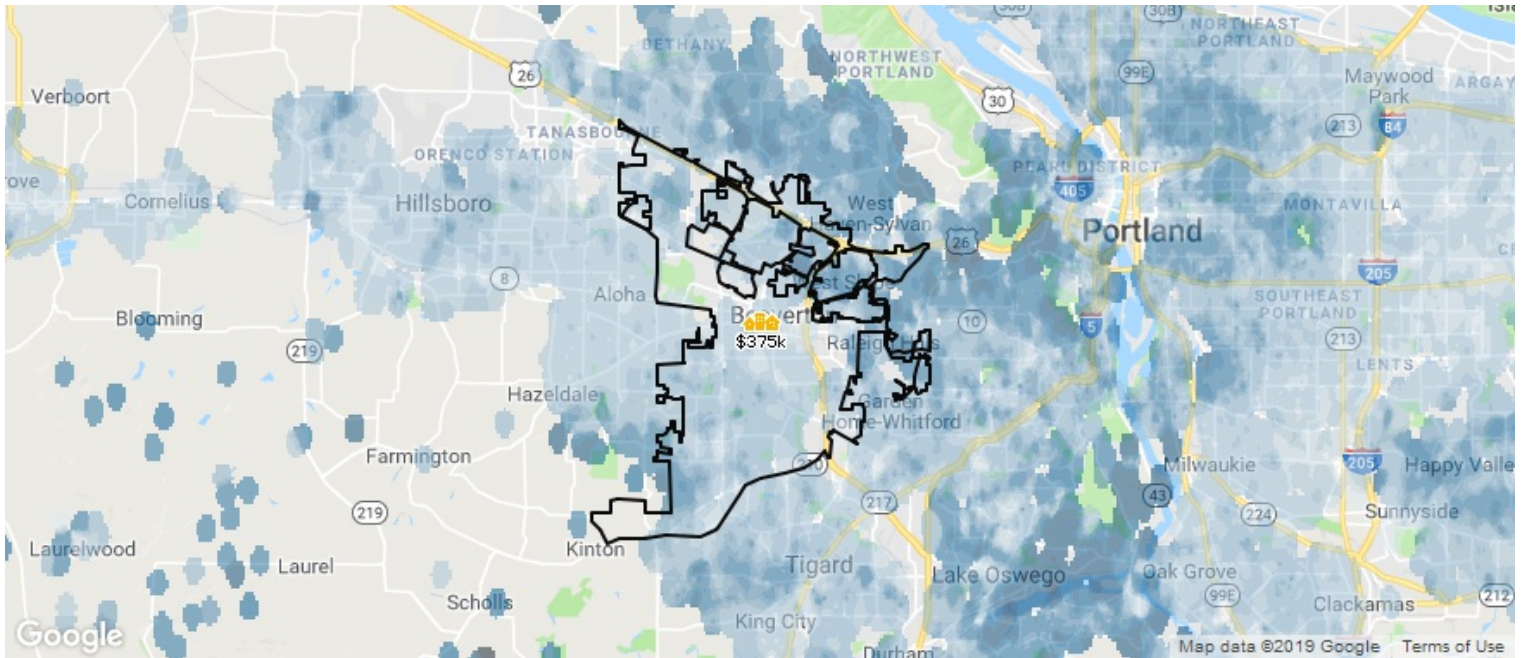
of
Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/3/2019.

Beaverton, Oregon

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

\$375K

Updated: 1/31/2019

Change Over
Last Month

↑ **1.35%**

Change Over
Last Quarter

↑ **1.35%**

Change Over
Last 12 Months

↑ **1.73%**

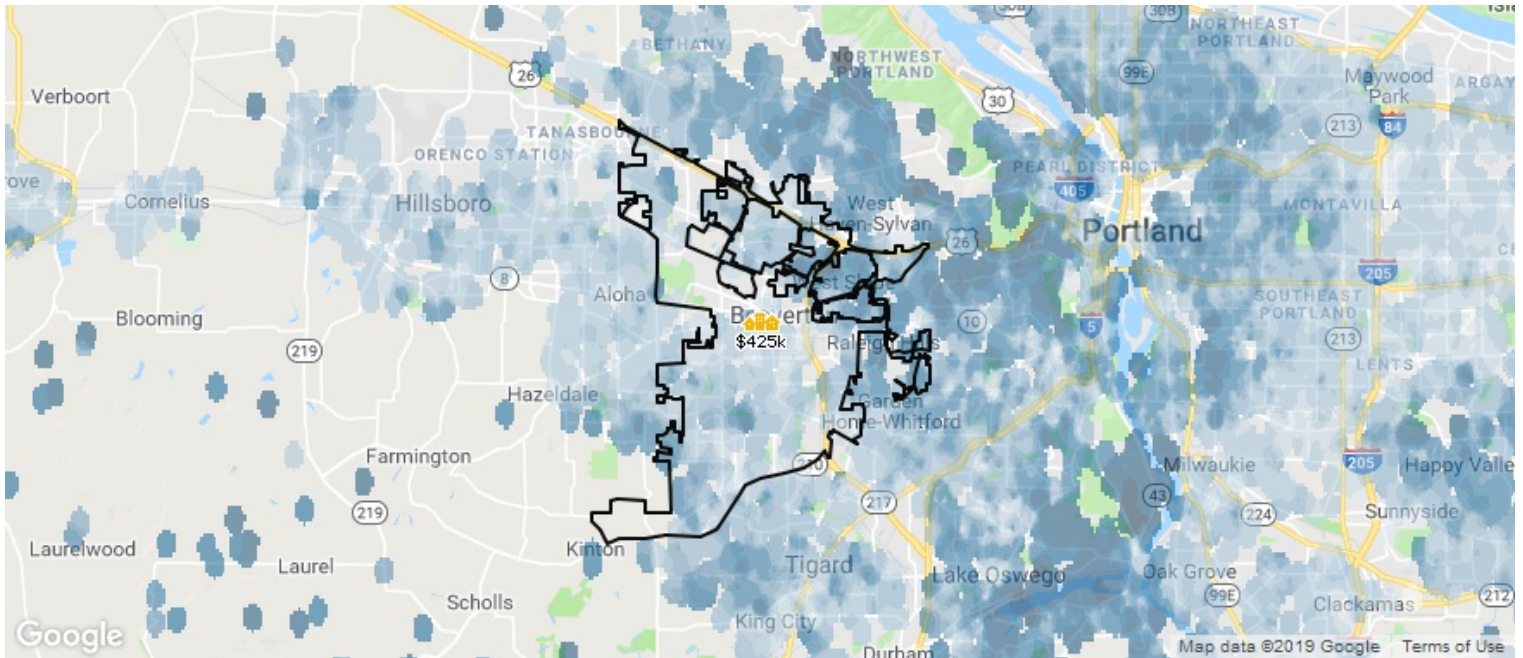
Change Over
Last 24 Months

↑ **2.74%**

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

Beaverton, Oregon

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

\$425K

Updated: 1/31/2019

Change Over
Last Month

↑ **1.21%**

Change Over
Last Quarter

↑ **1.21%**

Change Over
Last 12 Months

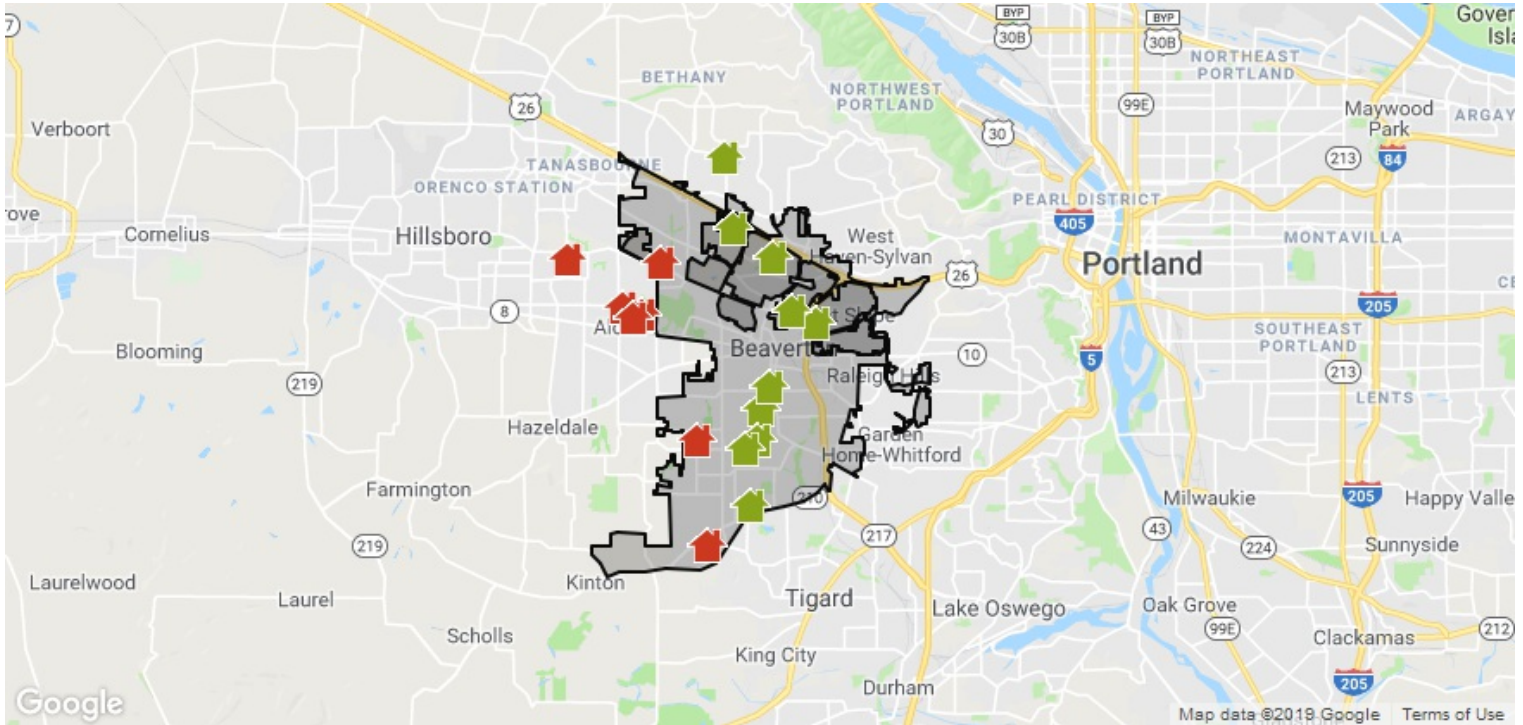
↑ **3.66%**

Change Over
Last 24 Months



↑ **9.54%**

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

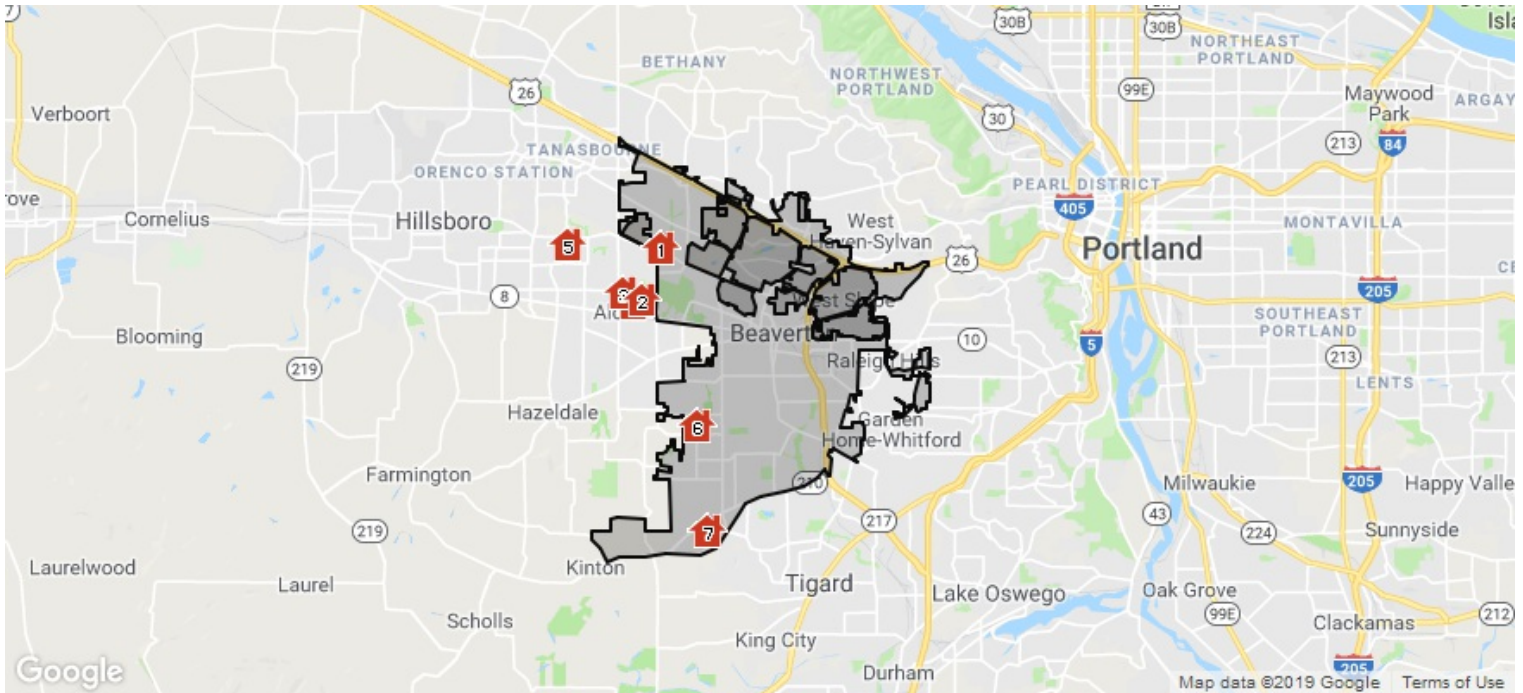
Market Activity Summary Stats








Search Criteria | **Location:** Beaverton, Oregon; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold, New For Lease; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop; **Beds:** 2 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 Distressed Activity	 Recently Sold
Number of Properties	7	10
Low Price / Value	\$261,660	\$36,600
Median Price / Value	\$315,960	\$414,194
High Price / Value	\$542,070	\$1,320,000
Average Price / Sq. Ft.	\$218	\$216
Median Price / Sq. Ft.	\$223	\$229
Average Days in RPR	—	—
Median Days in RPR	—	—
Total Volume	\$2,365,960	\$4,817,988





Beaverton, Oregon

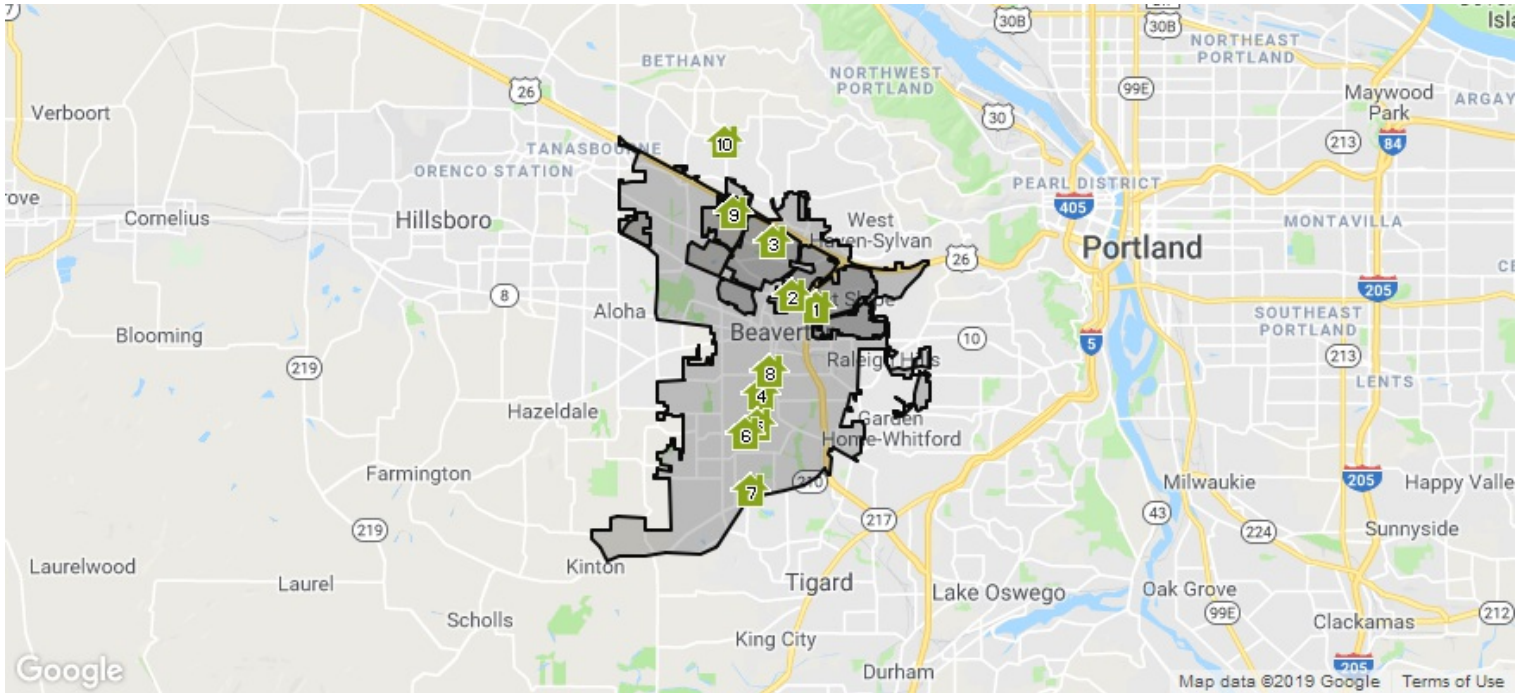


Distressed Activity: 7



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	1 OFF MARKET • Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i>							
	1130 SW 170th Ave, Unit 202	Condominium Unit (Residential)	2/3	1,184 sq ft	-	-	12/10/2018	Preforeclosure
	2 OFF MARKET • Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i>							
	3123 SW 175th Ave	Single Family	3/3	1,396 sq ft	-	-	12/10/2018	Preforeclosure
	3 OFF MARKET • Preforeclosure, Notice of Default <i>MLS ID: -</i>							
	2771 SW 183rd Pl	Single Family	6/6	1,319 sq ft	-	-	12/11/2018	Preforeclosure
	4 OFF MARKET • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>							
	17872 SW Arbela Ct	Single Family	3/3	1,288 sq ft	-	-	12/13/2018	Preforeclosure
	5 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>							
	20421 SW Brackenwood Ln	Single Family	3/3	1,490 sq ft	-	-	1/16/2019	Preforeclosure

Distressed Activity: 7 (cont.)






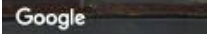




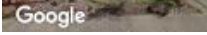


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<div>  OFF MARKET <i>* Preforeclosure, Notice of Foreclosure Sale</i> <i>MLS ID: -</i> </div>							
	7975 SW Gleneden Ct	Single Family	4/3	2,921 sq ft	7,841	-	-	12/10/2018 Preforeclosure
	<div>  OFF MARKET <i>* Preforeclosure, Notice of Default</i> <i>MLS ID: -</i> </div>							
	11987 SW Horizon Blvd	Single Family	2/3	1,484 sq ft	1,307	-	-	12/10/2018 Preforeclosure



Recently Sold: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	1 RECENTLY SOLD • Sold Date: 12/28/2018, Public Record MLS ID: –	Single Family	5/3	2,541 sq ft	19,166	1920	12/28/2018	\$516,000	\$203
	2 RECENTLY SOLD • Sold Date: 12/6/2018, Public Record MLS ID: –	Single Family	4/3	1,794 sq ft	8,276	1964	12/6/2018	\$433,388	\$242
	3 RECENTLY SOLD • Sold Date: 1/18/2019, Public Record MLS ID: –	Single Family	3/3	1,259 sq ft	–	1962	1/18/2019	\$36,600	\$29
	4 RECENTLY SOLD • Sold Date: 1/24/2019, Public Record MLS ID: –	Single Family	3/2	1,355 sq ft	7,405	1971	1/24/2019	\$365,500	\$270
	5 RECENTLY SOLD • Sold Date: 1/10/2019, Public Record MLS ID: –	Single Family	3/2	1,178 sq ft	5,227	1987	1/10/2019	\$348,500	\$296

Recently Sold: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 1/18/2019, Public Record MLS ID: –	Single Family	5/4	5,365 sq ft	40,511	1935	1/18/2019	\$1,320,000	\$246
	–								
	 RECENTLY SOLD • Sold Date: 1/24/2019, Public Record MLS ID: –	Single Family	4/3	2,166 sq ft	7,405	1990	1/24/2019	\$470,000	\$217
	–								
	 RECENTLY SOLD • Sold Date: 12/14/2018, Public Record MLS ID: –	Single Family	3/2	1,846 sq ft	–	1940	12/14/2018	\$372,500	\$202
	–								
	 RECENTLY SOLD • Sold Date: 12/13/2018, Public Record MLS ID: –	Single Family	3/2	1,434 sq ft	7,405	1990	12/13/2018	\$395,000	\$275
	–								
	 RECENTLY SOLD • Sold Date: 1/7/2019, Public Record MLS ID: –	Single Family	4/3	3,086 sq ft	16,988	1971	1/7/2019	\$560,500	\$182
	–								

Looking for a Real Estate Agent?



LET ME INTRODUCE MYSELF

I have been successfully selling Real Estate for the past 24+ years. My goal is focused to serve you. I appreciate people trusting me with their single most valuable asset. It's a responsibility I take very seriously.

I give 110% because I know you have a choice in selecting another Real Estate agent. I thank you for being your choice.

CAREER HIGHLIGHTS

- Principal and Managing Broker in Oregon
- Successfully Selling Real Estate Since 1994 - Experience Counts
- Real Estate Broker position since year 2002
- Featured on Zillow, Trulia, Realtor.com, Homes.com, MLSs and more.
- National Agent Network Professional
- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
- **Reliability:** You can rely on my experience. I keep my promises.
- **Extra Mile:** I strive to exceed my client's expectations.
- **Enthusiasm and Pleasant Personality:** I commit to honesty and integrity.
- **Action:** I am known to communicate and respond promptly.

THE OFFER

- Fair Commission: 2.5% - 5.5% to sell, 0% to purchase
- Dual Representation Commission Discount
- Luxury Home Listing Package
- Unique Website for Your Home
- State-Of-The-Art Online/Offline Marketing
- Increased Marketing: Over 100,000+ online views on average per listing!
- Home Warranty – No Charge to Sellers
- Social Media Marketing Campaigns
- Fast Lead Response: 5 Minute response time
- Professional Photography and Professional Home Staging*
- Home Value and Competitive/Comprehensive Market Analysis
- Proactive Investment Opportunities
- Cancel Anytime for No Charge



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