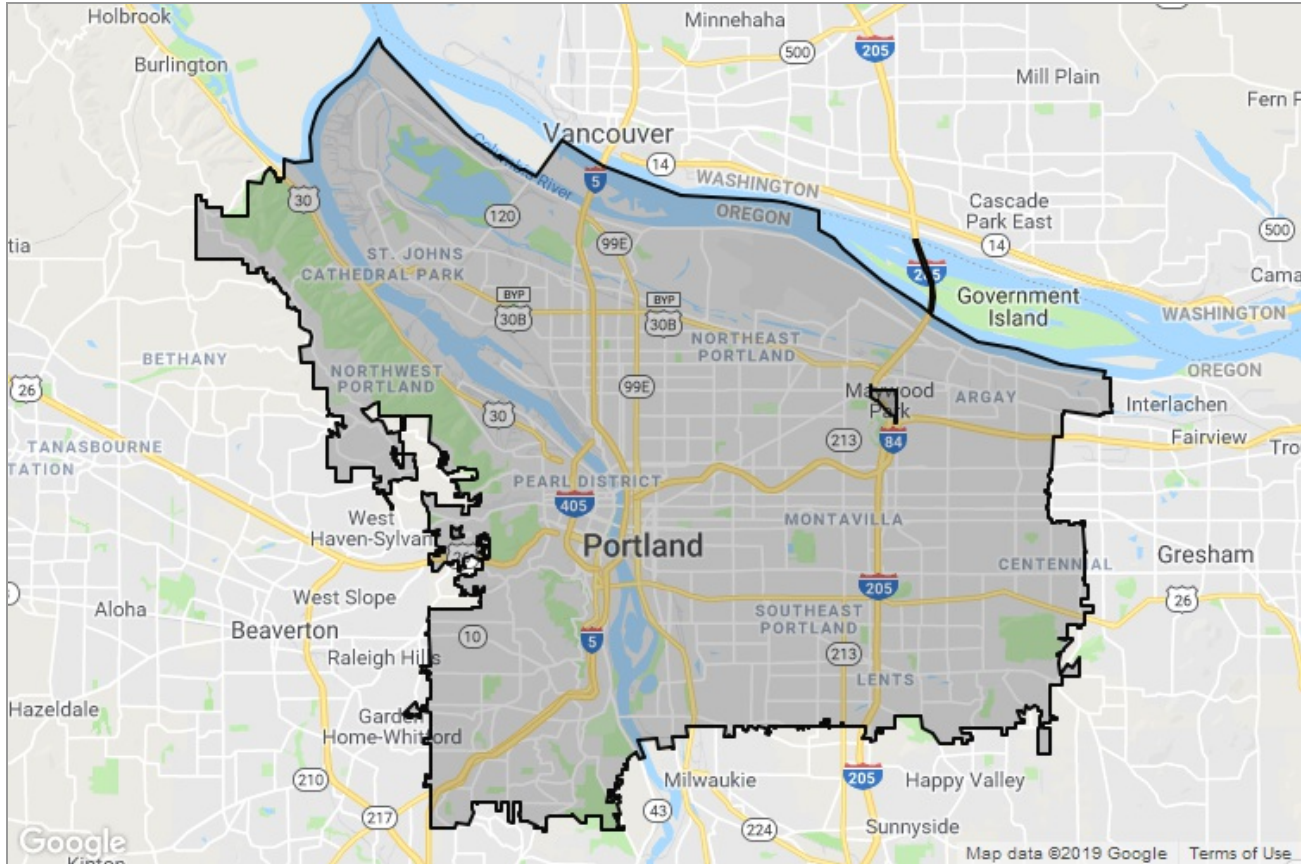


MARKET ACTIVITY REPORT

Portland, 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

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

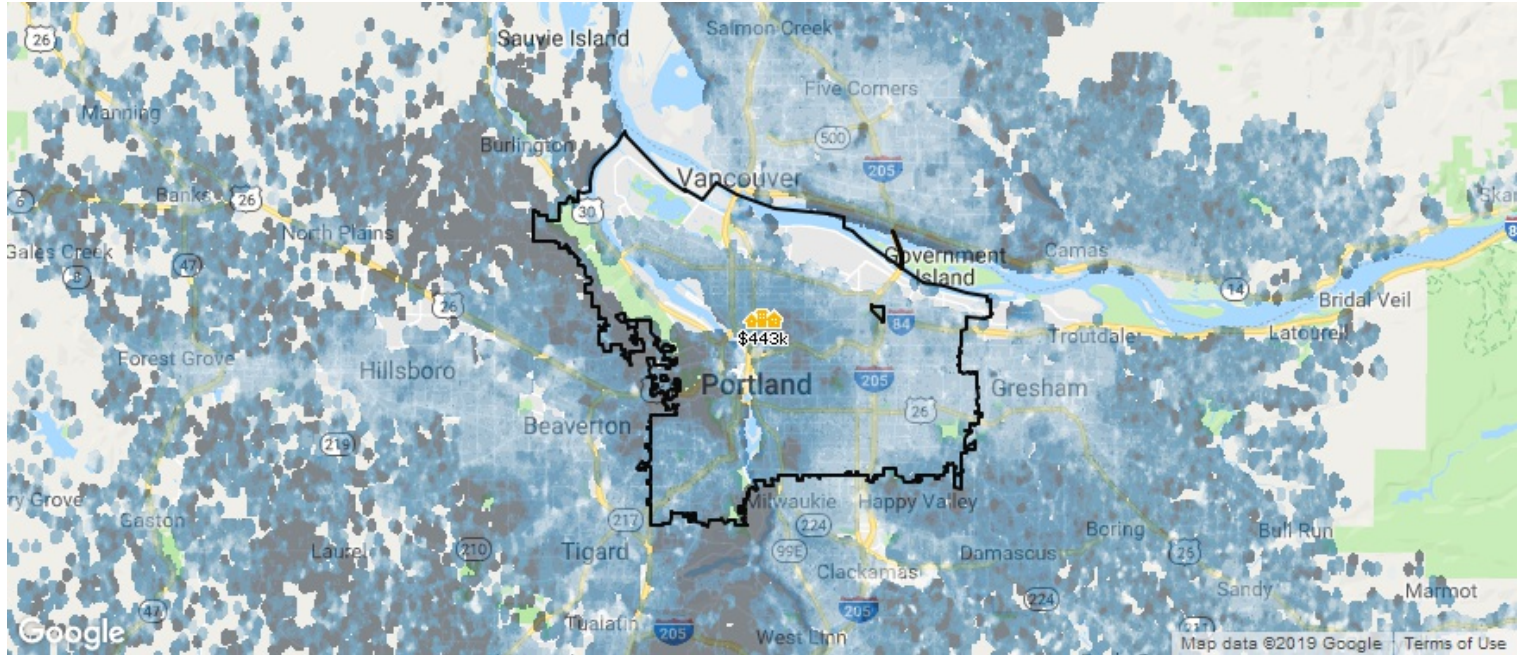
Other: <https://www.linkedin.com/company/usmetrorealty/>

US Metro Realty



Portland, 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

\$443K

Updated: 1/31/2019

Change Over
Last Month

↓ **0.55%**

Change Over
Last Quarter

↓ **0.55%**

Change Over
Last 12 Months

↑ **3.28%**

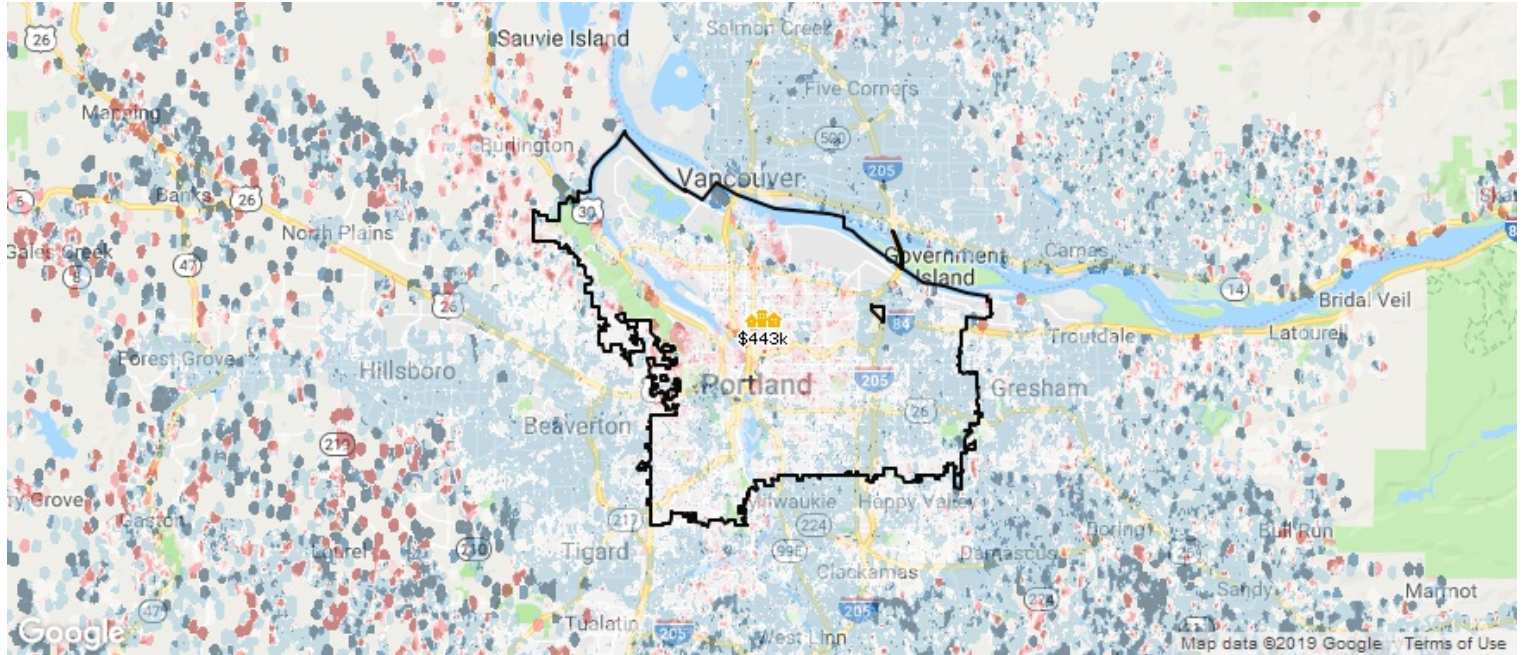
Change Over
Last 24 Months

↑ **8.82%**

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.

Portland, Oregon

Market Snapshot: 12-Month Change in Estimated Value



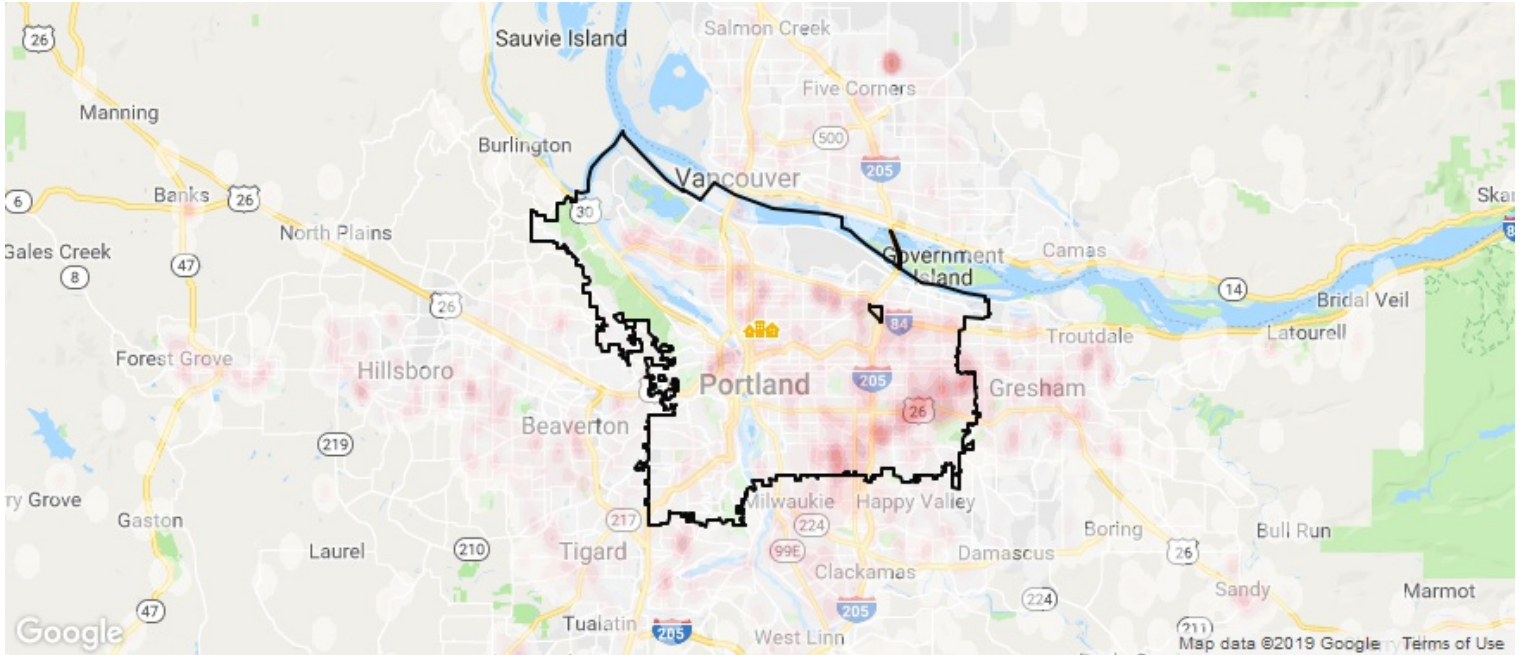
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
\$443K	↑ 3.28%	↑ 8.82%	↑ 19.87%
Updated: 1/31/2019			

*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.*

Portland, Oregon

Market Snapshot: Concentration of Distressed Properties



Low High

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

753

Updated: 3/3/2019

of
Pre-Foreclosures

579

of
Foreclosures

174

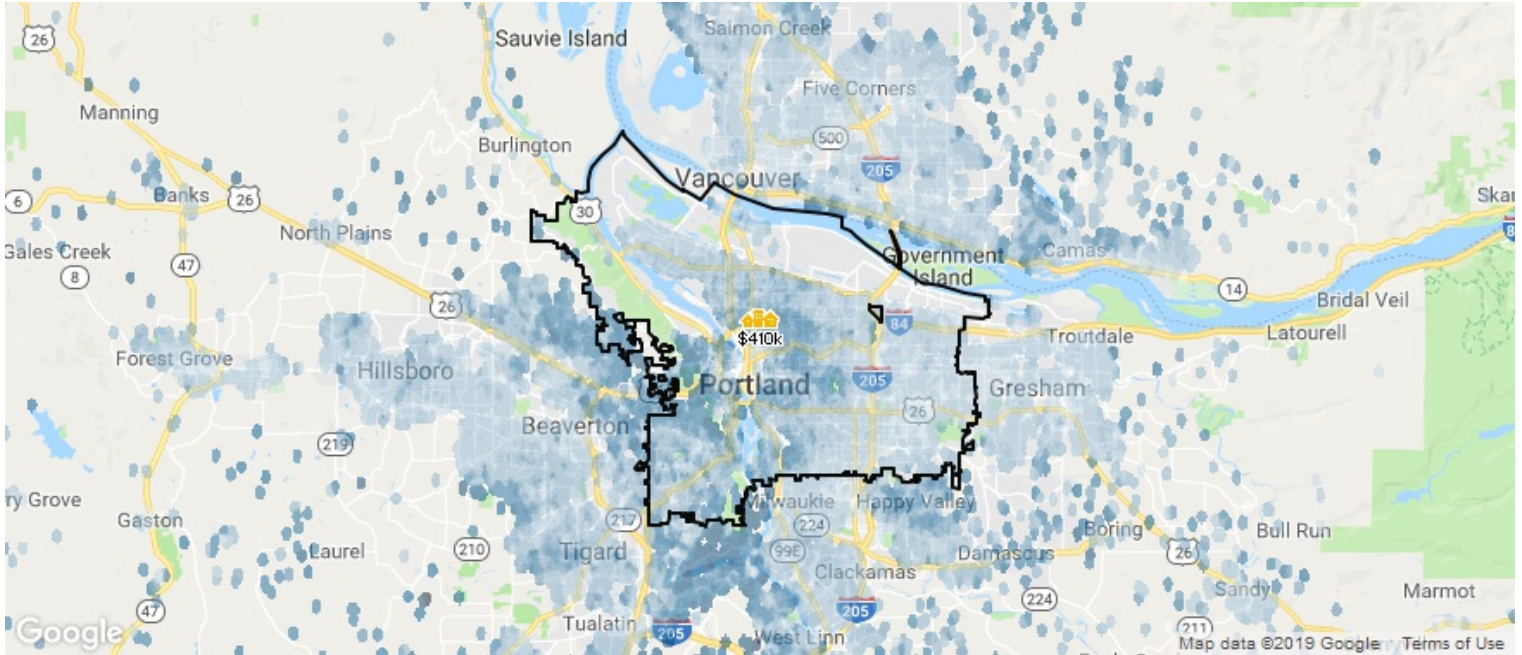
of
Short Sales

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.

Portland, Oregon

Market Snapshot: Sales Price



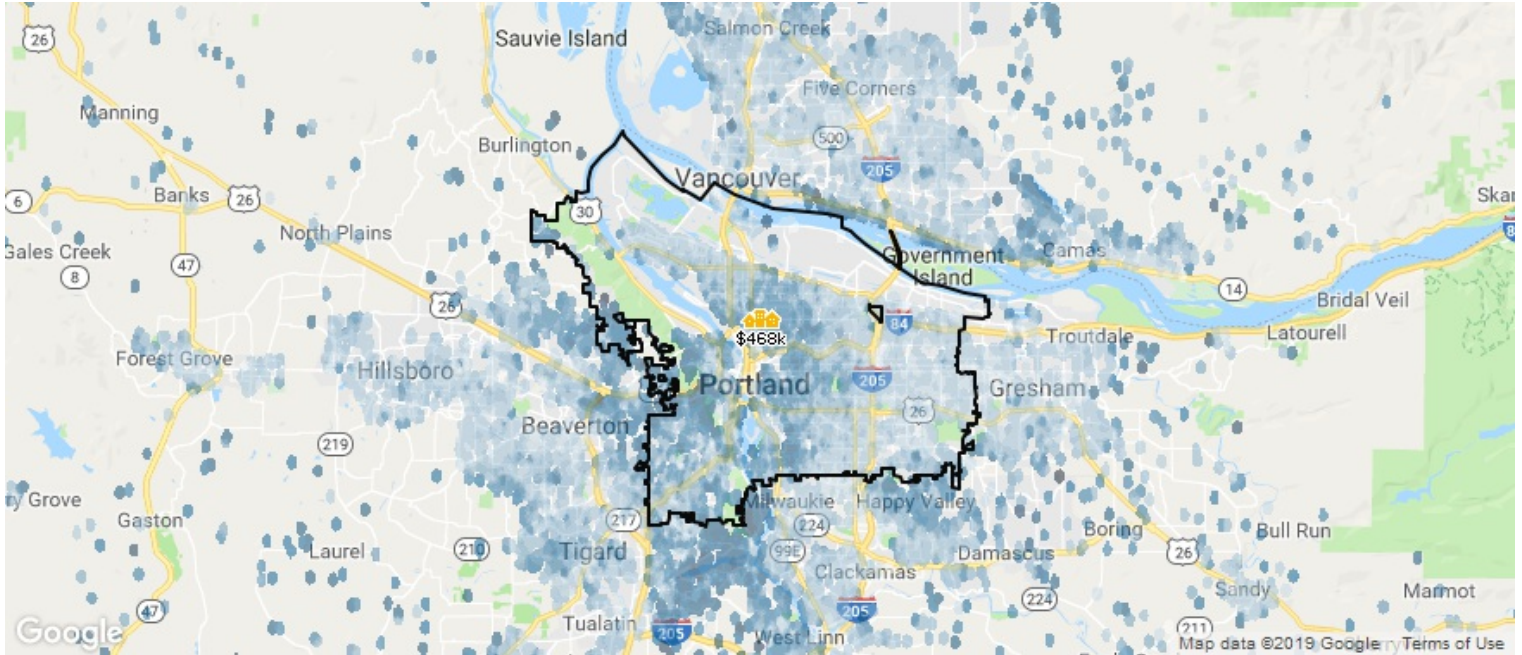
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
\$410K	 2.38%	 2.38%	 3.28%	 5.13%
Updated: 1/31/2019				

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

Portland, 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

\$468K

Updated: 1/31/2019

Change Over
Last Month

↑ **0.56%**

Change Over
Last Quarter

↑ **0.56%**

Change Over
Last 12 Months

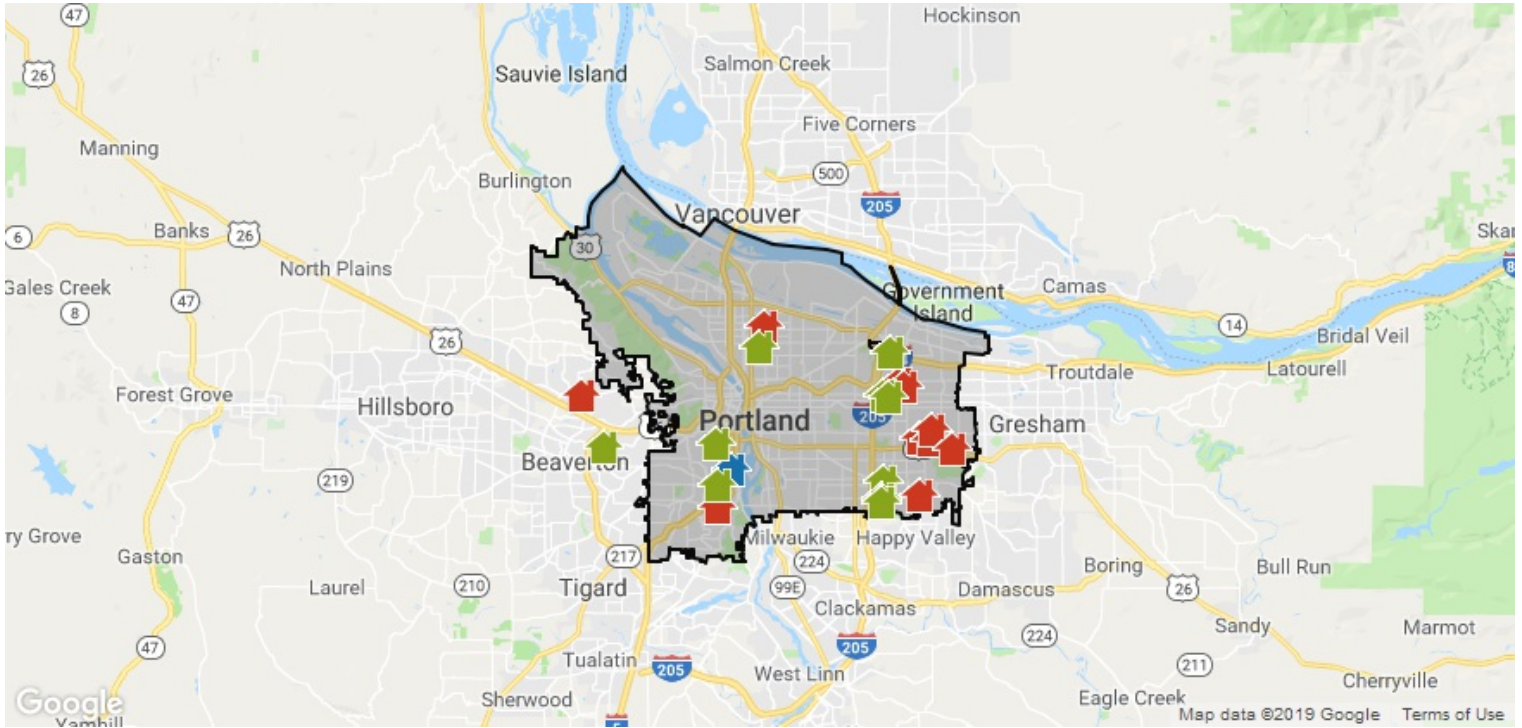
↑ **3.89%**

Change Over
Last 24 Months




↑ **6.27%**

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

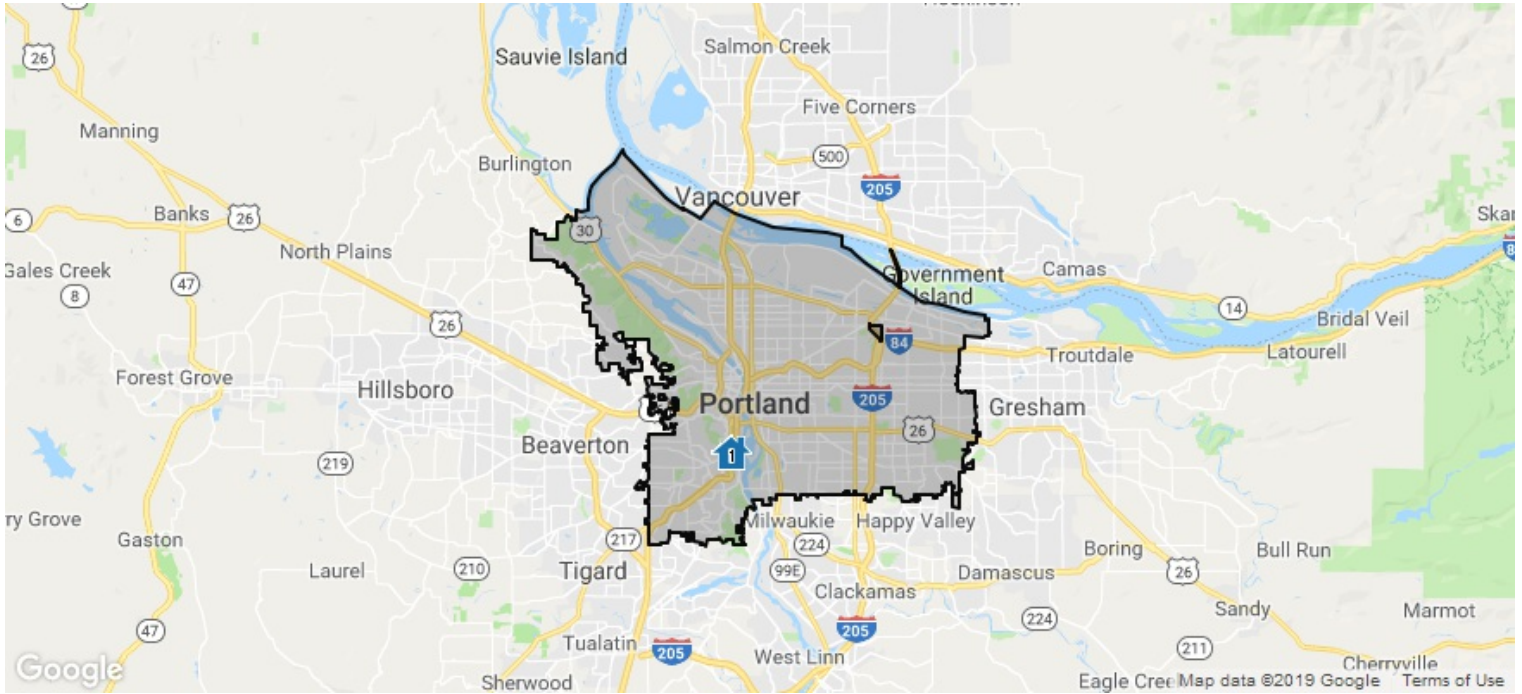
Market Activity Summary Stats





Search Criteria Location: Portland, 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

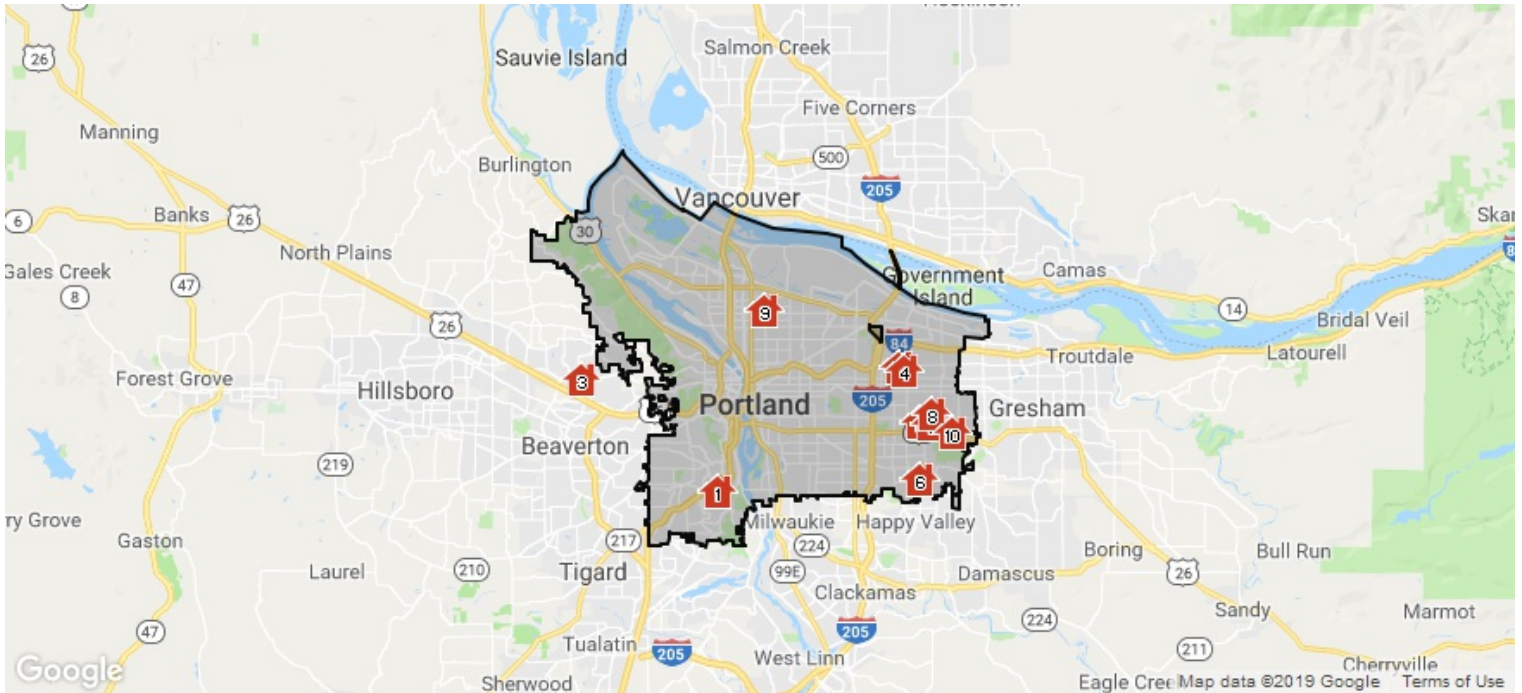
	 New Listings	 Distressed Activity	 Recently Sold
Number of Properties	1	10	10
Low Price / Value	\$515,000	\$246,240	—
Median Price / Value	\$515,000	\$317,685	\$321,950
High Price / Value	\$515,000	\$796,500	\$620,000
Average Price / Sq. Ft.	\$301	\$257	\$219
Median Price / Sq. Ft.	\$301	\$270	\$211
Average Days in RPR	4	—	—
Median Days in RPR	4	—	—
Total Volume	\$515,000	\$3,895,950	\$3,464,900

Portland, Oregon













New Listings: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	New, Active: 2/27/2019 MLS ID: 19-481						
5441 SW View Point Ter	Condo/Townhouse	2/3	1,710 sq ft	—	1981	2/27/2019	\$515,000	\$301
<p>Explore an intimate end unit townhouse nestled within the distinctive John's Landing neighborhood. From the panoramic view presented by the windows and private balcony, the venue delivers a majestic landscape, of the riverfront with the meandering Willamette and Mt. Hood in the backdrop. Imagine creating memorable gatherings with friends and family on the main level within the gourmet kitchen tailored with granite countertops and stainless steel appliances. Beautiful Danish hardwood floors pave the graceful, open floor plan with spacious living/dining areas, high ceilings and a warm, elegant wood burning fireplace. The master suite invites a unique scenic experience from its private balcony. The amenities include a large closet and toasty heated floors, not only in the full bath, but</p> <p><i>Listing Courtesy of Cascade Sotheby's International Realty</i></p>								

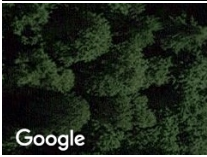











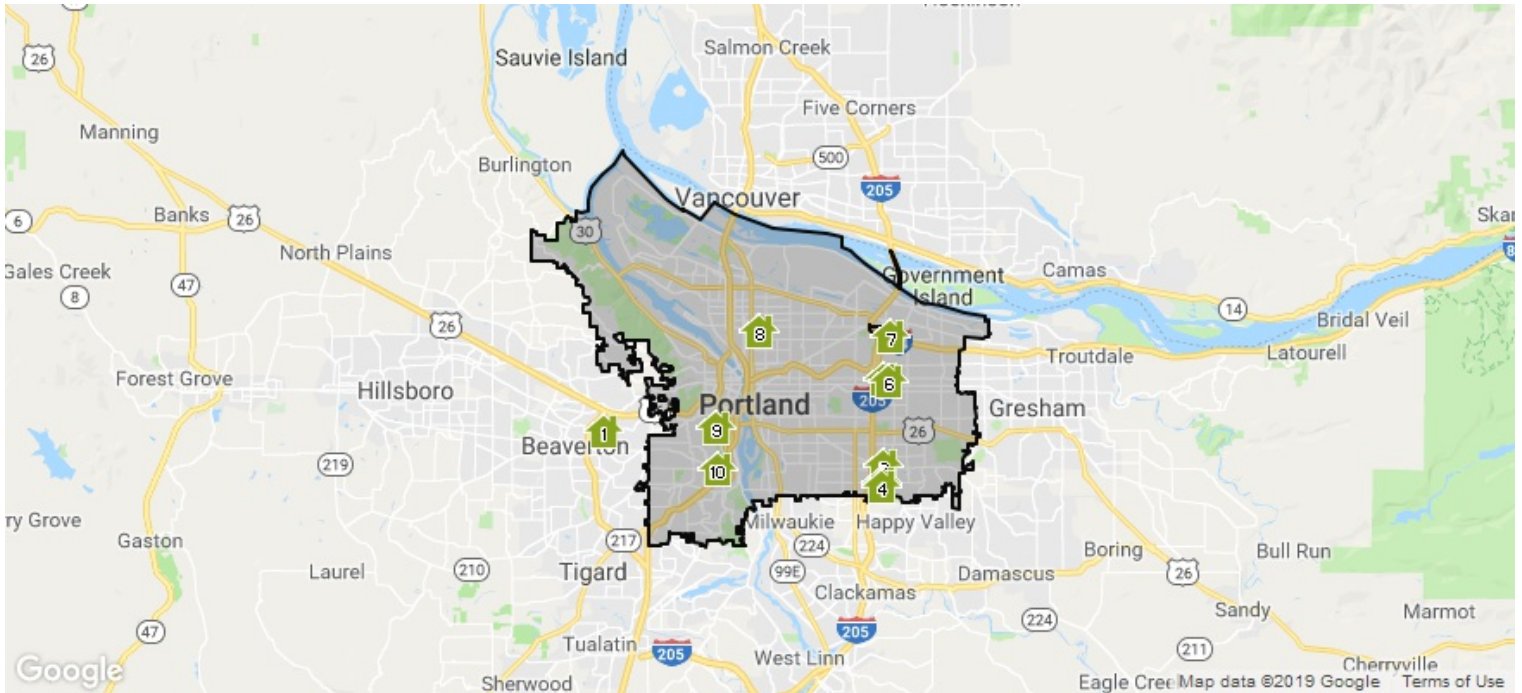
Distressed Activity: 10

Distressed Activity: 10











		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status	
	 OFF MARKET • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>	8441 SW 10th Ave	Single Family	3/2	1,250 sq ft	4,356	-	-	1/28/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>	1341 NE 116th Ave	Single Family	3/2	1,254 sq ft	10,019	-	-	1/4/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i>	836 NW 118th Ave, Apt 104	Condominium Unit (Residential)	2/3	1,051 sq ft	-	-	-	2/12/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>	1119 NE 119th Ave	Single Family	3/2	1,182 sq ft	6,970	-	-	1/14/2019	Preforeclosure
	 OFF MARKET • Preforeclosure, Notice of Default <i>MLS ID: -</i>	2837 SE 133rd Ave	Single Family	3/2	1,296 sq ft	7,405	-	-	12/19/2018	Preforeclosure

Distressed Activity: 10 (cont.)











		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET	* Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>							
	7307 SE 133rd PI	Single Family	3/5	4,860 sq ft	51,836	-	-	2/4/2019	Preforeclosure
	 OFF MARKET	* Preforeclosure, Notice of Rescission <i>MLS ID: -</i>							
	3016 SE 140th Ave	Single Family	3/2	1,056 sq ft	6,970	-	-	1/30/2019	Preforeclosure
	 OFF MARKET	* Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>							
	2257 SE 142nd Ave	Single Family	3/2	1,159 sq ft	8,712	-	-	1/9/2019	Preforeclosure
	 OFF MARKET	* Preforeclosure, Notice of Trustee Sale <i>MLS ID: -</i>							
	5723 NE 14th Ave, #5725	Duplex	4/2	1,768 sq ft	4,792	-	-	1/11/2019	Preforeclosure
	 OFF MARKET	* Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i>							
	3624 SE 157th Ave	Single Family	5/3	1,707 sq ft	13,939	-	-	2/12/2019	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: 2/5/2019, Public Record MLS ID: –	Single Family	3/2	3,304 sq ft	13,504	1952	2/5/2019	\$620,000	\$188
	 2 RECENTLY SOLD • Sold Date: 2/14/2019, Public Record MLS ID: –	Single Family	3/2	1,112 sq ft	4,792	1979	2/14/2019	\$236,000	\$212
	 3 RECENTLY SOLD • Sold Date: 12/13/2018, Public Record MLS ID: –	Single Family	3/2	1,008 sq ft	6,970	1977	12/13/2018	\$270,000	\$268
	 4 RECENTLY SOLD • Sold Date: 1/25/2019, Public Record MLS ID: –	Single Family	3/2	1,674 sq ft	5,227	1974	1/25/2019	\$314,000	\$188
	 5 RECENTLY SOLD • Sold Date: 12/14/2018, Public Record MLS ID: –	Single Family	2/2	2,130 sq ft	7,841	1953	12/14/2018	\$329,900	\$155

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: 2/7/2019, Public Record MLS ID: –	Single Family	3/2	1,341 sq ft	6,970	1942	2/7/2019	\$311,000	\$232
228 NE 108th Ave									
	 RECENTLY SOLD • Sold Date: 1/3/2019, Public Record MLS ID: –	Single Family	2/2	1,675 sq ft	4,792	1949	1/3/2019	\$350,000	\$209
3617 NE 109th Ave									
	 RECENTLY SOLD • Sold Date: 12/10/2018, Public Record MLS ID: –	Single Family	4/3	1,554 sq ft	5,663	1908	12/10/2018	\$575,000	\$370
4006 NE 10th Ave									
	 RECENTLY SOLD • Sold Date: 1/31/2019, Public Record MLS ID: –	Duplex	2/2	1,946 sq ft	2,614	1933	1/31/2019	–	–
3332 SW 10th Ave, #3336									
	 RECENTLY SOLD • Sold Date: 1/18/2019, Public Record MLS ID: –	Single Family	3/2	1,248 sq ft	6,098	1961	1/18/2019	\$459,000	\$368
6733 SW 10th Ave									

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- 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.
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- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
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- **Extra Mile:** I strive to exceed my client's expectations.
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