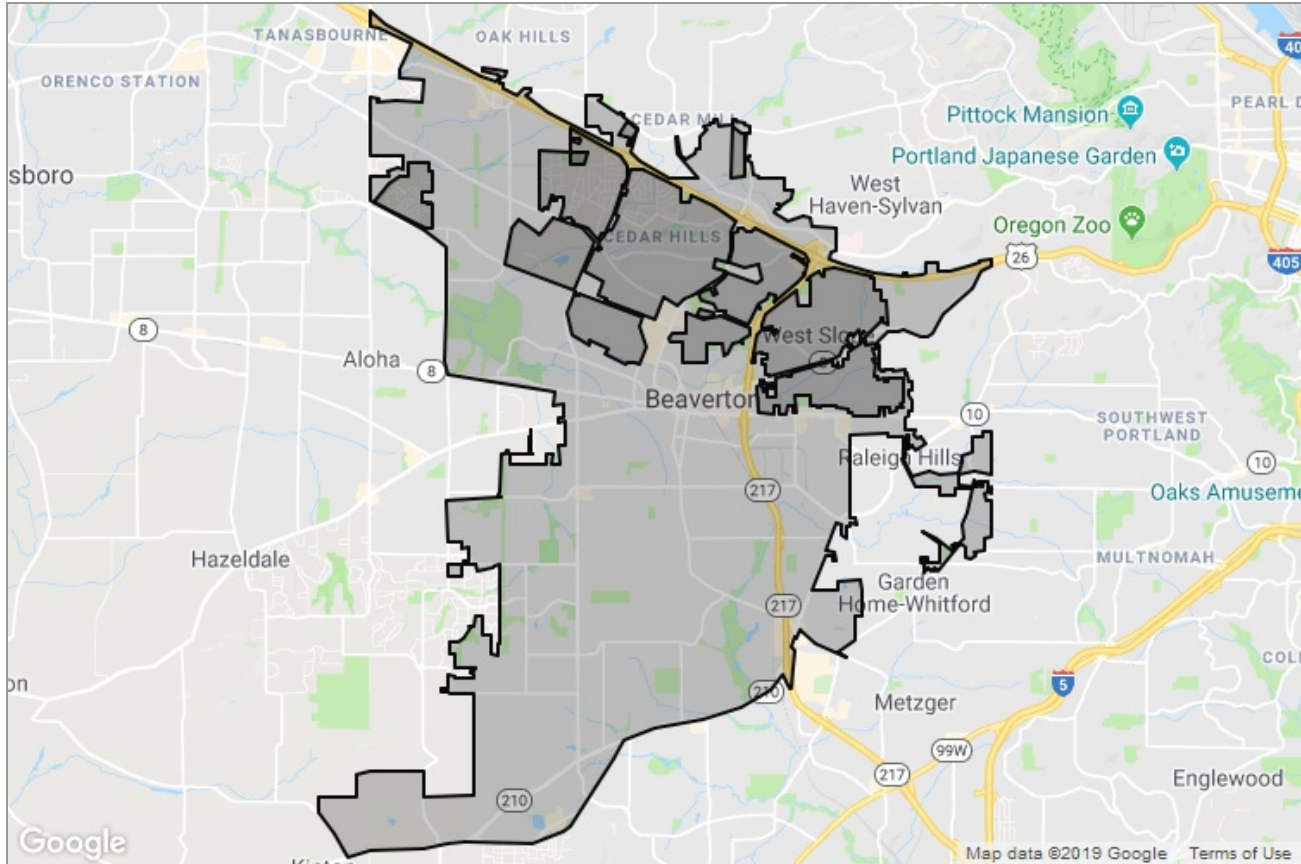


NEIGHBORHOOD REPORT

Beaverton, Oregon

For My Clients



Please review this Neighborhood 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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US Metro Realty



Neighborhood: Housing Stats and Charts

	Beaverton (City)	Washington County	Oregon	USA
Median Estimated Home Value	\$399K	\$411K	\$355K	\$242K
Estimated Home Value 12-Month Change	+7.3%	+5%	+5.8%	+6.1%
Median List Price	\$410K	\$438K	\$350K	\$100K
List Price 1-Month Change	+2.5%	+3%	—	-0.1%
List Price 12-Month Change	+2.5%	+0.7%	+4.5%	+6.3%
Median Home Age	31	32	44	40
Own	48%	61%	62%	64%
Rent	52%	39%	38%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$274M	\$1.38B	\$102B
% Change in Permits for All Buildings	—	+16%	-1%	+2%
% Change in \$ Value for All Buildings	—	+17%	+2%	+7%

Median Sales Price vs. Sales Volume

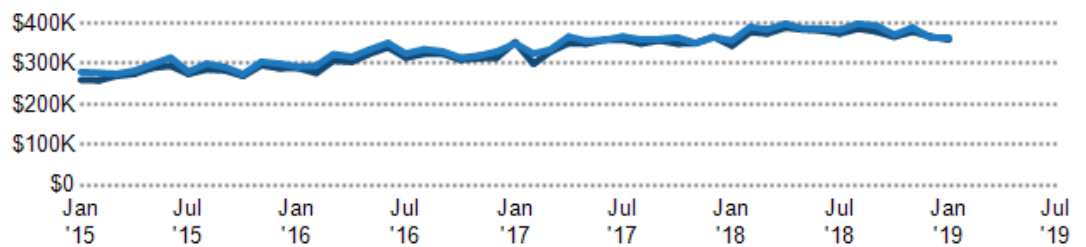
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

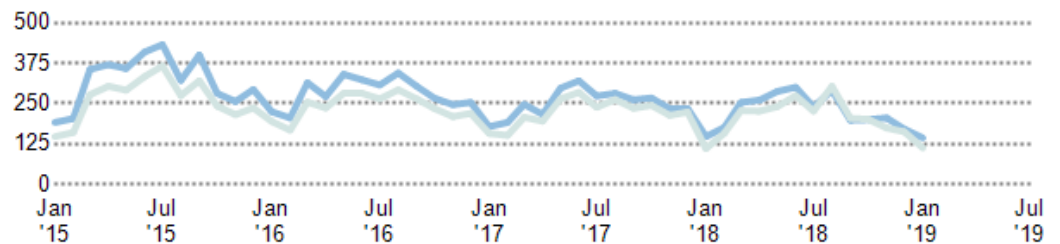
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

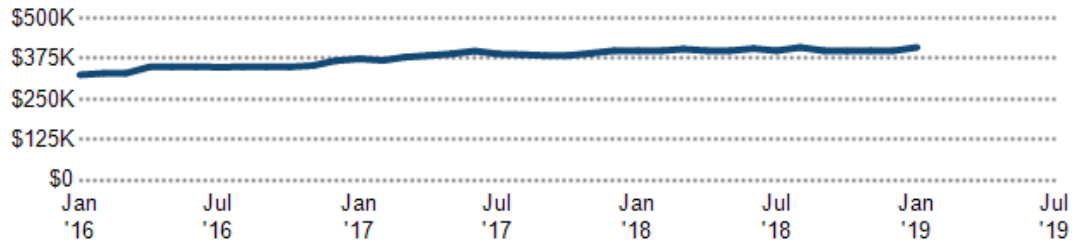
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

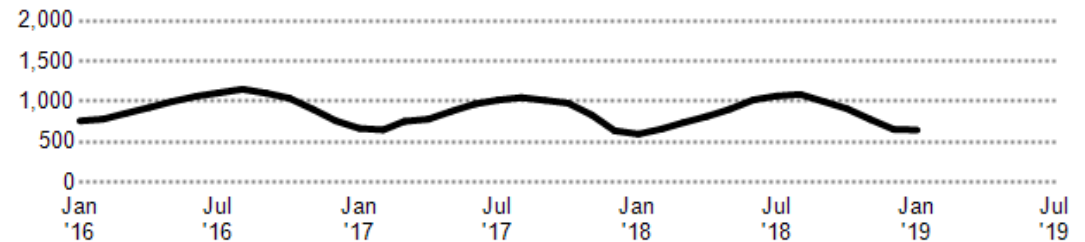
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



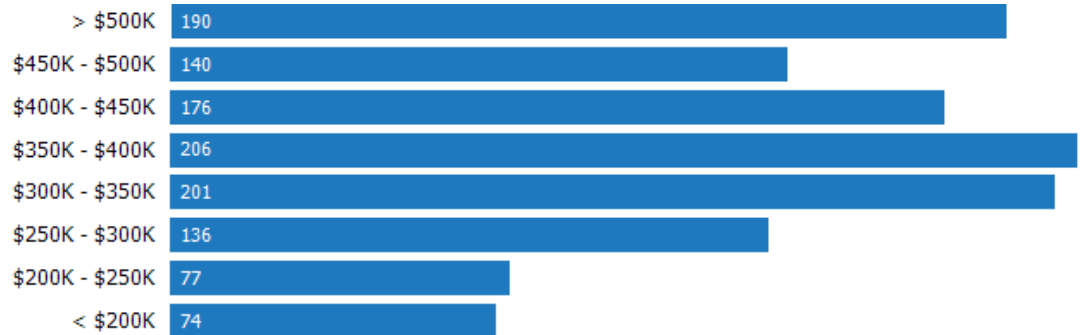
Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count By Price Range



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



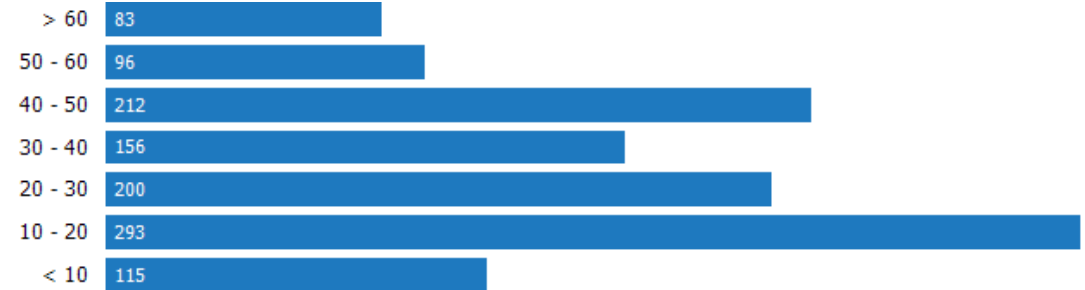
Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Sales Count by Age of House



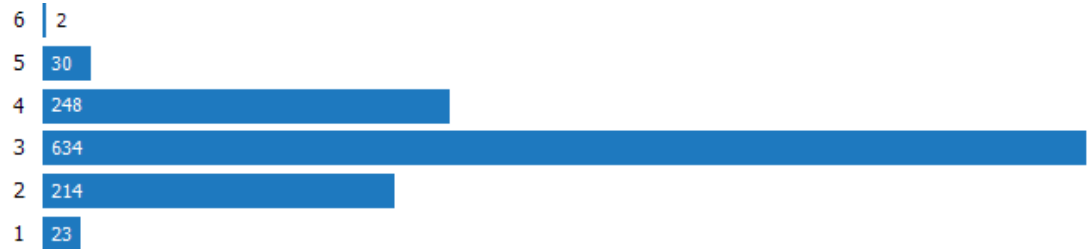
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	Beaverton (City)	Washington County	Oregon	USA
Population	95.7K	572K	4.03M	321M
Population Density per Sq Mi	5.11K	790	41.9	—
Population Change since 2010	+9.1%	+4.9%	+7.6%	+6.1%
Median Age	36	36	39	38
Male / Female Ratio	50%	49%	50%	49%

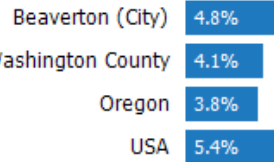
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

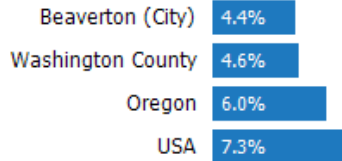
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



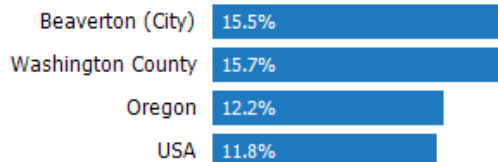
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Beaverton



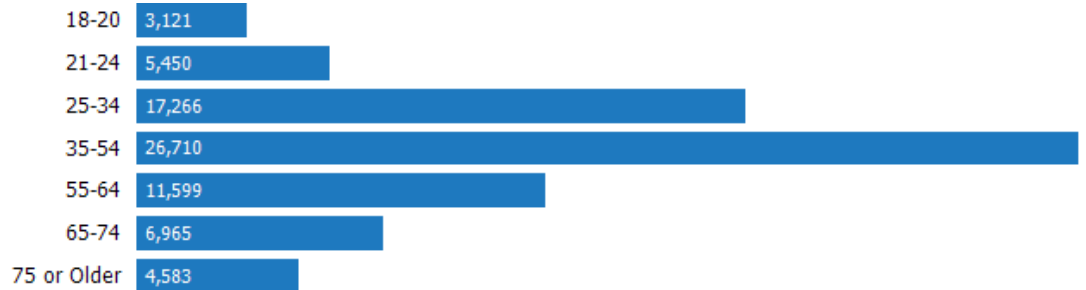
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Beaverton



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Beaverton



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Beaverton



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	Beaverton (City)	Washington County	Oregon	USA
Income Per Capita	\$34,021	\$35,369	\$30,410	\$31,177
Median Household Income	\$64,619	\$74,033	\$56,119	\$57,652
Unemployment Rate	3.3%	3.3%	4.1%	3.9%
Unemployment Number	1.85K	10.8K	86.5K	6.29M
Employment Number	54.9K	315K	2.02M	157M
Labor Force Number	56.8K	326K	2.11M	163M

Median Sales Price vs. Unemployment

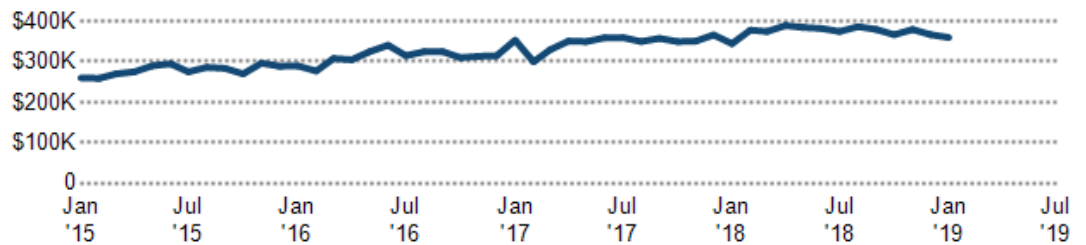
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics
economy.com

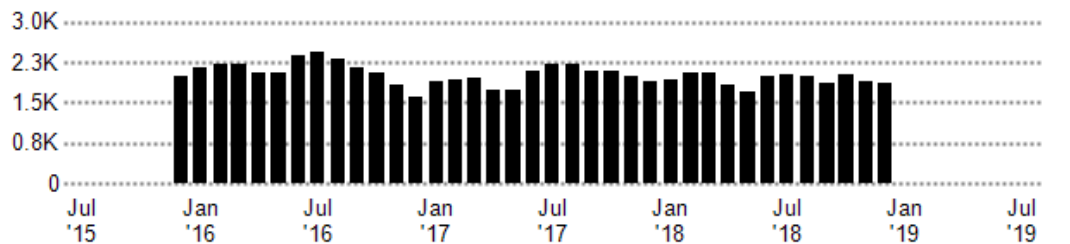
Update Frequency: Monthly

■ Median Sales Price
■ Unemployment

Median Sales Price



Unemployment



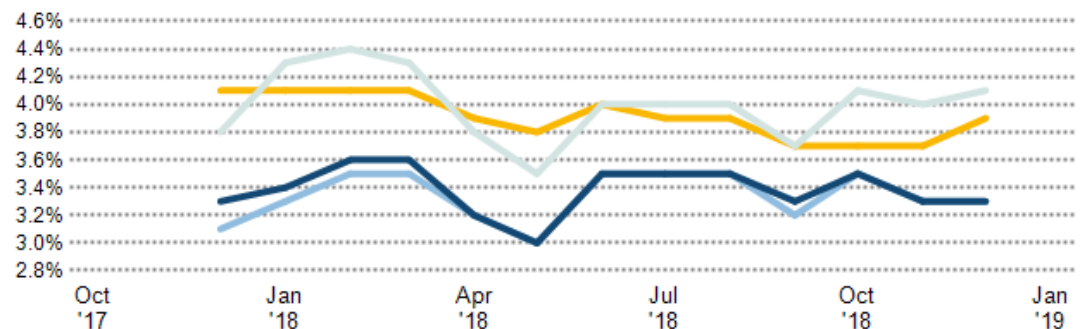
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Beaverton
■ Washington County
■ Oregon
■ USA



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Beaverton



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 97003

	Beaverton (City)	Washington County	Oregon	USA
Elevation (in feet)	789	868	1,954	—
Annual Rainfall (in inches)	42.12	56.23	32.81	—
Annual Snowfall (in inches)	4.59	30.53	39.24	—
Days of Full Sun (per year)	67	67	95	—
Travel Time to Work (in minutes)	25	25	23	26
Water Quality - Health Violations	—	0.77	—	—
Water Quality - Monitoring and Report Violations	—	2.32	—	—
Superfund Sites	0	0	39	2,370
Brownfield Sites	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Beaverton

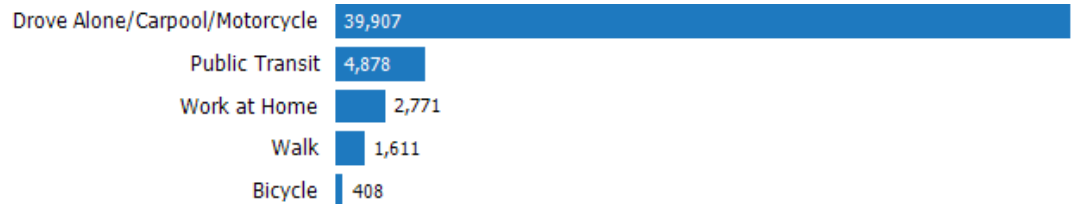


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



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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