

PROPERTY INVESTMENT PROFILE™

Dear Adam and Chauntel,

Here is an updated Property Investment Profile (PIP) report summarizing current real estate activity in your area. This data is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to receive a more detailed version which takes into account the particulars of your home, please contact me directly and I will be happy to provide a comprehensive Comparative Market Analysis (CMA).



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P.S. - Any information you provide to me will be kept strictly confidential.

NEIGHBORHOOD FLASH

1
new property listings in last 14 days

3
properties pending sale

1
recently sold properties

PROPERTY

MARKET INFORMATION



Currently FOR SALE

Avg. Days on Market: 65 Days
Listings Currently for Sale: 11
Newest Listing: 2007/12/18
Shortest/Longest: 13 Days / 159 Days

Recently SOLD

Avg. Days to Sell: 18 Days
Total Sales: 1
Last Sale: 2007/12/22
Shortest/Longest: 18 Days / 18 Days
Months of Supply: 11**

**Estimated time to sell current listing inventory.
6 months is considered a balanced market

FOR SALE DATA

	List Price	\$/SqFt.	DOM
Average	\$611,450	203	65
High	\$1,250,000	356	159
Low	\$292,500	125	13

PENDING DATA

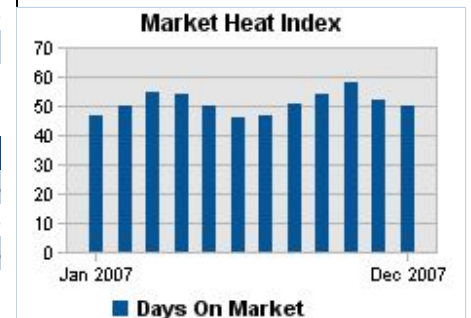
	List Price	\$/SqFt.	DOM
Average	\$529,467	167	64
High	\$739,900	189	108
Low	\$249,000	124	32

SOLD DATA

	List Price	Sale Price	\$ Diff	% Diff	\$/SqFt.	DOM
Average	\$375,500	\$375,500	\$	0%	102	18
High	\$375,500	\$375,500	\$	0%	102	18
Low	\$375,500	\$375,500	\$	0%	102	18

MARKET TRENDS

[For Regional Trends, Click Here](#)



For Pinpoint pricing on this property, please contact me directly



**5150 SW 209TH AVE
Aloha, 97007**

MLS Number: [7073539](#)
Days on Market: 159

Property Type:
DETACHED
Year built: 1950
Bedrooms: 4
Baths: 3
SqFt.: 3,448

List Price: \$650,000
Description:
Reduced \$225K! Bring your developers-1.9 acres of DIVIDABLE land zoned R9. Also has 4 bdrm 3,448 sq ft house w/cedar siding, A/C & huge detached garage/wkshp. Many mature trees (possibly marketable) & landscape. Many possibilities for land. SELLER CAN CARRY CONTRACT. CALL FOR TERMS OR BUILDER PACKET.

FOR SALE
▼



**6365 SW 209TH AVE
Beaverton, 97007**

MLS Number: [7092339](#)
Days on Market: 110

Property Type:
DETACHED
Year built: 1970
Bedrooms: 4
Baths: 3
SqFt.: 2,376

List Price: \$579,000
Description:
Inside UGB, 3/4 acre, dividable- check with Couty. Detach 1650 SF shop, fully fenced,in-ground pool,room for all the toys and hobbies! Completely remodeled solarium kitchen with oak cabinets, tile couters, hardwood floors. Master Bd with deck&jacuzzi.L.A related to Seller.

FOR SALE
▼



**8445 SW 195TH PL
Aloha, 97007**

MLS Number: [7096656](#)
Days on Market: 103

Property Type:
DETACHED
Year built: 2004
Bedrooms: 5
Baths: 3.2
SqFt.: 3,464

List Price: \$489,900
Description:
5BD + den on the main, 2nd master on lower level. Upstairs laundry. Best value on Cooper Mountain! Gorgeous finishes throughout w/ attention to detail. Beautiful views from every level of the home...backs to tree farm. Stainless & Granite Kitch, towering ceilings, dramatic entry, beautiful hardwoods, fruit trees in fenced back. Open Sat 1-3pm

FOR SALE
▼



**19789 SW PROSPECT LN
Aloha, 97007**

MLS Number: [7098101](#)
Days on Market: 94

Property Type:
DETACHED
Year built: 1971
Bedrooms: 4
Baths: 2.1
SqFt.: 2,021

List Price: \$292,500
Description:
Updated 4 Bedroom 2.5 Bath with tile & wood floors, new interior paint, vinyl windows, new roof, newer garage door, RV-Parking, raised garden beds, fenced yard, new central air conditioner, gas forced air heat.

FOR SALE
▼



**20980 SW VERMONT ST
Aloha, 97007**

MLS Number: [7109978](#)
Days on Market: 56

Property Type:
DETACHED
Year built: 1987
Bedrooms: 5
Baths: 4
SqFt.: 3,186

List Price: \$624,900
Description:
Nice Lg Hm on Nearly 1 Acre; this is a "One Owner" home so is in nice condition. Central Air, Cntrl Vac, Master on Main Level, Intercom, Security System, OvrSz'd Garage, A Shop/Barn, Fully Fnc'd Yard, Huge Fam Room w/ Fireplace, Playstrcture.. Located within the South Hillsboro Expansion Area.. would be a great place for a Daycare Facility if allowed.

FOR SALE
▼



**7140 SW MANOR WAY
Aloha, 97007**

MLS Number: [7111995](#)
Days on Market: 49

Property Type:
DETACHED
Year built: 1989
Bedrooms: 4
Baths: 3.1
SqFt.: 3,294

List Price: \$999,900
Description:
Great development potential or amazing home with 1.88 ac. Zoned R-15 (residential 15 units per acre). Please check with Washington county for any and all due diligence about development.

FOR SALE
▼



**20540 SW WESTSIDE DRIVE DR
Aloha, 97007**

MLS Number: [7112288](#)
Days on Market: 49

Property Type:
DETACHED
Year built: 1977
Bedrooms: 4
Baths: 3
SqFt.: 2,389

List Price: \$299,950
Description:
ALL NEW APPLIANCES, NEW TILE COUNTER, NEW CARPET AND FLOORINGS,NEW PAINT IN/OUT, AIR CONDITION, HI-SPEED INTERNET WIRING, LARGE LOT,BACKS TO NEIGHBORHOOD PARK, RV/BOAT PARKING, MASTER WITH 2 CLOSET AND FULL BATH. GREAT LOCATION, NEAR INTEL HI-TECH. CALL AMIR FOR MORE AND DETAILED INFORMATION. must see this one to appreciate! ALL ONLY FOR \$299,950

FOR SALE
▼



**7731 SW 194TH TER
Beaverton, 97007**

MLS Number: [7115195](#)
Days on Market: 35

Property Type:
DETACHED
Year built: 1985
Bedrooms: 4
Baths: 3
SqFt.: 2,144

List Price: \$364,900
Description:
Brokers Open November 27 from 11-1.....Bring us your buyers and write us an offer we can't refuse!!

FOR SALE
▼



**4700 SW 209TH AVE
Beaverton, 97007**

MLS Number: [7118504](#)
Days on Market: 21

Property Type:
DETACHED
Year built: 1917
Bedrooms: 4
Baths: 2.1
SqFt.: 2,200

List Price: \$785,000

Description:
A beautiful remodel, with upgrades and original charm! Covered front porch hardwoods throughout, built-ins. Kitchen has built-in eating nook, granite counters, lots of storage space! Formal dining rm with china hutch, den on main, spacious living areas. Developable, flat lot for additional 7-10 units and keep this fantastic home! Buyer to do due diligence.

FOR SALE



**19626 SW BERNHARDT DR
Beaverton, 97007**

MLS Number: [7118887](#)
Days on Market: 21

Property Type:
DETACHED
Year built: 2000
Bedrooms: 4
Baths: 2.1
SqFt.: 2,548

List Price: \$389,900

Description:
MOTIVATED SELLER! UNIQUE LAYOUT WITH 2 BONUS ROOMS AND A DEN/4th BEDROOM. MAIN LEVEL BONUS WITH FULL WET BAR. EXTREMELY WELL KEPT AND SHOWS GREAT. LEVEL, FENCED BACKYARD.

FOR SALE



**7430 SW MILLER HILL RD
Beaverton, 97007**

MLS Number: [7120169](#)
Days on Market: 13

Property Type:
DETACHED
Year built: 1972
Bedrooms: 4
Baths: 3
SqFt.: 5,902

List Price: \$1,250,000

Description:
2 beautiful acres located on COOPER MOUNTAIN. This 5910 sq.ft. 2 level custom home features a heated swimming pool, large deck area for entertaining, clear cedar siding and metal roof, large shop area, oversized 3 car garage and lots of storage. All down your own private road. Within the UGB and Zoned R-9, so bring you're builder to view this 2 acres!!!!!!

FOR SALE



**7227 SW MILLENNIUM TER
Beaverton, 97007**

MLS Number: [7061259](#)
Days on Market: 108

Property Type:
DETACHED
Year built: 2003
Bedrooms: 4
Baths: 2.1
SqFt.: 2,008

List Price: \$249,000

Description:
HUGE PRICE REDUCTION!! GREAT PRICE FOR A GREAT HOME! Huge Flr plan, high ceilings, tile counters & entry, gas fireplace, fully landscaped, island kitchen. Great family home! Be the first to get your offer in on this investment. SUBJECT TO THIRD PARTY APPROVAL.. PRE FORCLOSURE MAY TAKE WEEKS FOR APPROVAL

PENDING



**7695 SW MILLER HILL RD
Beaverton, 97007**

MLS Number: [7097948](#)
Days on Market: 51

Property Type:
DETACHED
Year built: 1982
Bedrooms: 4
Baths: 2.1
SqFt.: 3,161

List Price: \$599,500

Description:
Unobstructed Views of Tualatin Valley with City Lights at Night. .46 Dividable Acres! 100% Remodeled in 2006. Natural Cherry Cabinetry, Brazilian Cherry Floors, Slab Granite on all Counter Surfaces. Open & Spacious NW Contemporary Layout, Vaulted Ceilings. All Surfaces Replaced!

PENDING



**7810 SW MILLER HILL RD
Aloha, 97007**

MLS Number: [7110743](#)
Days on Market: 32

Property Type:
DETACHED
Year built: 1992
Bedrooms: 4
Baths: 3.2
SqFt.: 3,932

List Price: \$739,900

Description:
Newer traditional estate with breathtaking panoramic view.Grand entrance with elegant staircase.Hardwoods throughout.Gourmet kitchen.Wet bar.Formal living and dining room. Expansive deck.Large utility room w/ built-ins.Master on the main.Was professionally landscaped.MUST SEE. Too many features to list.

PENDING



**6485 SW 201ST AVE
Beaverton, 97007**

MLS Number: [7112435](#)
Days on Market: 18

Property Type:
DETACHED
Year built: 1965
Bedrooms: 4
Baths: 2.2
SqFt.: 3,660

List Price: \$375,500 Sale Price: \$375,500

Description:
Incredible home with lots of potential. Huge lot close in. Home sits across from a park on 1.09 acres! Home is a bank foreclosure and a fixer. Use your imagination and your colors to design your custom remodel. The sky is the limit with this incredible property. Large fenced yard, outdoor fireplace, two indoor fireplaces. Enormous 3660 sq foot home!

SOLD



MARKET SUMMARY



Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Active	7073539	5150 SW 209TH AVE	Aloha	4	3	1950	3,448	\$650,000	188	159
Active	7092339	6365 SW 209TH AVE	Beaverton	4	3	1970	2,376	\$579,000	243	110
Active	7096656	8445 SW 195TH PL	Aloha	5	3.2	2004	3,464	\$489,900	141	103
Active	7098101	19789 SW PROSPECT LN	Aloha	4	2.1	1971	2,021	\$292,500	144	94
Active	7109978	20980 SW VERMONT ST	Aloha	5	4	1987	3,186	\$624,900	196	56
Active	7111995	7140 SW MANOR WAY	Aloha	4	3.1	1989	3,294	\$999,900	303	49
Active	7112288	20540 SW WESTSIDE DRIVE DR	Aloha	4	3	1977	2,389	\$299,950	125	49
Active	7115195	7731 SW 194TH TER	Beaverton	4	3	1985	2,144	\$364,900	170	35
Active	7118504	4700 SW 209TH AVE	Beaverton	4	2.1	1917	2,200	\$785,000	356	21
Active	7118887	19626 SW BERNHARDT DR	Beaverton	4	2.1	2000	2,548	\$389,900	153	21
Active	7120169	7430 SW MILLER HILL RD	Beaverton	4	3	1972	5,902	\$1,250,000	211	13
Average				4	3	1975	2,997	\$611,450	203	65
High				5	4	2004	5,902	\$1,250,000	356	159
Low				4	2	1917	2,021	\$292,500	125	13

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Pending Sale	7061259	7227 SW MILLENNIUM TER	Beaverton	4	2.1	2003	2,008	\$249,000	124	108
Pending Sale	7097948	7695 SW MILLER HILL RD	Beaverton	4	2.1	1982	3,161	\$599,500	189	51
Pending Sale	7110743	7810 SW MILLER HILL RD	Aloha	4	3.2	1992	3,932	\$739,900	188	32
Average				4	2	1992	3,034	\$529,467	167	64
High				4	3	2003	3,932	\$739,900	189	108
Low				4	2	1982	2,008	\$249,000	124	32

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	Sale Price	\$/SqFt.	DOM
Sold	7112435	6485 SW 201ST AVE	Beaverton	4	2.2	1965	3,660	\$375,500	\$375,500	102	18
Average				4	2	1965	3,660	\$375,500	\$375,500	102	18
High				4	2	1965	3,660	\$375,500	\$375,500	102	18
Low				4	2	1965	3,660	\$375,500	\$375,500	102	18

The statistics presented in Property Investment Profile are compiled monthly based on figures and data generated by RMLS. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Property and statistical data sourced from RMLS is solely for your personal, non-commercial use in buying or selling a property and is deemed reliable but not guaranteed and should be verified. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.

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