

PROPERTY INVESTMENT PROFILE™

Dear Amy,

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).

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



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NEIGHBORHOOD FLASH

1
new property listings in last 14 days

1
properties pending sale

5
recently sold properties

MARKET TRENDS

[For Regional Trends, Click Here](#)

PROPERTY

MARKET INFORMATION



Currently FOR SALE

Avg. Days on Market: 126 Days
Listings Currently for Sale: 9
Newest Listing: 2008/03/10
Shortest/Longest: 2 Days / 623 Days

Recently SOLD

Avg. Days to Sell: 53 Days
Total Sales: 5
Last Sale: 2008/02/27
Shortest/Longest: 13 Days / 103 Days
Months of Supply: 3**

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



FOR SALE DATA

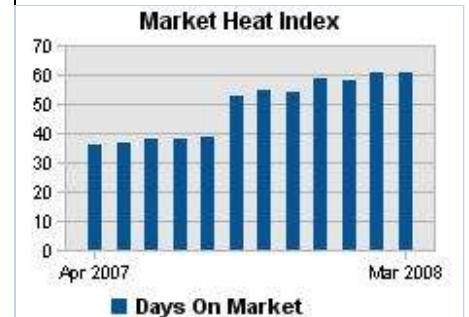
	List Price	\$/SqFt.	DOM
Average	\$297,539	166	126
High	\$349,900	207	623
Low	\$254,900	145	2

PENDING DATA

	List Price	\$/SqFt.	DOM
Average	\$312,000	175	90
High	\$312,000	175	90
Low	\$312,000	175	90



SOLD DATA



	List Price	Sale Price	\$ Diff	% Diff	\$/SqFt.	DOM
Average	\$315,750	\$315,593	-\$157	-0.05%	161	53
High	\$399,950	\$415,000	\$15,050	3.63%	186	103
Low	\$269,000	\$263,000	-\$6,000	-2.28%	139	13







AUTOMATED MARKET VALUE



\$298,985 - \$315,592*



	<p>20482 SW TESORO CT Beaverton, 97006</p> <p>MLS Number: 6054970 Days on Market: 623 \$/SqFt: \$159</p>	<p>Property Type: DETACHED Year built: 2000 Bedrooms: 3 Baths: 2.1 SqFt.: 1,602</p>	<p>List Price: \$254,950 Description: Like new and still a baby, over sized 2 car garage, open floor plan with 3 large bdrms, neutral colors, eating bar and dining rm area, fence backyard, fresh interior paint, close to school. Vacant and ready to go</p>	<p>FOR SALE</p> 
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	<p>20295 SW VETA ST Aloha, 97006</p> <p>MLS Number: 7105091 Days on Market: 146 \$/SqFt: \$207</p>	<p>Property Type: DETACHED Year built: 1980 Bedrooms: 3 Baths: 2 SqFt.: 1,448</p>	<p>List Price: \$299,900 Description: Lovely remodeled home on private parklike 1/2 acre site. RV Parking too! Beautiful gourmet kitchen with birch cabinets, hardwood flooring, corion backsplash, new appliances. Remodeled baths with elegant fixtures. Large custom deck off of family room, spacious floorplan and much more.....</p>	<p>FOR SALE</p> 
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	<p>20292 SW MONSON ST Beaverton, 97006</p> <p>MLS Number: 7112779 Days on Market: 118 \$/SqFt: \$155</p>	<p>Property Type: DETACHED Year built: 1993 Bedrooms: 4 Baths: 3 SqFt.: 2,056</p>	<p>List Price: \$319,900 Description: Clean & bright w/ great use of space. Vaulted ceiling in LR & DR. Wood laminate floor in entry, hall, kitchen, nook & FR. Kitchen features pantry, desk, nook & door to deck. Main floor bedroom/den & full bath. Master has high ceilings, french doors & walk-in closet. New ext.paint Summer '07 Surround sound, Sprinks & A/C.</p>	<p>FOR SALE</p> 
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	<p>1541 SW 201ST AVE Beaverton, 97006</p> <p>MLS Number: 8000657 Days on Market: 70 \$/SqFt: \$147</p>	<p>Property Type: DETACHED Year built: 2003 Bedrooms: 4 Baths: 3 SqFt.: 2,378</p>	<p>List Price: \$349,900 Description: Beautiful, very private craftsman home with lots of upgrades, private drive, 2378 sqft, 4 Bdrms/5th or Den/Office, Lrge Kitchen w/hardwd fir-Breakfast bar, gas/stove, FS Refrig-Ice maker, tile countertops, family room/fireplace, AC, High ceilings in Living rm & Dining Area, fenced yard, patio</p>	<p>FOR SALE</p> 
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	<p>20234 SW MONSON ST Aloha, 97006</p> <p>MLS Number: 8003042 Days on Market: 64 \$/SqFt: \$155</p>	<p>Property Type: DETACHED Year built: 1993 Bedrooms: 4 Baths: 2.1 SqFt.: 2,053</p>	<p>List Price: \$319,900 Description: IT IS AN 11! Excellent condition, PRICED TO SELL, 4 BR's (one on main), new fixtures, FR w/Gas FP, builtins. Tile in Kit., eat area & Guest Bth. Real Wood Blinds, AC, HW Entry & Hall, Spacious Mstr w/sitting area, ceiling fan, paint. Landscaped, rose garden, covered patio, sprinklers, fenced, Play area, rm for dog run. Sellers have found home. Broker 2nd cousin to seller.</p>	<p>FOR SALE</p> 
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	<p>20527 SW TESORO - NEW PRICE CT Beaverton, 97006</p> <p>MLS Number: 8008907 Days on Market: 47 \$/SqFt: \$145</p>	<p>Property Type: DETACHED Year built: 2000 Bedrooms: 4 Baths: 2.1 SqFt.: 1,750</p>	<p>List Price: \$254,900 Description: NEW PRICE! OPEN HOUSE 3/8/08 1-4. Gorgeous 4 bedrm home on cul de sac! Open floor plan w/a beautiful interior. Immac condition! Wonderful kitch w/tile counters, tile floors, pantry & refrig! Family rm w/stereo surr. Speakers incl. Spac mstr suite w/wi closet. A/C. Fenced bcklyrd. Close to St of Tanasbourne!</p>	<p>FOR SALE</p> 
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	<p>20217 SW MONSON ST Aloha, 97006</p> <p>MLS Number: 8012133 Days on Market: 36 \$/SqFt: \$169</p>	<p>Property Type: DETACHED Year built: 1993 Bedrooms: 3 Baths: 2.1 SqFt.: 1,884</p>	<p>List Price: \$319,000 Description: Wonderful family home in Aloha! Entry w/ hardwood floors, 9ft ceilings, vaulted living room. Dining room has vaulted ceiling and pillars. Kitchen features oak cabinets, eating bar, and recessed lighting. Family room has fireplace and built-in entertainment center. Master suite has walk-in closet, bath w/ double sinks and oversized shower. Backyard has waterfall!</p>	<p>FOR SALE</p> 
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	<p>928 SW 202ND TER Aloha, 97006</p> <p>MLS Number: 8015898 Days on Market: 25 \$/SqFt: \$191</p>	<p>Property Type: DETACHED Year built: 1993 Bedrooms: 3 Baths: 2 SqFt.: 1,510</p>	<p>List Price: \$289,900 Description: LIGHT AND BRIGHT SINGLE LEVEL IN GREAT CONDITION. WONDERFUL FLOOR PLAN AND OPEN WITH TERRIFIC LIGHT FLOW FROM LOTS OF WINDOWS AND HIGH CEILINGS. GREAT KITCHEN WITH EAT AREA AND LAMINATE FLOOR. TILE FLOORS IN BATHS, BEVELED FRENCH DOORS, A/C, SPRINKLER, PERGOLA. NEAR MAX STATION AND INTEL.</p>	<p>FOR SALE</p> 
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**1295 SW 199TH CT
Beaverton, 97006**

MLS Number: [8023664](#)
Days on Market: 2
\$/SqFt: \$169

Property Type:
DETACHED
Year built: 1974
Bedrooms: 3
Baths: 2
SqFt.: 1,590

List Price: \$269,500
Description:
Solid 70's ranch needs your decorating touches to make it sparkle.Seller to credit buyer \$5,000 for cosmetic updates @ closing. Convenient location in area of like homes.Good access to frwy, schools & shopping. Open layout, galley kitchen opens to large fam rm. Great for entertaining, large fenced yard w/garden area.

FOR SALE
▼



**19943 SW JETTE LN
Beaverton, 97006**

MLS Number: [7090638](#)
Days on Market: 90
\$/SqFt: \$175

Property Type:
DETACHED
Year built: 2005
Bedrooms: 3
Baths: 2.1
SqFt.: 1,775

List Price: \$312,000
Description:
Cstm New Const. Thru-Out View Of Pond. 3Bd+ Huge Bns Rm. 2.1 Bth,Dbl Gar. Vlt'd Ceilings In Every Rm. Grnt Kitch Cntrs & FP Dwnstrs, Tile Bths W/Tub And 2nd FP Upstrs. Cstm W/In Closet. Lndry Rm Upstrs. Crown Moldings And Hrdwds Thru-Out. Huge Cedar Deck. Sprinkler Sys In/Out. 5 Car Pkg.

PENDING
▼



**1588 SW 201st AVE
Beaverton, 97007**

MLS Number: [7076558](#)
Days on Market: 103
\$/SqFt: \$147

Property Type:
DETACHED
Year built: 2007
Bedrooms: 4
Baths: 3.1
SqFt.: 2,819

List Price: \$399,950 Sale Price: \$415,000
Description:
4Lg Bedrm/3.5 Bath,Brazilian Cherry Hardwood floors,Great Rm Floor Plan, Wood Wrapped Windows,Wainscotting in Dining Rm & Living Rm.Large Slab Granite Kitchen Countertop, 3.5 baths w/Marble or Tile Countertops & Floors.Still time to pick your appliances,carpet & paint colors. Quality Thru-out.Beautiful Wood Cabinets.

SOLD
▼



**19545 SW LONGACRE CT
Beaverton, 97006**

MLS Number: [7093191](#)
Days on Market: 62
\$/SqFt: \$186

Property Type:
DETACHED
Year built: 1981
Bedrooms: 3
Baths: 2
SqFt.: 1,407

List Price: \$269,900 Sale Price: \$263,000
Description:
Seller transferred out of state for job.Mature trees surround this great property in established cul-de-sac. Features:Huge master w/updated bath,main bath also updated w/skylight.Floor to ceiling windows in the living rm.Private deck w/hot tub,play structure stays.Designer colors,freshly painted. Fenced private yrd. Dbl. garage.

SOLD
▼



**19862 SW JETTE LN
Beaverton, 97006**

MLS Number: [7106581](#)
Days on Market: 19
\$/SqFt: \$139

Property Type:
DETACHED
Year built: 2005
Bedrooms: 4
Baths: 2.1
SqFt.: 2,253

List Price: \$325,000 Sale Price: \$315,000
Description:
Like brand new home, open floorplan w/ vaulted ceilings. Fenced backyard ready for entertaining or kid play. Granite and black appliance kit, A/C, wired for surround sound, security system. View of pond on a dead end street! This home is a must see!

SOLD
▼



**1129 SW TOBIAS WAY
Aloha, 97006**

MLS Number: [7111399](#)
Days on Market: 66
\$/SqFt: \$165

Property Type:
DETACHED
Year built: 1993
Bedrooms: 4
Baths: 2.1
SqFt.: 1,907

List Price: \$314,900 Sale Price: \$315,963
Description:
Terrific location, close to Intel & Nike not to mention shopping, bus lines and more. Great open floor plan w/ large family room, vaulted ceilings, skylights, updated kitchen w/ gas appliances, designer paints through out interior and exterior. Fenced backyard w/ sprinklers, shed & garden area. Large storage space above garage.

SOLD
▼



**20279 SW MIDLINE ST
Beaverton, 97006**

MLS Number: [8008131](#)
Days on Market: 13
\$/SqFt: \$167

Property Type:
DETACHED
Year built: 1994
Bedrooms: 3
Baths: 2.1
SqFt.: 1,607

List Price: \$269,000 Sale Price: \$269,000
Description:
Well appointed, light & bright home with lots of pizzazz! This home is move-in ready, wired for CAT5 & surround sound, newer carpet, backyard deck w/Hot Tub, A/C, sprinklers & so much more. Half of garage converted to bonus rm & not included in sq ft. Could be converted back to 2nd garage. AHS Home Warranty included, minutes to MAX park/ride, Beaverton schools, a must see!

SOLD
▼

MARKET SUMMARY



Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Active	6054970	20482 SW TESORO CT	Beaverton	3	2.1	2000	1,602	\$254,950	159	623
Active	7105091	20295 SW VETA ST	Aloha	3	2	1980	1,448	\$299,900	207	146
Active	7112779	20292 SW MONSON ST	Beaverton	4	3	1993	2,056	\$319,900	155	118
Active	8000657	1541 SW 201ST AVE	Beaverton	4	3	2003	2,378	\$349,900	147	70
Active	8003042	20234 SW MONSON ST	Aloha	4	2.1	1993	2,053	\$319,900	155	64
Active	8008907	20527 SW TESORO - NEW PRICE CT	Beaverton	4	2.1	2000	1,750	\$254,900	145	47
Active	8012133	20217 SW MONSON ST	Aloha	3	2.1	1993	1,884	\$319,000	169	36
Active	8015898	928 SW 202ND TER	Aloha	3	2	1993	1,510	\$289,900	191	25
Active	8023664	1295 SW 199TH CT	Beaverton	3	2	1974	1,590	\$269,500	169	2
			Average	3	2	1992	1,808	\$297,539	166	126
			High	4	3	2003	2,378	\$349,900	207	623
			Low	3	2	1974	1,448	\$254,900	145	2

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Pending Sale	7090638	19943 SW JETTE LN	Beaverton	3	2.1	2005	1,775	\$312,000	175	90
			Average	3	2	2005	1,775	\$312,000	175	90
			High	3	2	2005	1,775	\$312,000	175	90
			Low	3	2	2005	1,775	\$312,000	175	90

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	Sale Price	\$/SqFt.	DOM
Sold	7076558	1588 SW 201st AVE	Beaverton	4	3.1	2007	2,819	\$399,950	\$415,000	147	103
Sold	7093191	19545 SW LONGACRE CT	Beaverton	3	2	1981	1,407	\$269,900	\$263,000	186	62
Sold	7106581	19862 SW JETTE LN	Beaverton	4	2.1	2005	2,253	\$325,000	\$315,000	139	19
Sold	7111399	1129 SW TOBIAS WAY	Aloha	4	2.1	1993	1,907	\$314,900	\$315,963	165	66
Sold	8008131	20279 SW MIDLINE ST	Beaverton	3	2.1	1994	1,607	\$269,000	\$269,000	167	13
			Average	4	2	1996	1,999	\$315,750	\$315,593	161	53
			High	4	3	2007	2,819	\$399,950	\$415,000	186	103
			Low	3	2	1981	1,407	\$269,000	\$263,000	139	13

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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