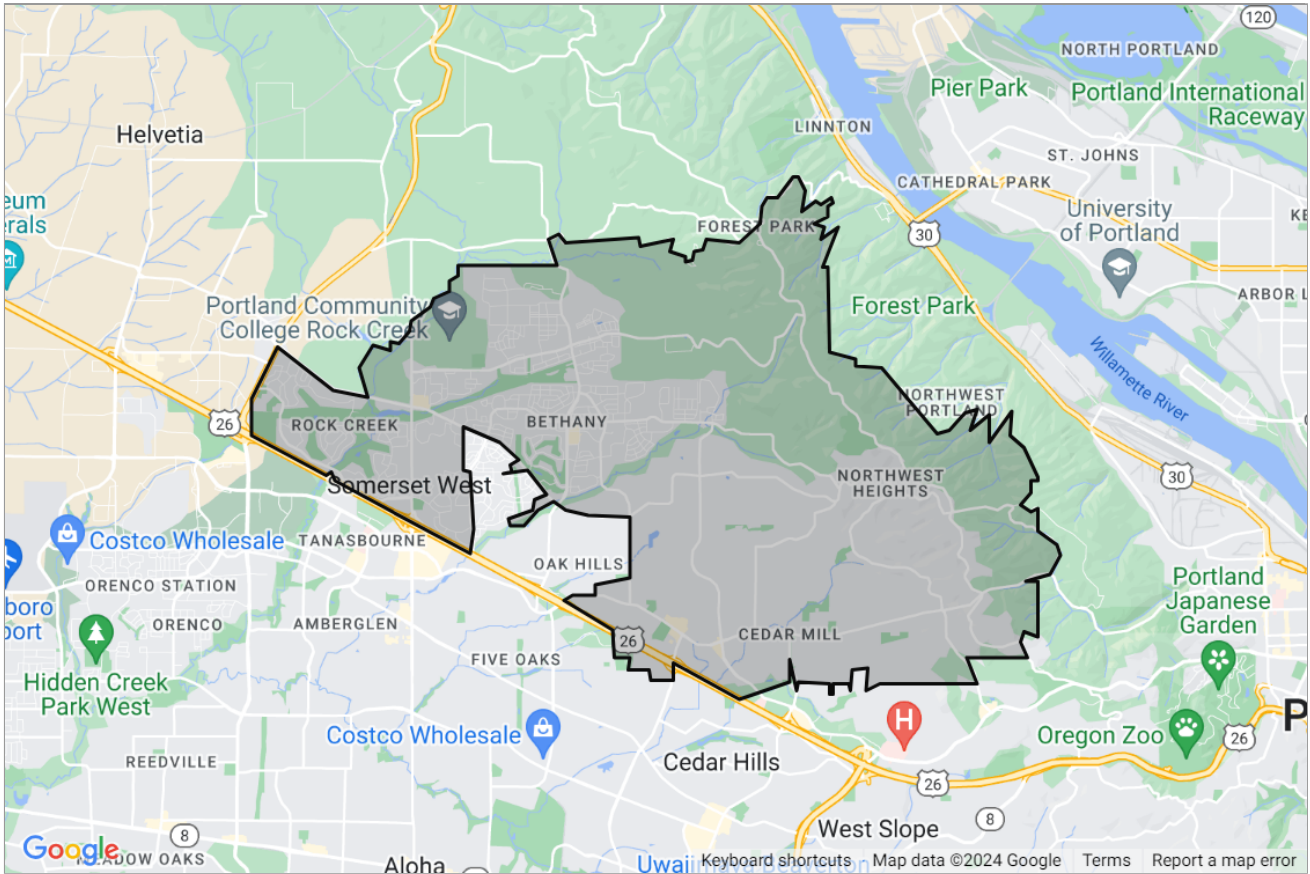




MARKET ACTIVITY REPORT

# Portland, OR 97229



Presented by

**Shawn Yu** | Principal Real Estate Broker Licensed in Oregon

Oregon Real Estate License: 200801215



Mobile: (503) 515-4499

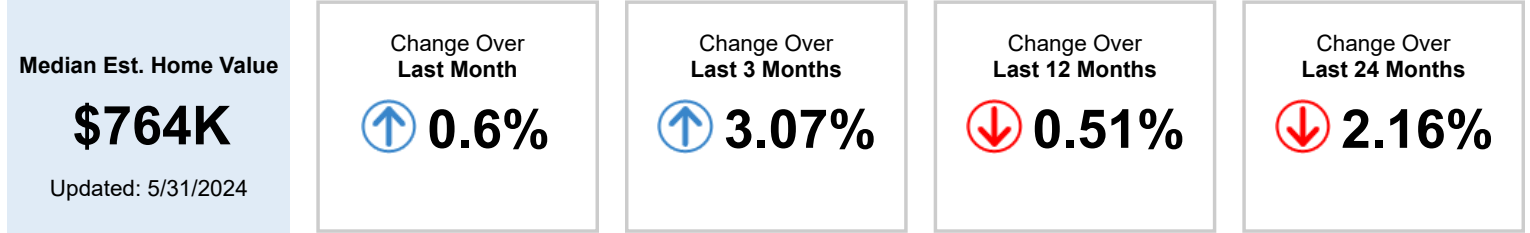
Main: [shawn@shawn-realty.com](mailto:shawn@shawn-realty.com)

Broker: [Shawn-Realty.com](http://Shawn-Realty.com)

**Shawn Realty**  
12829 NW Avignon Lane  
Portland, OR 97229

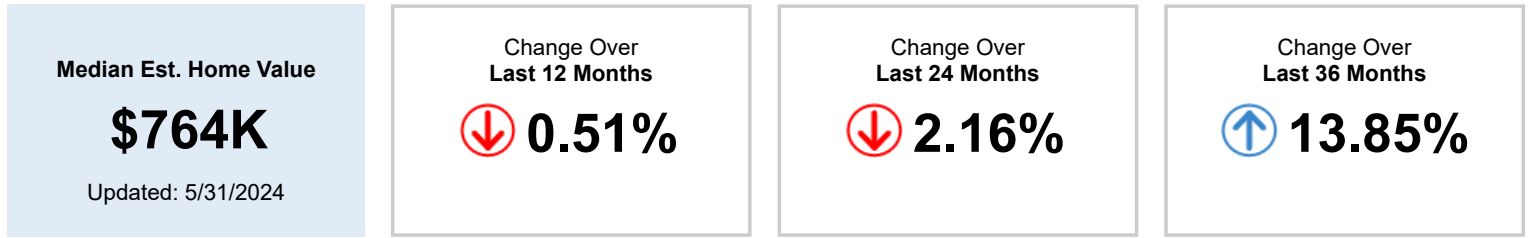
## Portland, OR 97229

### Market Snapshot: Estimated Home Values



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.

### Market Snapshot: 12-Month Change in Estimated Value



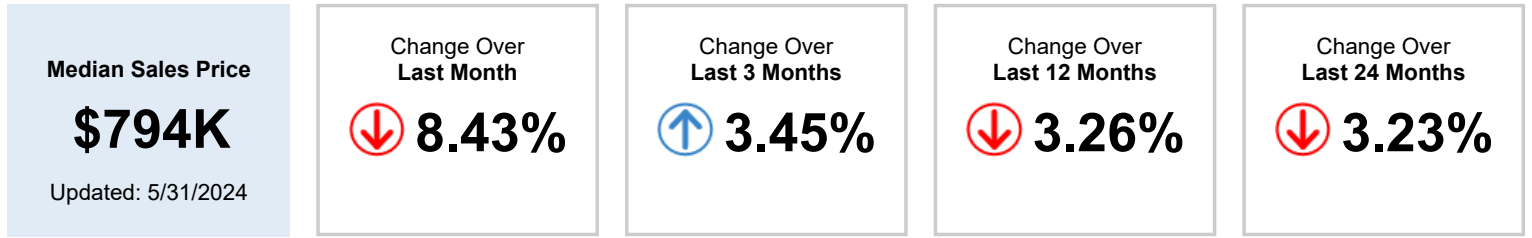
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

### Market Snapshot: Concentration of Distressed Properties



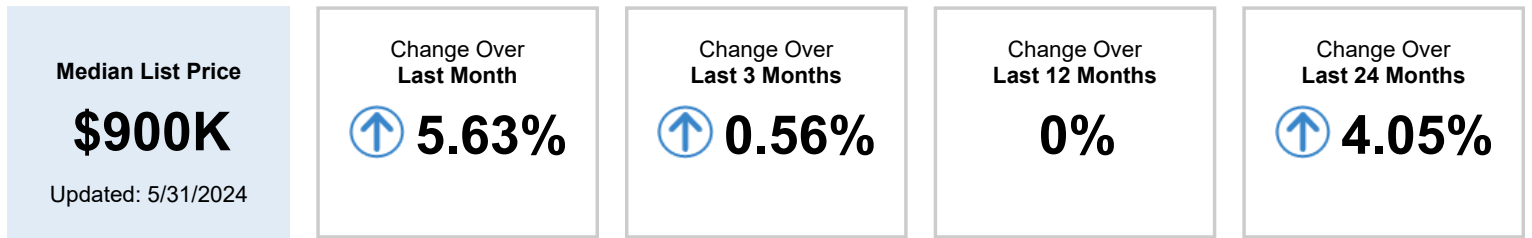
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/10/2024.

## Market Snapshot: Sales Price



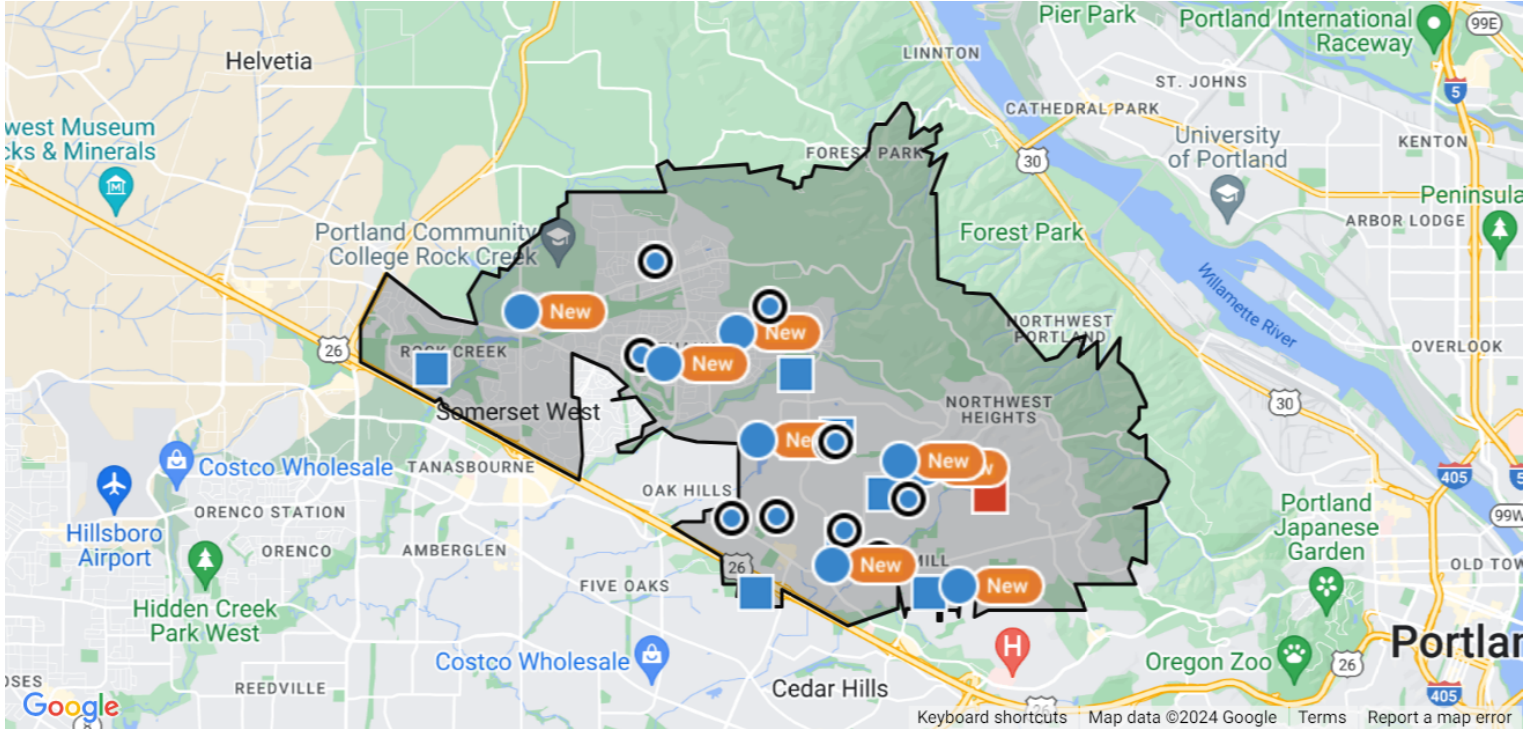
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

## Market Snapshot: List Price







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

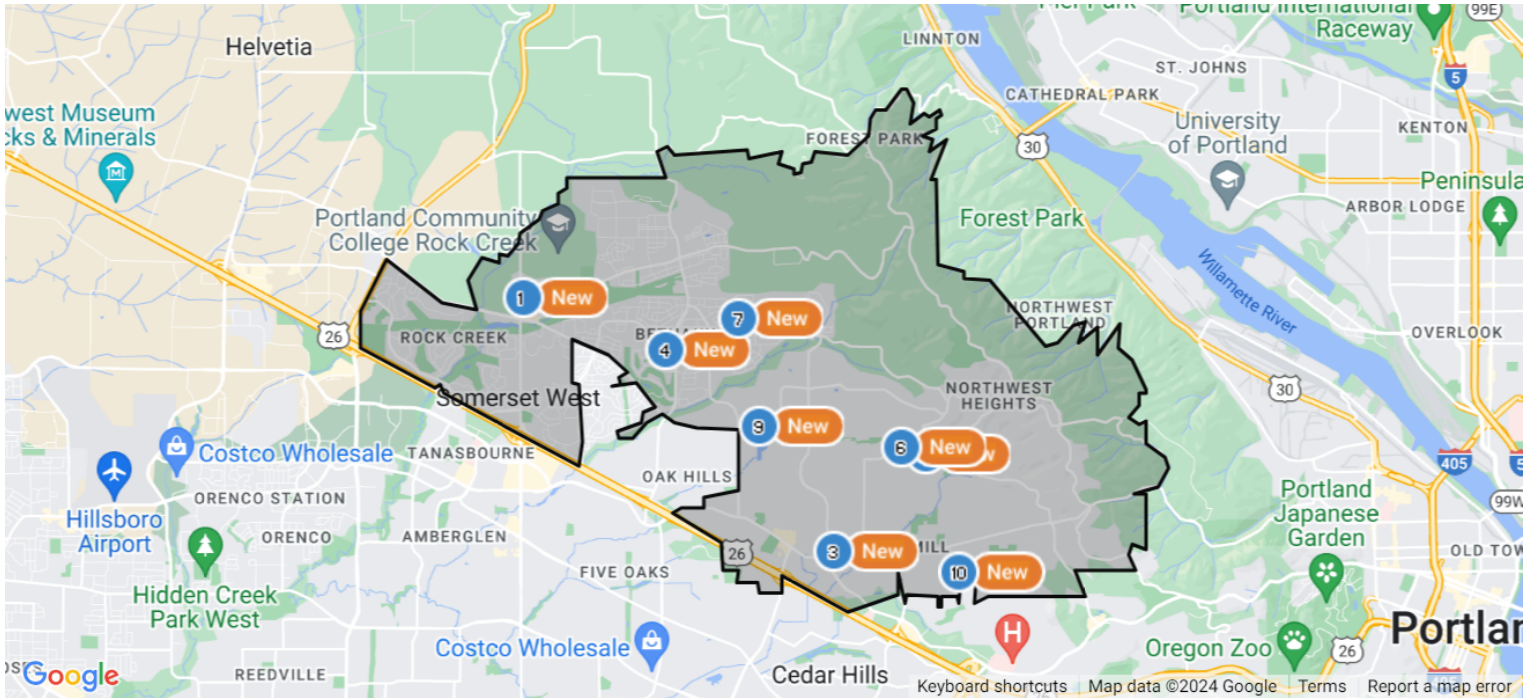
## Market Activity Summary Stats



**Search Criteria** | **Location:** Portland, OR 97229; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Distressed, Pending, Closed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 <b>New Listings</b>	 <b>Distressed</b>	 <b>Pending</b>	 <b>Closed</b>
<b>Number of Properties</b>	10	1	10	10
<b>Low Price / Value</b>	\$359,000	\$412,340	\$339,000	\$507,500
<b>Median Price / Value</b>	\$837,450	\$412,340	\$825,000	\$871,500
<b>High Price / Value</b>	\$1,900,000	\$412,340	\$2,450,000	\$1,387,500
<b>Average Price / Sq. Ft.</b>	\$346	\$286	\$332	\$336
<b>Median Price / Sq. Ft.</b>	\$348	\$286	\$337	\$341
<b>Average Days in RPR</b>	16	—	56	38
<b>Median Days in RPR</b>	4	—	33	36
<b>Total Volume</b>	\$9,043,800	\$412,340	\$10,583,000	\$8,775,000

# Portland, OR 97229



## New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------




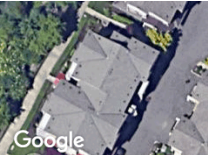

1 ● **Active** • New, Active: 6/7/2024 MLS ID: 24026895

**5715 NW 178th Ave**      Single Family      3/3      1,693 sq ft      5,662      1990      6/7/2024      \$649,900      \$384




Turn key craftsman home in the heart of Bethany conveniently located between desirable Deerfield Park & College Park! Features include central AC, excellent layout, vaulted ceilings, primary suite with walk-in closet & attached bathroom, kitchen pantry and large backyard with manicured landscaping, raised garden beds & spacious deck perfect for entertaining. Updates include new siding, interior paint, light fixtures & laminate flooring. Features also include stainless steel appliances, ceiling fans throughout, laundry room with washer & dryer, built-in microwave, eat bar & bay windows. Too many features to list in this charming Bethany home centrally located near West Union Village, Tanasbourne & the high tech corridor. Located just down the road from Westview High School, this location feeds into some of the best schools within the Beaverton School District. Come check out all the amazing things this meticulously maintained home has to offer! No HOA!

*Listing Courtesy of Summa Real Estate Group*

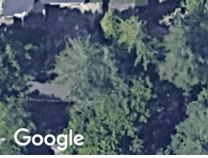


## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	2 ● Active	*New, Active: 5/16/2024 MLS ID: 24476709						
<b>10215 NW Village Heights Dr</b>	Single Family	2/2	1,376 sq ft	1,306	1995	5/16/2024	\$415,000	\$302
<p>As you enter this end unit townhome, note the internal blinds in the front door for extra daylight. As you climb the oak hardwood staircase to the main level, the custom wood handrails add a nice touch and feel. Stop at the top of the landing and get a glimpse of the patio garden through the window. Once on the main level, an open floor plan layout beckons with the dining, living and kitchen areas flowing together seamlessly for gatherings with family and friends. The doors to the front deck and back patio have retractable screen doors for natural cross ventilation when open. The whole living area is bright and airy with large windows and the vaulted ceiling adds to the sense of space. The kitchen has been tastefully updated with new appliances, quartz countertop, and tile backsplash. The guest bedroom and full bath with walk-in-shower occupy the rest of the main level. There are real oak hardwood floors throughout the main level in addition to both staircases. The front deck overlooking the street and the private back patio with a wooded backdrop with no visible back neighbors add to the charm of this townhome. The upper level leads to a large open loft and a spacious private bedroom suite with vaulted ceiling. The loft area overlooks the living room on one side and the patio garden on the other. Evoke Premium Birch Laminate flooring throughout the upper level add to the elegance. There is a spacious walk-in closet. The bath features dual vanities with quartz countertop, a soaking tub, and a private walk-in shower and toilet area. The garage on the street level is a true 2-car garage with plenty of extra storage space including a nook under the stairway. The townhome has received numerous upgrades by the current owners and they have spent \$70,000 since 2014. Included in the sale: LG Washer/Dryer, LG Refrigerator, two TV wall mounts, &amp; Ring video doorbell with indoor chime. HES=9</p> <p><i>Listing Courtesy of Premiere Property Group, LLC</i></p>								
	3 ● Active	*New, Active: 6/10/2024 MLS ID: 24100642						
<b>695 NW Falling Waters Ln, Unit 401</b>	Condo/Townhouse/Apt.	2/2	1,160 sq ft	–	2007	6/10/2024	\$359,000	\$309
<p>Priced to sell. Perfect opportunity for first time home buyer. It is a beautiful top floor condominium unit in timberland falls community. Luxury living conveniently located in the Cedar Mill district within walking distance to Market Choice. Secured building entry, excellent schools. One story living on penthouse unit of the building, great floor plan with open kitchen, stainless appliances. It has vaulted ceiling in family room with fireplace insert and cherry cabinet in kitchen, laundry room with washer and dryer. Garage parking, and close to major transportation station, and shopping area. Low hoa fees also cover Sewer and water.</p> <p><i>Listing Courtesy of Kozy Real Estate Group</i></p>								
	4 ● Active	*New, Active: 6/6/2024 MLS ID: 24557753						
<b>15054 NW Central Dr, Apt 811</b>	Condo/Townhouse/Apt.	2/1	904 sq ft	–	2000	6/6/2024	\$375,000	\$415
<p>Introducing an immaculate upper-level two-bedroom condo, just revamped and nestled within a secure gated community. Step into a bright and inviting living space, where fresh updates create a welcoming atmosphere. The kitchen is a culinary delight with stainless steel appliances and elegant quartz countertops. Indulge in an array of culinary delights, quaint bakeries, and chic boutiques at the vibrant Bethany Village. This home boasts a deeded garage and carport, ensuring convenience and peace of mind. Your HOA covers all exterior maintenance, a security gate, access to a refreshing pool, soothing hot tub, well-equipped gym, and a welcoming clubhouse. Situated as a corner unit, revel in the modern allure of stainless steel appliances, the cozy ambiance of a gas fireplace, and the grandeur of vaulted ceilings. Retreat to the primary suite featuring a spacious walk-in closet and a luxurious continental bath. Step out onto your private covered deck, perfect for savoring tranquil moments. Additional perks include a handy storage unit and the convenience of a high efficiency washer and dryer already in place. Discover elevated living in this meticulously crafted haven.</p> <p><i>Listing Courtesy of Windermere Northwest Living</i></p>								

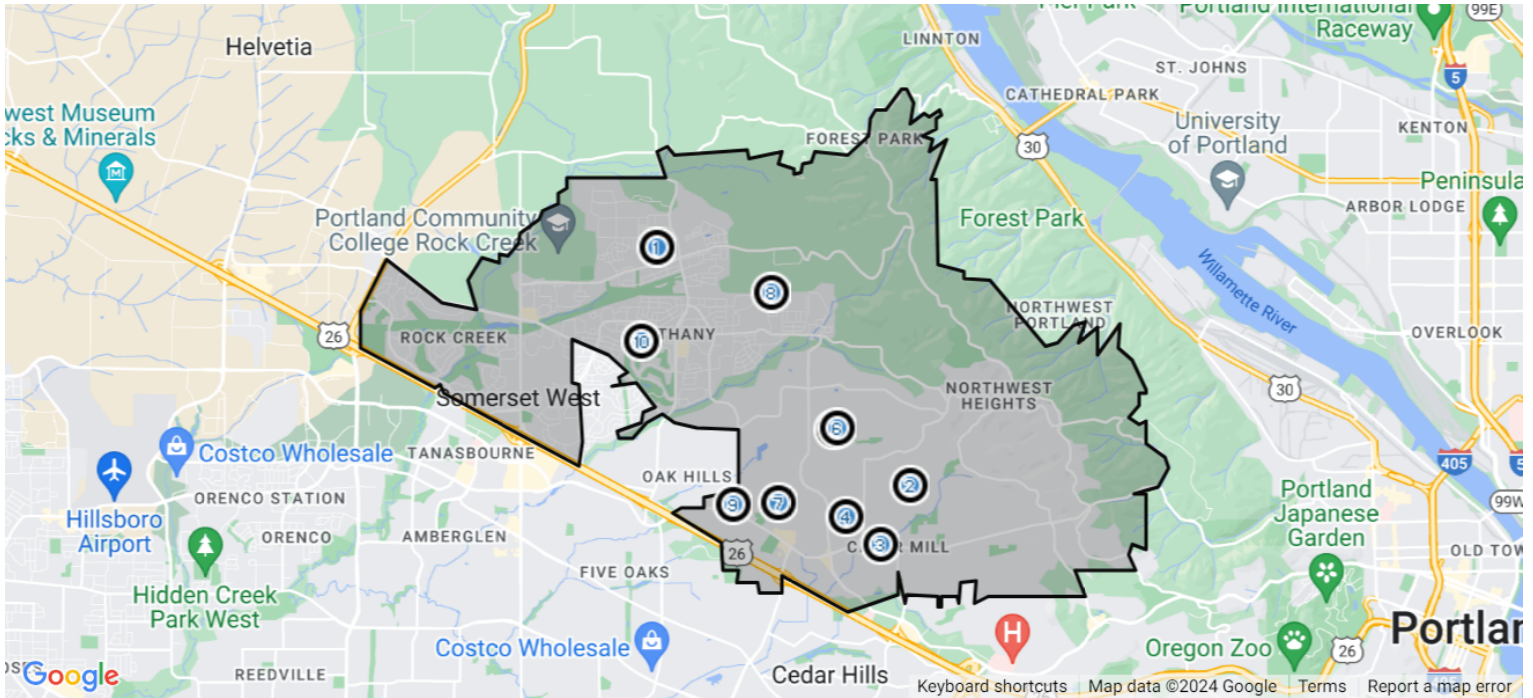
## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5 ● Active	*New, Active: 4/27/2024		MLS ID: 24669851				
<b>5051 NW Deerhaven Ter, #17</b>	Single Family	4/4	2,661 sq ft	–	2024	4/27/2024	\$1,025,000	\$385
<p>BRAND NEW NOYES NEIGHBORHOOD in NW Portland's most desirable Community. Gorgeous Hi-End home just starting construction sits high on corner lot overlooking view and tree's. This spacious main floor living boasts guest bdrm/den on main with full bath. Stunning Gourmet Kitchen with Huge Island, pantry, quartz slab counters. Open concept main living features great room w/ hi-ceilings, wood floors, stone face fireplace, lots of windows for light &amp; bright. Spacious primary suite, four bedrooms/bonus on upper level. Hi-End Amenities &amp; Upgrades, Solar Ready, &amp; Zero Energy and Platinum Certified. Noyes offers Full Design Center Experience within construction timelines Completion date: 09/16/2024. 25K BUILDER CLOSING COST INCENTIVE!!</p> <p style="text-align: right;"><i>Listing Courtesy of John L. Scott</i></p>								
	6 ● Active	*New, Active: 6/7/2024		MLS ID: 24097658				
<b>10605 NW Harding Ct</b>	Single Family	4/3	2,154 sq ft	6,098	1994	6/7/2024	\$750,000	\$348
<p>Immaculate 2-story traditional style home tucked into a cul-de-sac in the desired Cedar Mill/ Bonny Slope neighborhood. This exemplary residence is a haven of quality and style. Polished to perfection, this home brings a feel of timeless elegance and durability, creating a seamless blend of comfort and modern functionality. Features 4 beds, updated 2.5 baths, 2154 sqft, open floor plan, newer hardwood floors, 2 gas fireplaces, central AC with programmable thermostat and plenty of natural light. The main living areas include formal living and dining rooms and a family room with a slider that opens to the backyard. The kitchen is a chef's paradise, equipped with granite countertops, central island, gas cooktop, dishwasher, built-in microwave, wall-oven, and fridge. Upstairs has 4 bedrooms, including private suite with walk-in-closet, jetted tub, separate shower and dual vanities. The other 3 bedrooms have newer modern ceiling fans. Additional features: laundry room with storage cabinets and hookups, gas water heater, gas furnace and plenty of storage. Impressive exterior boasting low maintenance front yard, nicely landscaped with a tasteful mix of woodchips and lush bushes. Large, fenced, manicured backyard with a patio, perfect for entertainment. Located in unincorporated Washington County, it is conveniently located near, Cedar Hills shopping, dining and entertainment, with easy access to Hwy 26 and 217. A residence of this caliber is truly incomparable, making it an exceptional gem. Grab this incredible opportunity!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty Professionals</i></p>								
	7 ● Active	*New, Active: 6/6/2024		MLS ID: 24459918				
<b>13680 NW Roanoke Ln</b>	Single Family	5/4	5,467 sq ft	23,522	1960	6/6/2024	\$1,900,000	\$348
<p>By Owner (contact Lori) - Buyers? agents welcome. Located in Portland's exclusive Dogwood Park neighborhood, this 5 bedroom, 4 bathroom home sitting on a more than 0.5 acre lot may be the perfect forever home for your family. The home is equipped with an extraordinary (and huge) Bonus Room that spans the entire area over the three car garage and a spacious layout throughout the home, a generously sized master, three gas fireplaces, a finished basement and much more. The home recently added a fantastic outdoor living space including a brand new deck featuring TimberTech decking, a covered area, built in Blaze BBQ Grill, electric heaters, gas fireplace, refrigerator, built-in TV, and fire pit at ground level for s'mores and camp fires. The house sits on one of the most desirable blocks in the region and this home and its lot is well known for its beautiful location, lawn, and landscaping. Very few lots in the West Hills or Bethany boast a yard this large and functional. The yard has built-in irrigation, a well-maintained concrete sport court with a basketball hoop, and a shed for your sports equipment, gardening tools or simply extra storage Minutes from Intel, Nike, and Columbia, this home is also a short and safe stroll to the elementary school (Jacob Wismer ? K-5) and middle school (Stoller ? 6-8) and is in a community with many families of all ages. The home is zoned for Sunset High School and is less than 20 mins to downtown Portland and 30 mins to PDX Airport.</p> <p style="text-align: right;"><i>Listing Courtesy of Mt Hood Realty, LLC</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● <b>Active</b> • <i>New, Active: 5/3/2024</i> <i>MLS ID: 24180316</i>							
<b>12282 NW Stewartridge Ln, #5</b>	Single Family	5/5	3,756 sq ft	–	2024	5/3/2024	\$1,450,000	\$386
<p>Stunning New Home boasting Two-Story Greatroom with luxury Stoneface Fireplace, extensive wood floors, Hi Ceilings throughout. Guest Suite on main AND spacious Primary on main, Jr Suite upstairs, huge Bonus. Open floor plan showcases fabulous Kitchen with huge island, pantry, 5 burner SS cooktop. Completion date is 9/24/24. Noyes offers FULL DESIGN CENTER PERSONALIZATION, and opportunity to customize. Pics are of another Noyes Home. 25K BUILDER CLOSING COST INCENTIVE!!</p> <p style="text-align: right;"><i>Listing Courtesy of John L. Scott</i></p>								
	9 ● <b>Active</b> • <i>New, Active: 6/6/2024</i> <i>MLS ID: 24599434</i>							
<b>3150 NW Bauer Woods Dr</b>	Single Family	4/3	3,722 sq ft	15,246	1987	6/6/2024	\$1,195,000	\$321
<p>Nestled in highly desirable Bauer Woods, this custom-built gem has been meticulously maintained and updated. Featuring 4 beds and 3 full baths, offering main level living plus a huge upper bonus room and attached workshop. Serene privacy abounds with surrounding greenbelt spaces. This perfect entertainer boasts a large, flat grassy play-yard and impeccable hardscape areas complete with pergola, drip-system and French drains. Thoughtfully updated throughout including presidential roof, new exterior paint and hardscape, primary bath skylight, epoxy garage floors, updated kitchen appliances and so much more. See attached Features + Upgrades sheet for more details. Whether entertaining in the spacious living areas, tinkering in the workshop, or relaxing in the beautifully maintained yard, this home provides the perfect backdrop for a life well-lived.</p> <p style="text-align: right;"><i>Listing Courtesy of ELEETE Real Estate</i></p>								
	10 ● <b>Active</b> • <i>New, Active: 5/9/2024</i> <i>MLS ID: 24267509</i>							
<b>9460 NW Leahy Rd</b>	Single Family	4/4	3,564 sq ft	5,662	2014	5/9/2024	\$924,900	\$260
<p>Excellent location, close to everything. Open Floorplan with gourmet kitchen, large pantry and oversized island w/gas cooktop. Stainless steel appliances, eating nook. Formal dining room with decorative wainscoting. Butlers pantry has wine fridge, wine rack storage, prep sink, tons of cabinetry &amp; walk in 2nd pantry. Main Level Den/Office. Upstairs offers 4 bedrooms &amp; bonus room. One bedroom is great for living or guest suite w/bedroom &amp; full bathroom. Main level Office/den. Synthetic grass in front yard. 3 Car Oversized garage, 1 bay tandem perfect for parking or utilizing home shop/storage. Close to (.2 mile) Mitchell Park-5 Acre park w/Pickleball, baseball, playgrounds &amp; trails. Easy access to top rated schools. WashCo taxes</p> <p style="text-align: right;"><i>Listing Courtesy of eXp Realty, LLC</i></p>								





Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------






1 Pending \*Pending as of 6/1/2024 MLS ID: 24291710  
**15905 NW Heckman Ln** Single Family 4/3 2,547 sq ft 4,791 5/17/2024 \$850,000 6/1/2024 \$334





Hard to find home on a spacious corner lot in the desirable North Bethany Creek Community, situated directly across from a future multi-acre nature park. Den/office on the main floor has a closet and can easily be used as a 5th bedroom. Beautifully appointed kitchen with elegant features: slab granite countertops, full height tile backsplash, stainless steel appliances, gas cooktop, walk-in pantry and large island perfect for meal preparation and casual dining. The open layout connecting the kitchen to the great room with fireplace and dining area creates an inviting atmosphere for gatherings and everyday living. Expansive primary suite upstairs features a soaking tub, walk-in shower and oversized closet. Upper level is complete with 3 additional bedrooms, a full bathroom, separate laundry room and large bonus room. Enjoy the professionally landscaped, low-maintenance backyard with high quality artificial turf, hot tub, retractable awning, and gas fire pit ideal for entertaining or unwinding. Side yard can be fenced in to provide additional outdoor living space. HOA is responsible for maintaining all front yard landscaping. Fabulous location surrounded by superior schools and quick commute to downtown Portland. Washington county taxes and low HOA!

*Listing Courtesy of Berkshire Hathaway HomeServices NW Real Estate*



## Pending: 10 (cont.)

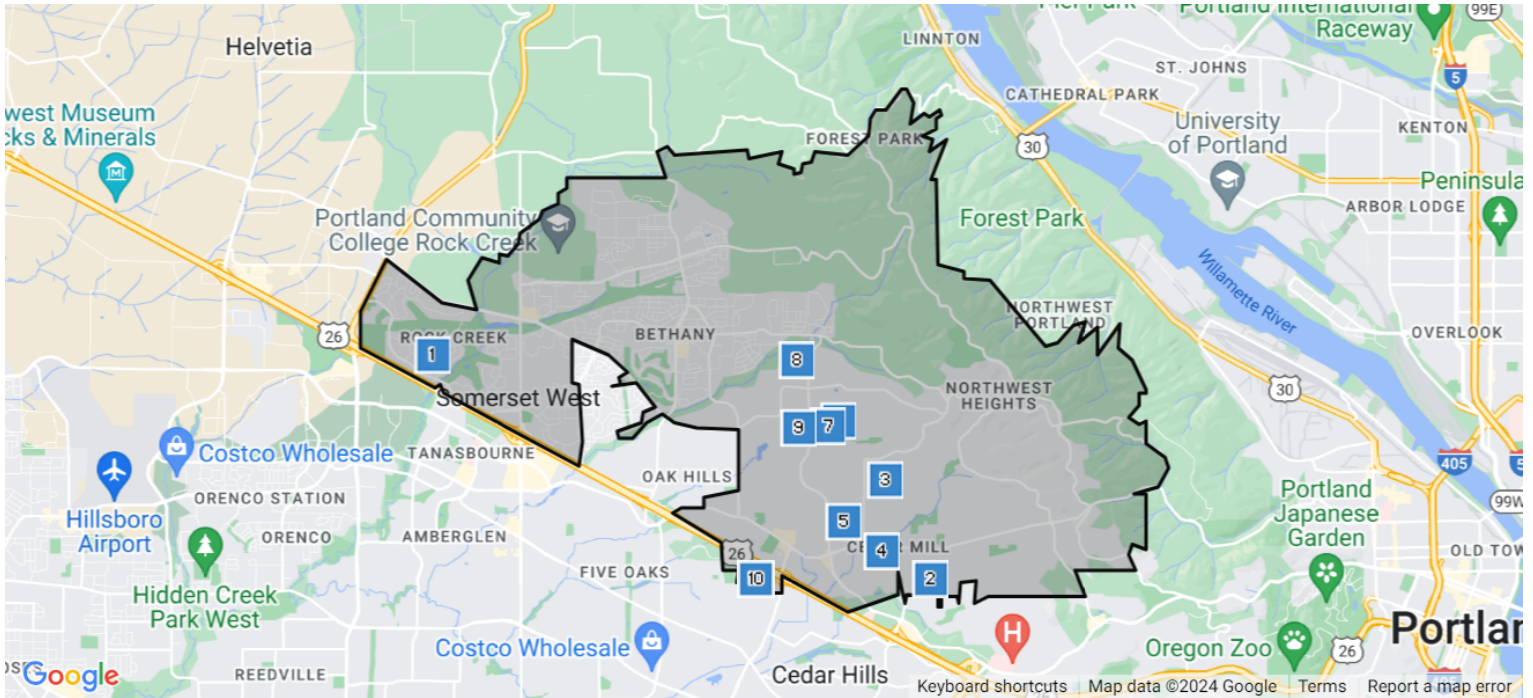
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <b>2</b> Pending <i>*Pending as of 6/1/2024</i> <i>MLS ID: 24030282</i> <b>2125 NW 111th Ave</b>	Single Family	6/5	5,293 sq ft	37,897	5/24/2024	\$2,000,000	6/1/2024	\$378
<p>Custom built Pacific NW Craftsman on rare .87 acre level dividable lot in prime NW location. Enjoy huge yard for your recreation/sports needs OR rare opportunity to divide &amp; develop or sell extra lot(s). Thoughtfully designed by Street of Dreams architect Mark Stewart. No detail missed; built for beauty &amp; function. Well proportioned throughout w/wide hallways, high ceilings and generous sized rms. Incredible craftsmanship &amp; stunning finishes. Impeccable condition, drenched in natural light. Dramatic entry opens to grand sized great rm with 20 ft vaulted ceiling, wet bar &amp; statement fireplace flanked by built-ins. Open concept design flows into gourmet kitchen &amp; dining - ideal for entertaining. Chef's kitchen offers newer commercial grade stove, custom cabinets &amp; spacious work/prep surfaces. Huge eating island, pot filler, granite counters, built-in Electrolux refrigerator &amp; a walk-in pantry a pandemic would love. 6 lrg bedrooms includes upper primary suite w/heated tile floors &amp; walk-in closet with island; upper ensuite bedroom w/walk-in closet; addl spacious bedroom/bonus room. Walk out lower level offers 2 bedrooms with walk-in closets, multi purpose art/hobby/craft room, full bath &amp; family room off patio wired for hot tub. Slate entry vestibule &amp; spacious mud room with built in bench/lockers to transition from outdoor activities. Handsome main floor executive office w/closet &amp; sound barrier insulation. Custom cabinetry, natural millwork, 8 foot knotty Alder solid wood doors; expansive acacia hardwood floors &amp; generous built-ins throughout. Two laundry rms incl sink &amp; iron station. Surround sound, built-in vac &amp; intercom system. Outdoor kitchen/living space includes built-in BBQ &amp; Sport Court w/adj bball hoop. Raised beds + fenced in arena offer an "urban farm" experience! 3 car garage w/bonus storage shop. Side boat/trailer/RV prkg. Steps to Lost Park; Close St Pius school; min to dnwn/Nike/Intel. Award winning Bonny Slope school! Unincorp Wash Co taxes &amp; no HOA!</p> <p><i>Listing Courtesy of Living Room Realty</i></p>								
 <b>3</b> Pending <i>*Pending as of 6/4/2024</i> <i>MLS ID: 24425614</i> <b>800 NW 118th Ave, Apt 101</b>	Single Family	3/3	1,457 sq ft	-	5/23/2024	\$515,000	6/4/2024	\$353
<p>Stunning light &amp; bright end-unit townhouse ideally situated in NW Portland's Timberland Reserve community. Spacious floorplan features 1,457 SF, 3 Bedrooms, 2 1/2 Baths with high ceilings and desirable southern exposure. Generous-sized living room has gas fireplace and slider to balcony with pergola. Kitchen with slab granite counters and NEWER KitchenAid stainless steel appliance package: French Door refrigerator, built-in 5-burner gas range with convection oven, built-in microwave and dishwasher. Dining Room with walls of windows and slider to covered deck. The primary suite showcases the territorial views, soaking bathtub and a large walk-in closet. Third bedroom comes with built-in desk. Over-sized 800 SF 2-car garage has additional flex space / storage area (complete with LVP flooring) + additional driveway parking. Amazing location...just steps to Market of Choice &amp; all that Timberland Town Center has to offer (dining / shopping), nearby trail system and easy access to Hi-tech corridor / Nike. St Vincent Hospital. Incredible!</p> <p><i>Listing Courtesy of ELEETE Real Estate</i></p>								
 <b>4</b> Pending <i>*Pending as of 4/29/2024</i> <i>MLS ID: 23615616</i> <b>1520 NW 123rd Ave</b>	Single Family	3/2	2,230 sq ft	8,276	2/22/2024	\$725,000	4/29/2024	\$325
<p>Check out our NEW PRICE!! Welcome to your new home nestled in the desirable Cedar Mill neighborhood of NW Portland. As you step inside, you're greeted by a spacious living area adorned with natural light cascading through the floor to ceiling windows, creating a warm and inviting ambiance. With new floors and paint throughout! The kitchen boasts stainless steel appliances, ample counter space, and plenty of storage with a large pantry. Adjacent to the kitchen is the dining/family room with a gas fireplace. You'll also find a versatile bonus room, perfect for a home office, playroom, or additional living space. The primary bedroom features an ensuite bathroom and two closets. Two additional bedrooms offer comfort and flexibility, while a second full bathroom ensures convenience for everyone. Discover the expansive backyard, providing plenty of space for outdoor activities, gardening in your mature garden, or simply relaxing. Includes new French drains and dont miss the Jasmine and Tulips in the Spring! The elevation from the street level adds a private feel to this property with the sunset and sunrise views from both the backyard and front yard, just spectacular! Conveniently located near parks, schools, shopping, dining, and entertainment options, this home offers the best of Portland living. With easy access to major highways, public transportation, and commuting to downtown.</p> <p><i>Listing Courtesy of Realty ONE Group Prestige</i></p>								

## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>5 Pending</b> • Pending as of 5/24/2024 <i>MLS ID: 24045253</i></p> <p><b>3185 NW 125th PI</b></p> <p>Single Family    5/4    5,404 sq ft    12,196    5/16/2024    \$1,300,000    5/24/2024    \$241</p> <p>Light filled spacious home...offers custom details, multiple living areas + 4 fireplaces! Located on a quiet cul-de-sac in the coveted Bauer Woods Estates. High ceilings, marble floors and a grand staircase entryway. Plenty of space for everyone with an office, 4 bedrooms, large bonus room and laundry room upstairs. Gourmet kitchen offers granite slab counters, hands-free faucet, new double wall ovens, trash compactor and pantry. Spacious (we can't say that enough in this home) Owner's suite with a gas fireplace, reading nook, and a large ensuite bathroom with double sinks. Daylight basement with bedroom, full bath, family room, game area, wet bar and access to the backyard. Great for guests or possible rental with a large bedroom. Storage, storage, storage, lots of it. An extra deep, 3-car garage with large workbench. Good size backyard, a pergola covered upper deck, lower deck, concrete basketball court and firepit area. Just 15 minutes away from Portland and Beaverton. This home is not far from walking paths, Nike and Intel. Are you ready to make this home your own?</p> <p><i>Listing Courtesy of Keller Williams Realty Professionals</i></p>								
 <p><b>6 Pending</b> • Pending as of 5/17/2024 <i>MLS ID: 24601317</i></p> <p><b>3204 NW 125th PI</b></p> <p>Single Family    4/3    3,301 sq ft    18,295    5/14/2024    \$1,179,000    5/17/2024    \$357</p> <p>A rare find! One level, impeccable home-tucked into a cul de sac in highly sought-after Bauer Woods Estates. Situated on a sprawling &amp; private .42-acre lot with mature landscaping, every detail of this home exudes style, comfort and sophistication from its high ceilings to its gleaming hardwood floors. 4 bedrooms + den, 2 full &amp; ½ baths, 3301 Sq Ft. Stately elegance with a welcoming, grand foyer~ Step through to an open floor plan with a formal living room graced with a wood burning fireplace and flanked with windows. Large formal dining room with vaulted ceiling and abundant windows provides a sophisticated setting for memorable entertaining. Find solace in the private den with elegant wainscoting. Gourmet kitchen with quartz, tile and stainless appliances, including double ovens and gas range. A walk-in pantry and plenty of cabinets provide ample storage, while the large eating area is ideal for casual dining or morning coffee. Unwind in the adjacent family room, where custom cabinetry, a gas fireplace and expansive windows overlooking the private backyard create a serene ambiance for relaxation and rejuvenation. Discover 4 spacious bedrooms, including a luxurious primary suite, secluded from the rest, boasting double walk-in closets and a spa-like bathroom with large shower, soaking tub and dual sinks atop extensive counter space. Just down the hall you'll find a convenient &amp; spacious laundry/mud room. An oversized 3 car garage completes the package. The exterior of the home features a timeless blend of brick and cedar, complimented by a manicured lawn and meticulously landscaped backyard oasis. April 24' roof replacement ensures peace of mind for years to come. Plus there's an additional shed for all your gardening needs. Fantastic location in Washington county with close proximity to Nike, Intel, freeways, shopping, dining and parks! Taxes are approximate-Buyer to verify with county.</p> <p><i>Listing Courtesy of Windermere Realty Trust</i></p>								
 <p><b>7 Pending</b> • Pending as of 5/5/2024 <i>MLS ID: 24540975</i></p> <p><b>1765 NW 136th Ave</b></p> <p>Single Family    4/3    2,348 sq ft    -    5/2/2024    \$800,000    5/5/2024    \$341</p> <p>Timeless well cared for traditional in sought after Terra Linda neighborhood North of sunset highway in Cedar Mill. Updated bathrooms, new interior paint, large kitchen and family room area with views of the secluded level backyard. Hardwoods throughout except family room. Private setting with oversized garage. Lots of storage too!</p> <p><i>Listing Courtesy of Keller Williams Sunset Corridor</i></p>								
 <p><b>8 Pending</b> • Pending as of 4/28/2024 <i>MLS ID: 24343243</i></p> <p><b>5767 NW 137th Ave</b></p> <p>Single Family    5/6    5,765 sq ft    10,890    1/10/2024    \$2,450,000    4/28/2024    \$425</p> <p>Rare, luxury new construction home in Bethany's Hidden Meadows. Over 5,700sf on 0.25-acre lot located on quiet street surrounded by custom homes just minutes to Bethany Village. Stunning, Chef's kitchen with oversized island, slab quartz countertops and backsplash, Dacor gas range &amp; stainless-steel refrigerator, freezer &amp; wine cooler. This great room floorplan home features soaring ceilings, wide plank white oak hardwood floors, 3 levels, 5 bedrooms, 4.2 bathrooms, primary &amp; guest suites on the main, oce, media room, rec room &amp; stunning retractable walls of doors leading to the covered deck with replace, built-in BBQ, electric outdoor heaters &amp; views. Amazing Storage with endless possibilities - golf simulator, custom wine cellar, etc. Oversized 4 car garage with epoxy flooring. Washington County &amp; excellent schools - Jacob Wismer/Stoller/Sunset.</p> <p><i>Listing Courtesy of The Agency Portland</i></p>								

## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	<b>9</b> <b>Pending</b> *Pending as of 5/16/2024 <i>MLS ID: 24578801</i> <b>1783 NW 143rd Ave, Unit 22</b> Condo/Townhouse/Apt. 2/2	1,244 sq ft	–	5/2/2024	\$339,000	5/16/2024	\$273	
<p>Light, Bright with vaulted ceilings and an open floor plan make this condo live large! Enter into the spacious light filled entryway, up the wide circular stairs, and you are in your own oasis! The vaulted great room with fireplace and a slider to your private deck is wonderful. The kitchen is updated with granite countertops and tile backsplash. The sink overlooks trees for peaceful living. "Huge" is the word to describe the primary bedroom! Vaulted ceilings, huge walk in closet with upscale closet system and of course a full bathroom. All appliances are included! The HOA covers water, sewer &amp; garbage plus all the landscaping and exterior maintenance allowing you to sit back, relax &amp; enjoy the pool &amp; sauna which is right across the parking lot! Plenty of guest parking, and best of all, near shopping, eateries and quick to highway 26, Nike &amp; Hi-tech!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Equity Group</i></p>								
	<b>10</b> <b>Pending</b> *Pending as of 4/12/2024 <i>MLS ID: 24359046</i> <b>4830 NW 162nd Ter</b> Single Family	2/3	1,455 sq ft	1,306	2/23/2024	\$425,000	4/12/2024	\$292
<p>Well-cared for and easy maintenance townhouse with open concept floor plan. Front patio provides a great place to sit and enjoy the spring &amp; summer weather. Large living room window that overlooks the court yard between the buildings. Kitchen with raised bar counter top with SS appliance and pantry. Cozy dining area. Two spacious masters on upper level with high ceilings and walk-in closets. Spacious loft area could be office or play room. Walking distance to Bethany Village, and close to walking trails, parks, Claremont Golf Course, Bethany Athletic Club, and other amenities. Take a leisurely walk or bike along the miles of trails connected by Stoller Creek Greenway. Open house March, 16 and 17th from 12:-3:00pm</p> <p style="text-align: right;"><i>Listing Courtesy of Premiere Property Group, LLC</i></p>								



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------






1 Closed \*Sold Date: 6/10/2024, MLS Listing 24663674: 5/2/2024 MLS ID: 24663674

**4570 NW Neskowin Ave**      Single Family      4/3      2,341 sq ft      10,018      1976      6/10/2024      \$699,000      \$299





Gorgeous one level in the wonderful Rock Creek neighborhood. Nestled amongst mature trees and manicured landscape you will find this lovely sprawling ranch home. Great long covered porch will greet you & keep you out of the weather when visiting. Step into the wide entry way with parkay flooring & large coat closet. Vaulted ceilings with exposed beams, cozy wood burning fireplace & oversized floor to ceiling windows in the living room. Formal dining room offers a pretty chandelier, room for your farm table and buffet & a large window looking out to the backyard landscape. Remodeled kitchen features an abundance of cabinetry, big pantry, nice breakfast bar, updated appliances and countertops, great workspace and a bright window above the kitchen sink. Delightful dining nook off of the kitchen has a sliding glass door out to the oversized covered deck. A perfect retreat for enjoying your morning coffee or barbecuing with family. Warm & inviting family room offers a special place to watch movies, display your family photos in the built in bookshelves and build a fire in the floor to ceiling brick fireplace. Walk down the hall to the wonderful primary suite with remodeled bath to include tiled shower, new flooring, lighting & double sink vanity with quartz countertops. Walk in closet + a second wardrobe closet too! Plenty of space for your king size bed, oversized dressors and a large sliding door out to the back deck. Good sized bedrooms with great storage closets. 4th bedroom is separate from the other bedrooms could serve as a perfect office or in guest room. Nice laundry room has a storage shelf for your extras. Oversized 2 car garage with a man door to the outside. Home is well maintained, in a great neighborhood with pride of ownership.

*Courtesy of Premiere Property Group, LLC*



## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>2</b> <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> *Sold Date: 3/28/2024, MLS Listing 24349806: 3/1/2024 <i>MLS ID: 24349806</i></p> <p><b>360 NW 107th Ave</b>                      Single Family      4/3      2,344 sq ft      10,890      1966      3/28/2024      \$843,000      \$360</p> <p>Beautifully renovated midcentury gem nestled in the coveted Cedar Mill area! Situated on .25 acre, this inviting home boasts abundant natural light showcasing meticulous attention to detail throughout with a seamless blend of natural textures and modern touches. Remodeled to perfection, the stunning kitchen features shaker cabinets, custom shelves, quartz counters, and top-of-the-line appliances. Retreat to the gorgeous primary, complete with an extra-large walk-in closet, and the luxurious ensuite featuring heated floors, custom painted tile, and large jetted soaking tub. The daylight basement provides additional living space along with two bedrooms and full bathroom. Outside, the expansive fenced yard offers ample space to entertain and relax, featuring a large deck and a paver patio. Other upgrades include new high efficiency furnace (2022), new hot water heater (2023) &amp; newer AC (2018). Prime NW Portland location with Washington Co taxes! Just minutes to top-rated schools, Nike, Intel + easy access to downtown and the 26/217 corridor. Rare opportunity- virtually no surface has been left untouched, this move-in ready home truly has it all!</p> <p style="text-align: right;"><i>Courtesy of Reger Homes, LLC</i></p>								
 <p><b>3</b> <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> *Sold Date: 5/8/2024, MLS Listing 24016111: 4/11/2024 <i>MLS ID: 24016111</i></p> <p><b>2225 NW 115th Ave</b>                      Single Family      5/4      3,096 sq ft      4,791      2018      5/8/2024      \$900,000      \$291</p> <p>Like new, ready move-in. Gorgeous 5 beds/3.5 bath in a highly sought after Bonny Slope area with luxurious finishes. New interior paint, new carpet, new cook top, new hood, newer washer/dryer and lightings. Light &amp; bright with open great room with tons of windows. Gourmet kitchen with extra large island granite counter, SS appliances, pantry. Spacious family and dining with cozy fireplace. Big master bedroom suite on upper level. A spacious daylight basement for guest with full bed and bath, additional playroom/ media room. Professionally designed fenced backyard. Low maintenance landscaping w/ high-end synthetic lawn. Walk to parks. Exceptional school district. Minutes away from HWY 26. Easy access to everywhere. Superb location.</p> <p style="text-align: right;"><i>Courtesy of Berkshire Hathaway HomeServices NW Real Estate</i></p>								
 <p><b>4</b> <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> *Sold Date: 6/5/2024, MLS Listing 24091354: 4/11/2024 <i>MLS ID: 24091354</i></p> <p><b>722 NW 118th Ave, Apt 104</b>              Condo/Townhouse/Apt. 3/3      1,364 sq ft      –      2006      6/5/2024      \$507,500      \$372</p> <p>You will be warmly welcomed as you walk up to this bright and beautiful end unit townhome with a pretty manicured landscape and blossoming trees. Step into the two story entry way with wood floors and big sunny windows to let in an abundance of natural light. Enjoy the freshly painted walls, new carpet and blinds throughout this home. Tastefully designed living room features a cozy gas fireplace and sliding glass door opening up to an oversized patio with beautiful trellis. Remodeled gourmet kitchen boasts extended island with new countertops, nice subway tile backsplash, gas cooking, new stainless-steel microwave, oven, dishwasher and sink. Modern dining area just off of the kitchen has new chic lighting, room for your farm table and hutch and a sliding glass door opening up to a private covered patio. A perfect place for your barbeque and outside patio furniture for entertaining. You will take notice of the bright windows and sweet decorative space as you step up to the second floor. Lovely primary suite has a pretty territorial view, spacious walk in closet with custom organizational system, shower /pixie tub combo, new lighting, countertops, faucets and sinks. Generous sized bedrooms with good sized closets, fresh paint, new blinds and carpet. Updated hallway bath with shower / tub combo, new lighting, faucets and sinks! Convenient upstairs laundry closet with storage shelf too. You will appreciate the lower level powder bath as you come in from the garage. Amazing two car oversized garage with additional storage room for your home gym, workshop or man cave. Close to Market of Choice, Lifetime, and great restaurants and coffee shops. Easy commute downtown and quick freeway access. Hard to find such well cared for home in a neighborhood with great pride of ownership and walkability.</p> <p style="text-align: right;"><i>Courtesy of Premiere Property Group, LLC</i></p>								

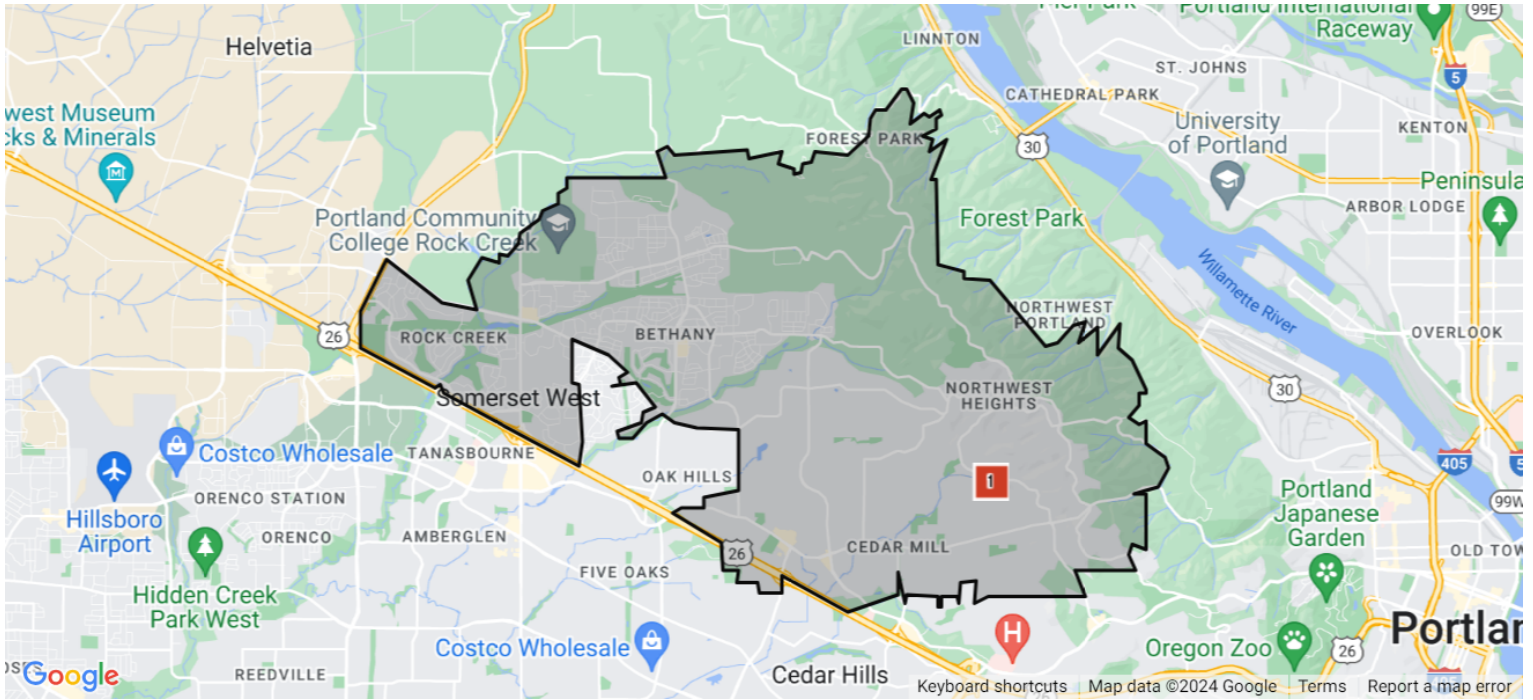
## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>5 Closed</b> • Sold Date: 5/23/2024, MLS Listing 24406906: 3/19/2024 <b>MLS ID: 24406906</b></p> <p><b>1430 NW 123rd Ave</b></p> <p>Beautiful New roof, Newly remodeled Tri-Level in highly sought-after neighborhood. Featuring stunning vaulted ceilings. Elegant Oak hardwood flooring in Living, Dining and upper floor. An upscale kitchen with Porcelain tile and access to deck with mature landscaped yard. Enjoy a private backyard oasis, while the front yard boasts fruit trees for added charm. Special bonus: all four bedrooms conveniently located on the same upper floor, offering enhanced functionality and comfort for effortless living. Don't miss out on this special house!</p> <p><i>Courtesy of ELEETE Real Estate</i></p>	Single Family	4/3	2,750 sq ft	8,712	1975	5/23/2024	\$760,000	\$276
 <p><b>6 Closed</b> • Sold Date: 6/6/2024, MLS Listing 24578249: 5/1/2024 <b>MLS ID: 24578249</b></p> <p><b>3326 NW 125th PI</b></p> <p>Bauer Woods Estates Traditional on gorgeous 0.29 acre lot in ideal cul-de-sac location for under \$1M! Desirable great room floor plan with 3,071 SF, 4 Bedrooms + Den or 3 Bedrooms + Den + Bonus (with closet). Vaulted entry leads to formal living room with 11' ceilings, gas fireplace and large picture window. Spacious kitchen with large island and slab granite countertops opens to the eating nook with bay windows and views to the backyard. The great room, with its wall of windows, includes built-in bookshelves and cabinetry flanking the gas fireplace and beautiful hardwood floors. At the top of the staircase, the double door entry leads into the primary suite retreat with semi-vaulted ceilings, bathtub and walk-in closet. Walk-out level backyard features covered patio, lush lawns and hardscaped multi-purpose play area. Oversized 3-car garage. Close proximity to Intel / Nike, parks &amp; trails, shopping &amp; dining. Amazing!</p> <p><i>Courtesy of ELEETE Real Estate</i></p>	Single Family	4/3	3,071 sq ft	12,632	1991	6/6/2024	\$1,000,000	\$326
 <p><b>7 Closed</b> • Sold Date: 4/10/2024, MLS Listing 24493233: 3/4/2024 <b>MLS ID: 24493233</b></p> <p><b>3252 NW 126th PI</b></p> <p>Gorgeous property in the heart of Bauer Woods Estates, boasting an expansive backyard designed for all of ones entertainment needs. Nestled in a secluded, park-like setting, this remodeled home offers 4 beds plus huge bonus upstairs, stunning large size kitchen w/9' quartz island, spacious family room w/abundant windows. Outdoor living boasts oversized composite deck perfect for outdoor gatherings, covered sitting area featuring a tranquil waterfall &amp; natural gas fire pit. Adjacent to the deck is a dedicated sitting area overlooking a 5-hole putting green with strategic chipping areas, multipurpose sport court catering to pickleball &amp; basketball enthusiasts, large natural grass for kids to run around, vegetable garden beds basking in southern exposure, spacious 14X4 backyard shed conveniently stores gardening essentials and more. Surrounded by lush landscaping, this oasis provides privacy and serenity in desirable neighborhood and Cedar Mill Community. This property is a haven for relaxation and recreation, offering the perfect blend of luxury and leisure. Seller is a Licensed Realtor.</p> <p><i>Courtesy of John L. Scott</i></p>	Single Family	4/3	3,563 sq ft	16,552	1989	4/10/2024	\$1,387,500	\$389
 <p><b>8 Closed</b> • Sold Date: 4/24/2024, MLS Listing 24239637: 3/21/2024 <b>MLS ID: 24239637</b></p> <p><b>4520 NW 132nd Ave</b></p> <p>Welcome to your dream home in the prestigious Findley Heights community! This traditional, stunner surpasses the allure of new construction, boasting exquisite upgrades since its initial build. Discover a meticulously maintained abode that's ready to move in immediately! Relish in the quiet yard and patio for outdoor enjoyment and relaxation; this home is at the end of a very serene street. Enter grandeur, with soaring 10 foot ceilings, creating an atmosphere of spaciousness and elegance. Convenience meets luxury with a main-level bedroom and full bath, providing versatility and accessibility. The heart of the home is the large gourmet kitchen, where you'll find a beautiful island and built-in appliances that elevate your culinary experience. Custom built-ins throughout the home add sophistication and practicality and the space caters to modern sustainability. Your private sanctuary awaits where you may retreat to the beautiful primary suite and unwind in comfort and style. No detail has been overlooked. Garage cabinetry provides ample storage space for your belongings. Experience the epitome of the luxe life in a wonderful community. Every feature has been thoughtfully designed to enhance your lifestyle. Don't miss out on the opportunity to make this your forever home. Schedule your viewing today and prepare to be captivated by all that this home has to offer!</p> <p><i>Courtesy of Windermere Realty Trust</i></p>	Single Family	4/3	3,016 sq ft	5,662	2016	4/24/2024	\$1,070,500	\$355

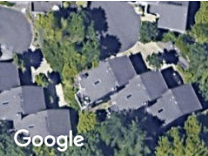
## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	9	<b>Closed</b>	* Sold Date: 5/30/2024, MLS Listing 24598808: 4/24/2024 MLS ID: 24598808					
<b>3190 NW 132nd PI</b>	Single Family	3/3	3,189 sq ft	13,503	1988	5/30/2024	\$1,040,000	\$326
<p>Beautiful Bauer Woods traditional in a park-like setting on a quiet cul-de-sac. This home sits on .31 acres with a wrap-around yard, two story entry and staircase, connecting formal living/dining rooms, kitchen/great room with eat in kitchen, plus 3 bedrooms, 2.5 baths, large bonus room (or 4th bedroom), a den/office, oversize laundry room and 3 car garage. You will love the refinished oak hardwood floors throughout the main, new carpet on the upper level, all new stainless steel appliances, Up the grand staircase to the owner's suite with spa-inspired soaking tub and tile shower, walk-in closet, 2 more bedrooms, and huge bonus room with closet. And to top it off, you get a brand new gas furnace/HVAC and water heater, fresh landscaping and new cedar deck to hang out with friends and family. Home is in Washington County. Terra Linda, Tumwater, Sunset schools. OFFER Received. Deadline Sunday 4/28 5pm</p> <p style="text-align: right;"><i>Courtesy of The Agency Portland</i></p>								
	10	<b>Closed</b>	* Sold Date: 4/10/2024, MLS Listing 24684173: 3/14/2024 MLS ID: 24684173					
<b>319 NW 139th Ave</b>	Single Family	3/2	1,536 sq ft	9,583	1963	4/10/2024	\$567,500	\$369
<p>Welcome to this move-in ready ranch-style 3 bedroom + office, 2 bathroom home situated on a generous 0.22 acre fenced lot. Perfectly suited for modern living, this home features updates to the kitchen, bathrooms, laundry, flooring, baseboards, interior doors, paint, fixtures, windows, deck, crawlspace, exterior siding &amp; paint. With RV parking, 2 driveways, an attached garage and shed, there is ample room for all your vehicles and outdoor gear. The backyard is a haven for entertaining with a salt water hot tub, above ground pool and deck w/ sunset views. There is also ample space in the yard for cultivating your own garden. Great neighborhood w/ easy access to Nike, Intel, dining, hospitals, parks &amp; freeways. Don't miss out on the opportunity to make this delightful property yours!</p> <p style="text-align: right;"><i>Courtesy of ELEETE Real Estate</i></p>								





Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1	Off Market	• Notice of Default	MLS ID: -				
		1726 NW Miller Hill PI	Condo/Townhouse/Apt. 2/2	1,440 sq ft	1,420	-	5/24/2024	Notice of Default