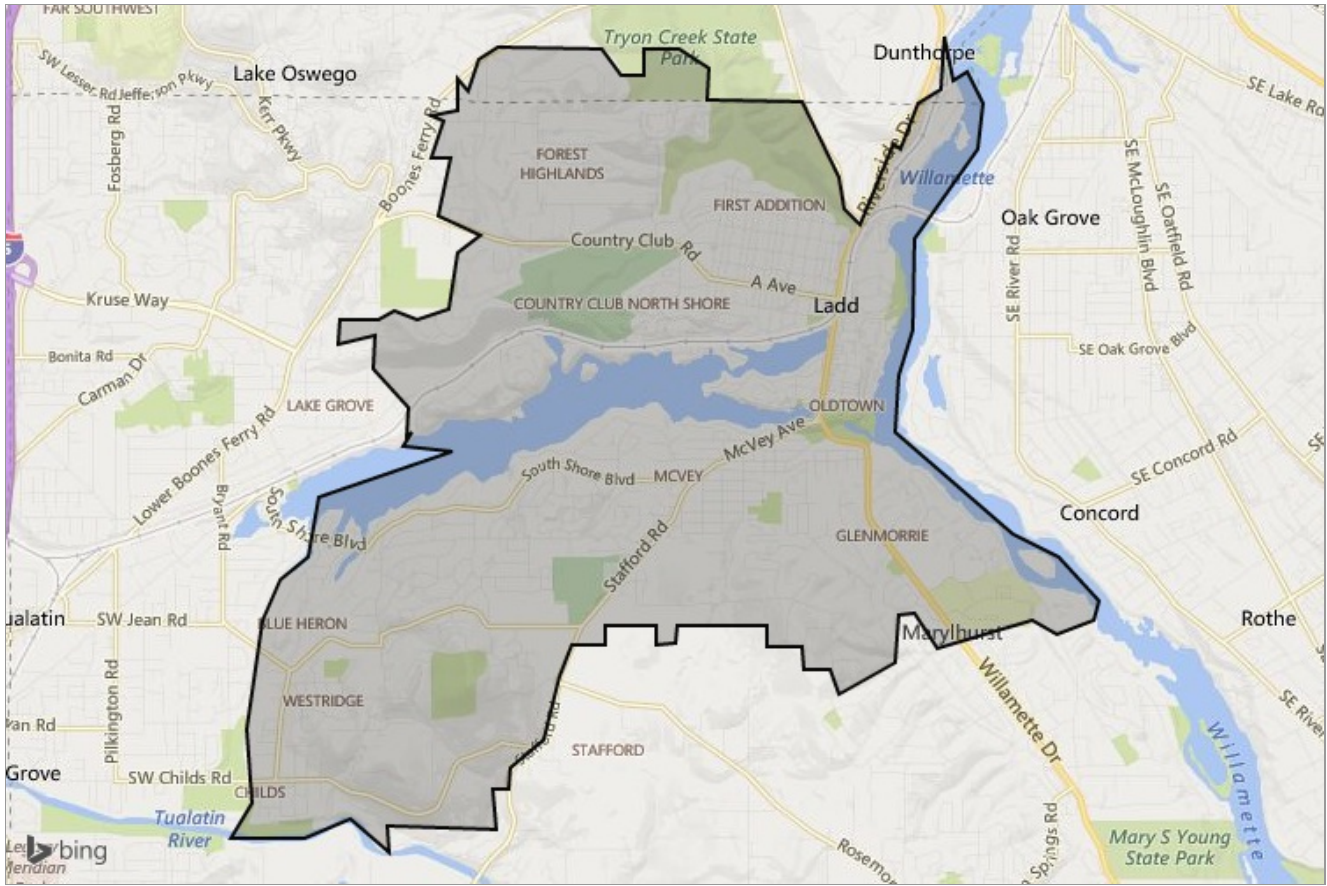




MARKET ACTIVITY REPORT

Lake Oswego, OR 97034



Presented by

Victor Bulbes

kw PORTLAND
CENTRAL
KELLERWILLIAMS

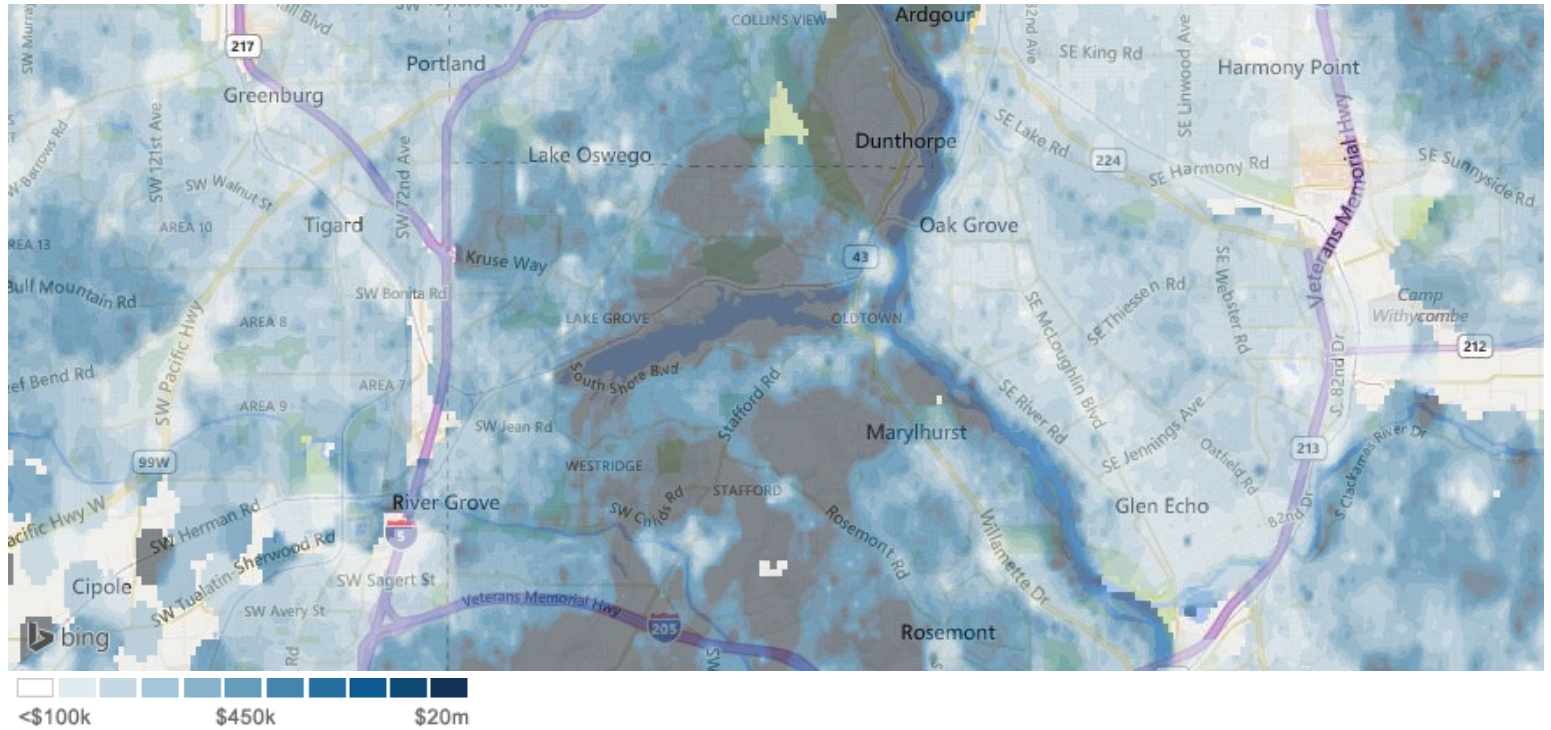
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Keller Williams-PDX Central
919 NE 19th Ave.
Portland, OR 97232

Lake Oswego, OR 97034

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.

Market Snapshot

Compared with Last Year: December 03, 2014 vs. December 03, 2015

Median Est. Home Value

\$657K

Up 12.9%

Median Est. Listing Price

\$900K

Up 18.9%

Median Days in RPR

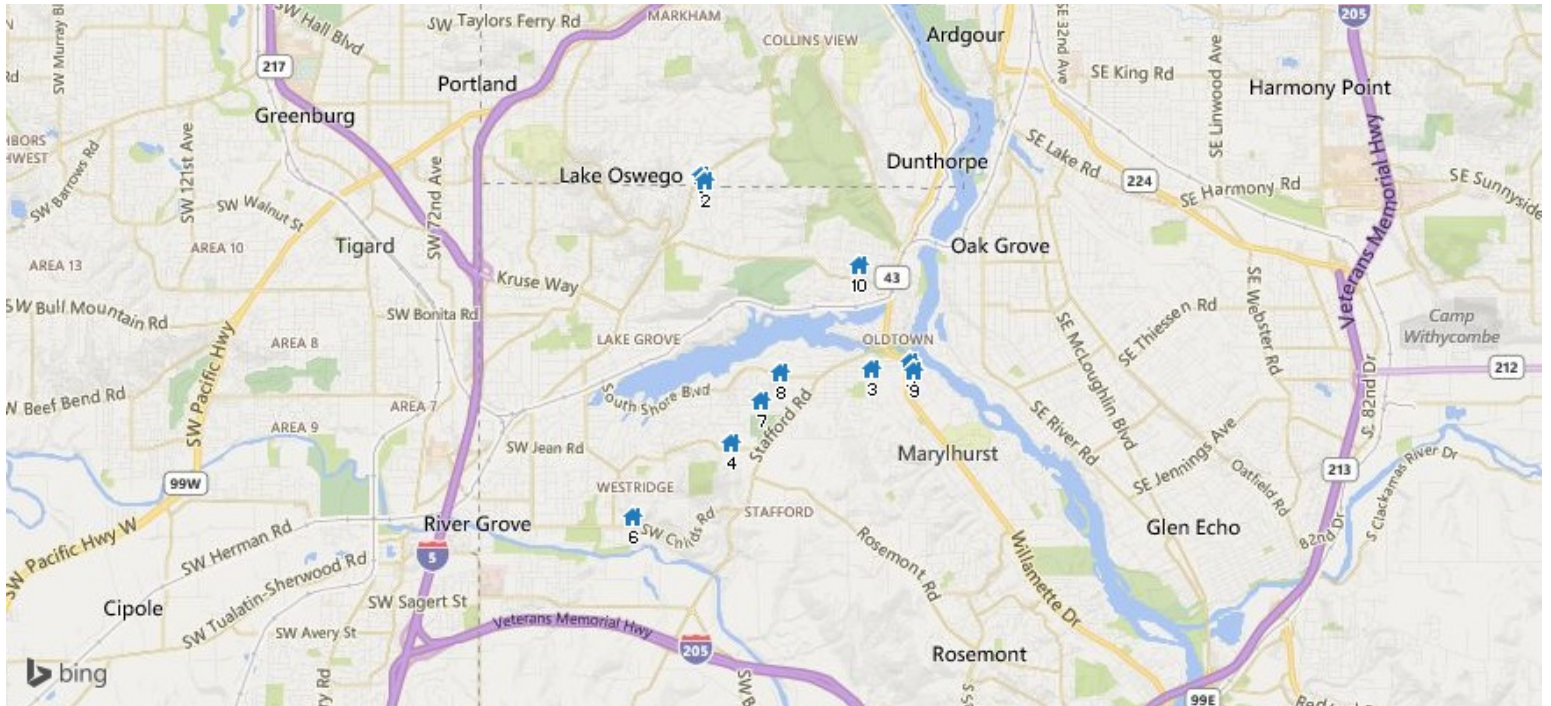
78

Down -14.3%













Sales Volume

41

Down -4.7%



New Listings: 10

	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: 11/22/2015 MLS ID: 15331140						
12747 SW 22ND Ave	Residential	4/4	4,546 sq ft	15,681	2015	11/22/2015	\$1,249,800	\$275
LUXURY CUSTOM HOME! Inviting great room design with EXCEPTIONAL ATTENTION TO DETAIL. Trayed ceilings, built-ins, & gas fireplace. Private covered terrace w/stunning stone fireplace for outdoor living. Spacious gourmet kitchen, center island, eating nook. Professional appliance package, formal dining, and windows galore. PRIVATE MASTER WING ON MAIN. Large bonus, 3 bedrooms on lower level. Access to lower level covered terrace. 3 car garage.								
Listing Courtesy of Premiere Property Group, LLC								
	  FOR SALE	* New, Active: 11/25/2015 MLS ID: 15560530						
12822 Alto Park Rd	Residential	4/5	3,426 sq ft	10,018	2015	11/25/2015	\$1,199,000	\$350
Stunning custom home under construction by acclaimed Teal Point Custom Homes. Unsurpassed quality throughout. Traditional features with high end finishes. Hardwood floors, gas appliances, kitchen island, gas fireplace, great room, built-in dining room hutch, wainscoting throughout, crown moldings in all the bedrooms, and a covered outdoor terrace! Owner is a licensed broker in Oregon. Completion date to be January 2016.								
Listing Courtesy of MRealty LLC - L.O.								
	  FOR SALE	* Active: 11/18/2015 MLS ID: 15369544						
1140 Hallinan Ct	Residential	3/2	1,744 sq ft	10,018	1962	11/18/2015	\$479,950	\$275
Remodeled one level ranch. Perfect culdesac location with large fenced lot. Beautiful hardwood floors throughout, granite counter tops, stainless appliances. Large master suite with additional bonus/office space with French door out to the yard. Multiple decks. Open house 12/06/15 from 1-4pm.								
Listing Courtesy of Real Estate Performance Group								
	  FOR SALE	* Active: 9/11/2015 MLS ID: 15039515						
17927 Ridge Lake Dr	Residential	4/3	2,544 sq ft	8,276	1988	9/11/2015	\$629,900	\$248
New renovation top to bottom. High attention to detail, gorgeous Acacia hardwoods & tile throughout. New kitchen w/high end cabinets, Quartz counter tops, custom lighting. All new DCS stainless appliances throughout. New master bath w/high end finishes. Eco conscious improvements throughout. Exceptional location near Lakeridge High School, Luscher Farms Park, walking trails, tennis courts & golf course.								
Listing Courtesy of Coldwell Banker Seal								



5 **FOR SALE** * Active: 9/30/2015 **MLS ID: 15465807**

16250 Pacific Hwy, Unit 74

Residential 2/2 1,324 sq ft — 1965 9/30/2015 \$274,899 \$208

Top floor unit at Lake Oswego Terrace with view of the Willamette River, Mt. St. Helens, and pool! Spacious living room with fireplace, oversized windows. Kitchen with stainless appliances, eat bar, tile floor. Master Suite and second bedroom with balcony access. Covered balcony runs the length of the unit. Two Pools, workout facility, party room. Gated entry, carport, storage unit. Close to downtown Lake Oswego shops and restaurants.

Listing Courtesy of Premiere Property Group, LLC



6 **FOR SALE** * New, Active: 11/30/2015 **MLS ID: 15040186**

19365 35th Ct

Residential 4/3 2,484 sq ft 13,939 1988 11/30/2015 \$579,500 \$233

Look no further than this stunning Lake Oswego home situated on an over-sized, corner lot. Step inside to enjoy hardwood floors, new carpet throughout, granite counter tops, eat-in kitchen, formal dining & living room, wood burning fireplace, A/C, large bonus or 4th bedroom, utility room, master suite w/ large walk-in closet, updated bathrooms, energy efficient upgrades and huge fenced yard with playhouse & garden area. A must see!

Listing Courtesy of Oregon Realty Co.



7 **FOR SALE** * Active: 10/3/2015 **MLS ID: 15323895**

17154 Lowenberg Ter

Residential 5/4 3,514 sq ft 8,712 2009 10/3/2015 \$819,960 \$233

Open Saturday 1-3. Tons of quality and finish work in this masterpiece. 5 bdms, huge bonus room and den. Private back staircase to access the bonus rm, a bdrm and full bath, great set up. Kitchen with island and built-in fridge. Big greatroom. Vaulted den on the main. Formal dining rm. Big master with jet tub & tiled shower. Very private level lot on cul-de-sac. 3 car tandem garage.

Listing Courtesy of Harcourts Real Estate Network Group



8 **FOR SALE** * New, Active: 12/1/2015 **MLS ID: 15025373**

16633 Woodsman Ct

Residential 4/4 4,131 sq ft 16,552 1995 12/1/2015 \$899,000 \$218

Newly Remodeled Spa MasterBath Features;Heated Tileflrs,Soak tub,Huge Shower W/Linear Drain,& Heated Towel Rack.Newer Remodeled Gourmet Kitchen Includes;Thermador-Doubleoven,Cooktop,Ventfan,& Dishwasher.Slab Granite Istanhot.Backyard Entertaining W/Adjacent to Greenspace Backing to Treed Privacy W/Gas Firepit.Custom Open Floorplan's Double Staircase W/2 Fireplaces is Truly Unique!#1 Schools in Oregon, Hallinan and Lakeridge!!

Listing Courtesy of Knipe Realty Nw, Inc



9 **FOR SALE** * New, Active: 11/30/2015 **MLS ID: 15075936**

1805 Glenmorrie Ter

Residential 3/3 2,640 sq ft 22,651 1917 11/30/2015 \$689,000 \$261

Own a piece of history! The 1917 "Harrison Trueblood" Dutch Colonial revival home is situated on over a half acre of park like setting. Brought back to life by the current owners with nothing overlooked. Subtle updates surrounded by original charm with new oversized two car garage. Home is on the Lake Oswego Landmark Designation List.

Listing Courtesy of Hamish Properties



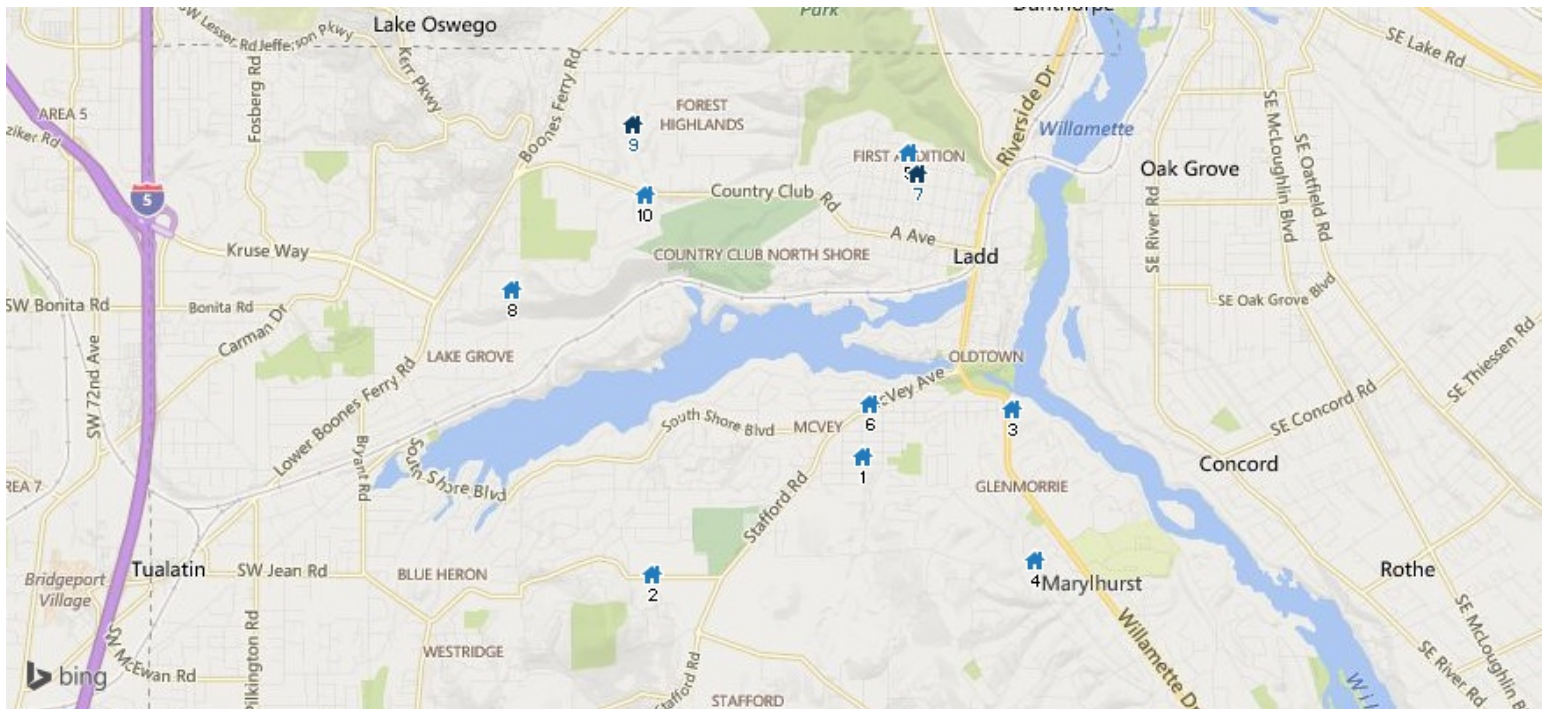
10 **FOR SALE** * Active: 11/9/2015 **MLS ID: 15056030**

454 5th St













Residential 2/2 1,092 sq ft — 1998 11/9/2015 \$323,000 \$296

Heart of downtown LO.Open floorplan with lots of LIGHT. Real maple wood floors and cabinets,gas fireplace and furnace,new air conditioner.Charming patio with planters.Custom built-in desk in 2nd bdrm still room for bed.Low HOA \$300. Detached garage with attic storage. Walk and play in downtown,transit,parks,river and lake at your doorstep. month.Detached garage.Lock and go or stay and play!

Listing Courtesy of Windermere Stellar



Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	  FOR SALE	* Active: 7/13/2015 MLS ID: 15210786						
1330 Pine St	Residential	4/4	3,775 sq ft	7/13/2015	\$799,900	\$775,000	10/20/2015	-3.11%
Corner lot, family-friendly nbd. Gmnt kit w/ solid slab granite, BI-mico & oven, gas cook-top island & solarium dining. Main floor offers formal LR & DR w/ views & FR off kitchen w/ custom built-ins. Master suite boasts luxurious ba & walk-in closet. Finished bsmt features bonus-theater rm w/ wet bar, lrg br & ba. Expansive front porch, peaceful setting & lovely views. Oversized 2 car garage. Addtl private parking off bkyd								
Listing Courtesy of Realty Trust Group, Inc.								
	  FOR SALE	* Active: 9/11/2015 MLS ID: 15039515						
17927 Ridge Lake Dr	Residential	4/3	2,544 sq ft	9/11/2015	\$649,000	\$629,900	10/23/2015	-2.94%
New renovation top to bottom. High attention to detail, gorgeous Acacia hardwoods & tile throughout. New kitchen w/high end cabinets, Quartz counter tops, custom lighting, All new DCS stainless appliances throughout. New master bath w/high end finishes. Eco conscious improvements throughout. Exceptional location near Lakeridge High School, Luscher Farms Park, walking trails, tennis courts & golf course.								
Listing Courtesy of Coldwell Banker Seal								
	  FOR SALE	* Active: 9/30/2015 MLS ID: 15465807						
16250 Pacific Hwy, Unit 74	Residential	2/2	1,324 sq ft	9/30/2015	\$274,800	\$274,899	12/2/2015	0.04%
Top floor unit at Lake Oswego Terrace with view of the Willamette River, Mt. St. Helens, and pool! Spacious living room with fireplace, oversized windows. Kitchen with stainless appliances, eat bar, tile floor. Master Suite and second bedroom with balcony access. Covered balcony runs the length of the unit. Two Pools, workout facility, party room. Gated entry, carport, storage unit. Close to downtown Lake Oswego shops and restaurants.								
Listing Courtesy of Premiere Property Group, LLC								
	  FOR SALE	* Active: 6/8/2015 MLS ID: 15194056						
17620 Woodhurst Pl	Residential	4/4	4,389 sq ft	6/8/2015	\$1,195,000	\$1,050,000	10/14/2015	-12.13%
Open 12/6 1-3 Everything you have come to expect from an Olsen Home! Main Floor Full Bath could be a Guest Suite, Great Room Design , Chefs Kitchen, Formal Dining, Lots of Hardwoods on the Main, Luxurious Master Suite with Spa Bath.His/Hers Closets. 9' ceilings on both levels. Finished Basement offers Flex Space for Bonus, Work-out,Craft, Home Business,or 2nd Garage and Shop.Great outdoor living Areas.								
Listing Courtesy of Coldwell Banker Seal								



FOR SALE * Active: 8/21/2015 MLS ID: 15367711

806 6th St Residential 4/3 2,730 sq ft 8/21/2015 \$1,109,900 \$1,099,900 10/22/2015 -0.9%

Incredible, just finished, NEW Prairie style home w/10' main floor ceilings from this Street of Dreams award winning builder. Natural stone exterior masonry. Great room style home with 4 bedrooms, 2 1/2 baths, main floor office, bonus room. Oversized kitchen island, Viking Pro appliances w/refer, slab quartz countertops. His and her walk-in closets and freestanding tub in Master suite. Large outdoor covered living and attached garage.

Listing Courtesy of Renaissance Development Corp.



FOR SALE * Active: 11/14/2015 MLS ID: 15517051

1248 Oak St Residential 2/1 900 sq ft 11/14/2015 \$325,000 \$310,000 11/29/2015 -4.62%

Darling bungalow in the heart of Lake Oswego! Updated throughout with hardwoods, stainless appliances, granite counter, newer cabinetry, skylight & updated bathroom! All appliances including fridge & wash/dry stay! Huge, flat and completely fenced yard with large shed & great patio with fire pit, plus two spot for RV or boat parking! Very walkable neighborhood just blocks to Lambs, Starbucks & restaurants. Excellent Lake Oswego Schools!

Listing Courtesy of Windermere Stellar



SALE PENDING * Pending: 11/28/2015 MLS ID: 15655244

706 5th St Residential 4/3 2,730 sq ft 6/8/2015 \$1,099,900 \$1,099,900 10/14/2015 -

Incredible NEW Prairie style home w/10' main floor ceilings from this Street of Dreams award winning builder. Natural stone exterior masonry. Great room style home with 4 bedrooms, 2 1/2 baths, main floor office and upper level bonus room. Oversized kitchen island, Viking Pro appliances w/refer, slab granite countertops. His and her walk-in closets and freestanding tub in Master suite. Large outdoor covered living and attached garage.

Listing Courtesy of Renaissance Development Corp.



FOR SALE * Active: 9/3/2015 MLS ID: 15593949

3100 Wembley Park Rd Residential 3/3 3,060 sq ft 9/3/2015 \$650,000 \$625,000 10/16/2015 -3.85%

Rare development opportunity in premier Lake Oswego neighborhood. This 1950s style craftsman sits on a private 0.72 Acre site that is ideal for your next custom home or remodel. Backs up to green space and is surrounded by \$1M+ homes in Uplands neighborhood. Zoned R-10 and is dividable. Includes access to 4 Lake Easements including Forest Hills. Value is in the land.

Listing Courtesy of Luxe Platinum Properties



SALE PENDING * Pending: 11/23/2015 MLS ID: 15220918

13624 Goodall Rd Residential 4/6 4,411 sq ft 7/30/2015 \$1,599,000 \$1,449,000 11/2/2015 -9.38%

\$50,000 Price Reduction!! New construction just steps to 2015 Street of Dreams. Barclay Home Design & Builder Steel Creek Homes crafted this entertainer's dream home. Compare what your \$\$ will buy. Great Room style, Gourmet Kitchen, Adjacent Patio with outdoor fireplace, Luxurious master suite & 3 additional bedroom suites. 4411 sq.ft., 4BD/4.2BA.

Listing Courtesy of Meadows Group Inc., Realtors

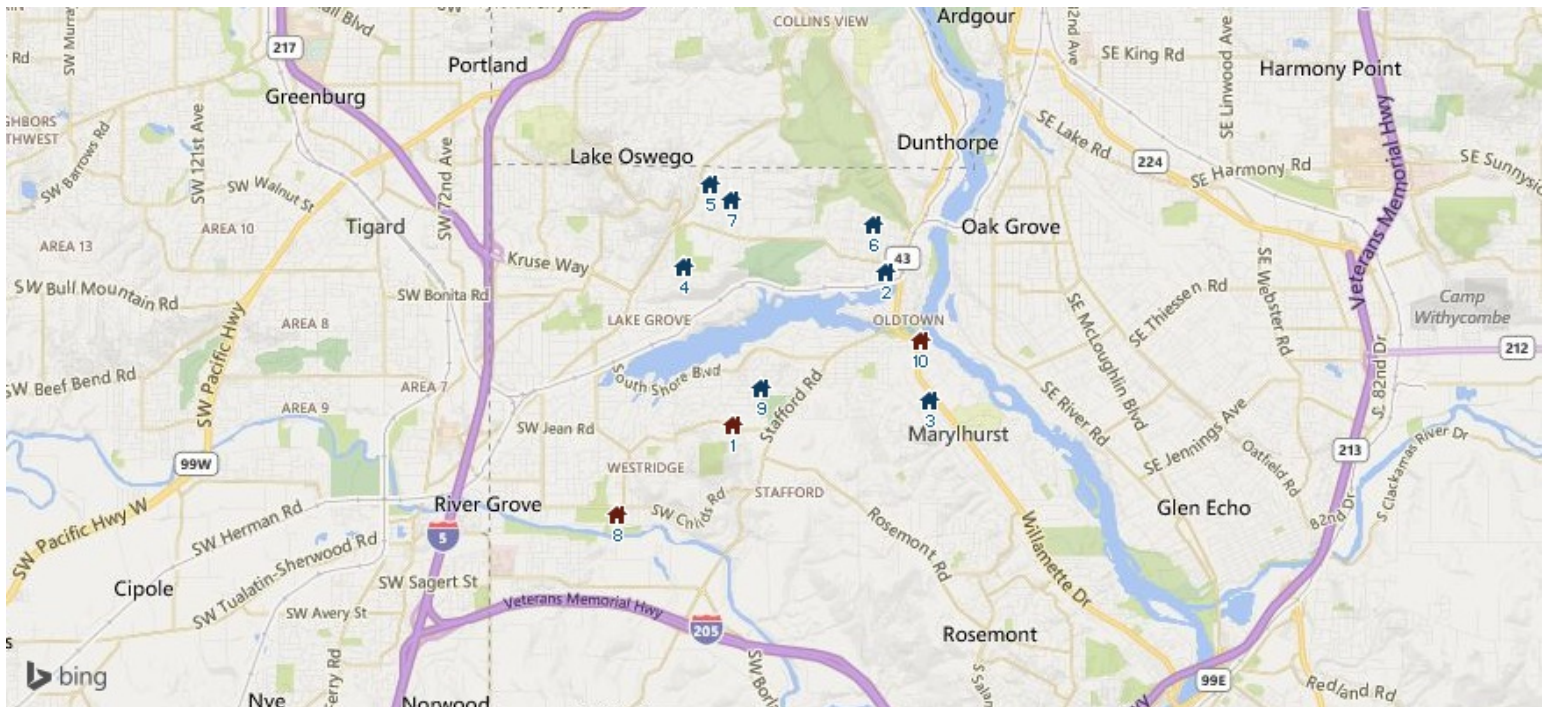


FOR SALE * Active: 9/12/2015 MLS ID: 15232012













14261 Uplands Dr Residential 5/4 3,843 sq ft 9/12/2015 \$989,000 \$989,000 11/23/2015 -

STUNNING HOME IN THE HEART OF LO! Elegance and comfort are found in this one of a kind home! Grt rm flr plan w/exceptional quality, high ceilings, hrdwds, crown moldings & custom cabinetry. Gourmet kitchen, nook & formal dining rm. Private bonus rm w/wet bar/micro/fridge. Main flr bdrm & full bath plus 4 bdrms up. 3 car garage, one on LL, w/shop area & storage. Level walk-out patio off grt rm & kitchen. EXCELLENT SCHOOLS!

Listing Courtesy of Knipe Realty Nw, Inc



Pending Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  * Preforeclosure, Short Sale, Short Sale Pending: 12/2/2015 MLS ID: 15311744								
 17920 Meadowlark Ln	Residential	4/2	2,716 sq ft	10,454	11/25/2015	\$450,000	12/2/2015	\$166
Rare Opportunity to purchase 1 Level ranch with Lake Easement in Popular Palisades Heights Neighborhood. Open Floor Plan with Natural Light centered around a Beautiful Courtyard. Remodeled Kitchen and Bathroom, Updated Family and Living Rooms, and Large bedrooms. Framed 360 sq.ft. basement storage area/could be finished. Large 2 Car Garage, garden area, and large deck with view of West Linn hills. Walk to nearby Lakeridge High School.								
Listing Courtesy of Re/Max Equity Group								
  * Pending: 12/1/2015 MLS ID: 15230186								
 123 3rd St	Residential	2/2	1,206 sq ft	—	11/9/2015	\$450,000	12/1/2015	\$373
You'll fall in love with this sophisticated, contemporary home. Tranquil lake views from living room & Master Bedroom. Gorgeous (remodeled) Chef's Kitchen" w/"Cambria" counters, bamboo floors, roll out shelves & SS appliances. Master features 3-headed tile & stone shower + walk-in closet. Beautiful guest bath, guest room + den. Features abound incl new Plantation shutters, new H2O heater, BI vacuum system, FP w/built-ins. A "10"!								
Listing Courtesy of Redfin								
  * Pending: 11/30/2015 MLS ID: 15297659								
 17433 Brookhurst Dr	Residential	5/5	4,002 sq ft	9,583	9/19/2015	\$749,000	11/30/2015	\$187
Remarkable makeover in this amazing home in sought after Marylhurst neighborhood. Hardwoods throughout most of the main level, den, huge bonus, gourmet kitchen w/slab granite, stainless appliance breakfast nook with adjacent family room and 3 fireplaces. Nicely landscaped back yard provides deck, patios, lawn and raised garden beds. Great view of Mt. Hood! Oversized 3 car garage and handy location.								
Listing Courtesy of The Hasson Company								
  * Pending: 11/30/2015 MLS ID: 15665903								
 2912 Wembley Park Rd	Residential	4/5	4,500 sq ft	17,424	6/29/2015	\$1,200,000	11/30/2015	\$267
Rare opportunity to build in premier Lake Oswego neighborhood w/ the 2014 Builder of the Year. Lot is located directly across from Springbrook Park & LO Indoor Tennis Park, includes 3 lake easements. Proposed plan design is 4500 SF 4 bd/3.5 ba, large gourmet kitchen w/ open great room concept that features a sliding wall of windows to bring indoor & outdoor living together.								
Listing Courtesy of Paragon Equity Partners								



5 **SALE PENDING** * Pending: 11/22/2015 **MLS ID: 15291556**

13180 Thoma Rd

Residential 5/5 5,043 sq ft 32,234 8/18/2015 \$1,250,000 11/22/2015 \$248

TAKE A 3D TOUR - Click on Virtual Tour Link! Bask in the charms & elegance of this 4 BD+/4+BA custom Vintage-style w/woodland views on 0.74 ac. Gourmet kitchen w/tile floor, island w/blt-in refrigerator drawers, subzero, Dacor 6 burner & double ovens. Lg entertainment areas, a redwood deck & awe-inspiring New England style 2 story living room w/gas fireplace. Gratifyingly large rooms. Enhancing arched doorways, open staircase.

Listing Courtesy of The Hasson Company



6 **SALE PENDING** * Pending: 11/28/2015 **MLS ID: 15655244**

706 5th St

Residential 4/3 2,730 sq ft 6,098 6/8/2015 \$1,099,900 11/28/2015 \$403

Incredible NEW Prairie style home w/10' main floor ceilings from this Street of Dreams award winning builder. Natural stone exterior masonry. Great room style home with 4 bedrooms, 2 1/2 baths, main floor office and upper level bonus room. Oversized kitchen island, Viking Pro appliances w/refer, slab granite countertops. His and her walk-in closets and freestanding tub in Master suite. Large outdoor covered living and attached garage.

Listing Courtesy of Renaissance Development Corp.



7 **SALE PENDING** * Pending: 11/23/2015 **MLS ID: 15220918**

13624 Goodall Rd

Residential 4/6 4,411 sq ft 14,374 7/30/2015 \$1,449,000 11/23/2015 \$328

\$50,000 Price Reduction!! New construction just steps to 2015 Street of Dreams. Barclay Home Design & Builder Steel Creek Homes crafted this entertainer's dream home. Compare what your \$\$ will buy. Great Room style, Gourmet Kitchen, Adjacent Patio with outdoor fireplace, Luxurious master suite & 3 additional bedroom suites. 4411 sq.ft., 4BD/4.2BA.

Listing Courtesy of Meadows Group Inc., Realtors



8 **SALE PENDING** * Foreclosure, REO / Bank Owned Property, Pending: 11/25/2015 **MLS ID: 15078125**

19626 Perch Ct

Residential 3/3 1,770 sq ft 10,018 11/17/2015 \$465,900 11/25/2015 \$263

Sought after River Run! Cul De Sac-cedar siding, hardwood floors, Incredible built ins, and French shutters. Fab Master bedroom with walk in closet, large deck for entertainment on a large spacious backyard. New roof, New furnace, New Carpet, New SS Appliances and fresh interior paint throughout. Amazing curb appeal with a large driveway. A must see!

Listing Courtesy of World Wide Realty Inc



9 **SALE PENDING** * Pending: 11/22/2015 **MLS ID: 15565001**

1371 Koawood Dr

Residential 4/3 3,534 sq ft 12,196 11/20/2015 \$599,900 11/22/2015 \$170

This spacious and beautifully renovated home boasts a flexible floor plan with a great room feel. Options for formal and informal spaces are created by the doubled sided fireplace, high ceilings and generous sized rooms-all open to chef's kitchen with grand island and doors that open on covered 12x31 FT deck. 12,200 sq ft level private lot, superbly located next to golf course.

Listing Courtesy of The Hasson Company



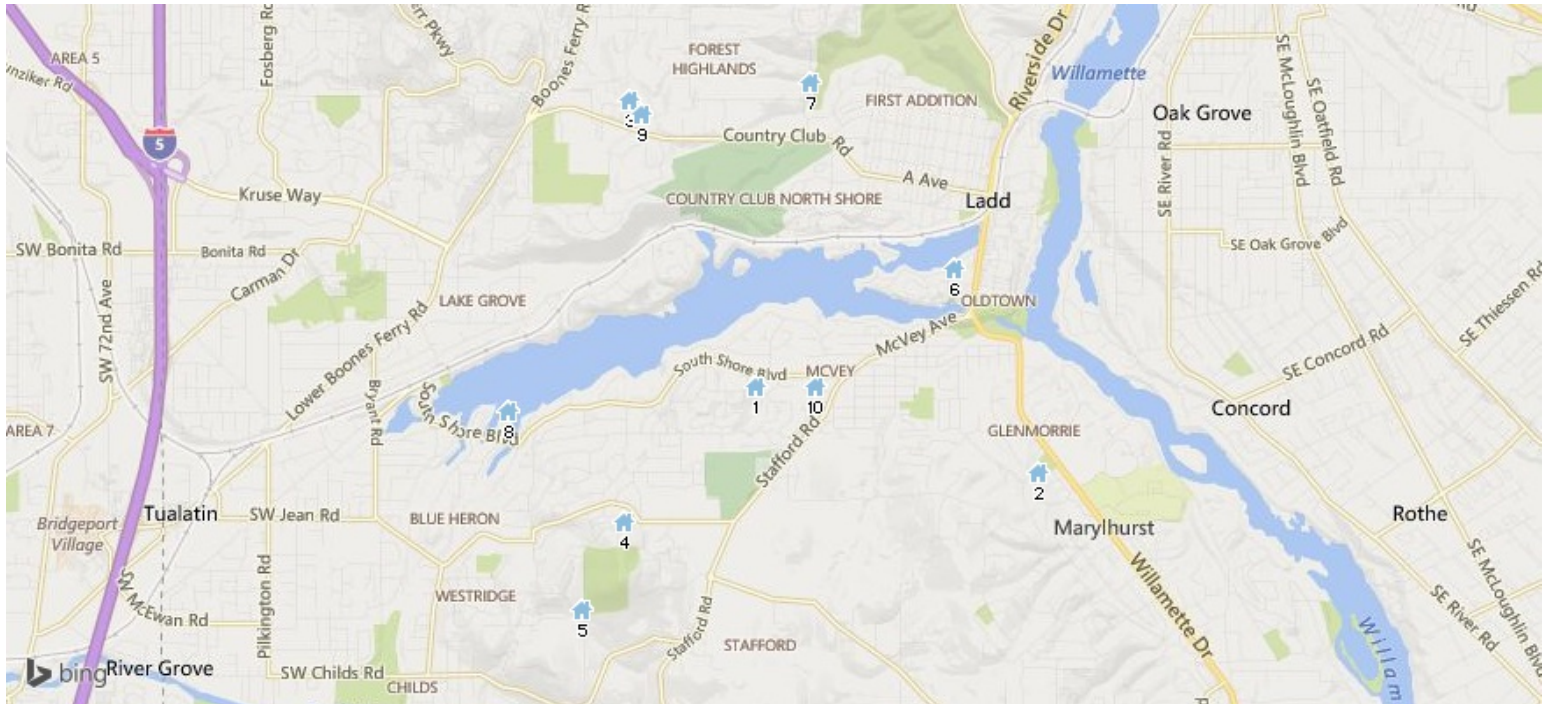
10 **SALE PENDING** * Foreclosure, REO / Bank Owned Property, Pending: 11/20/2015 **MLS ID: 15275897**

16250 Pacific Hwy, Unit 54

Residential 1/1 841 sq ft - 9/18/2015 \$134,900 11/20/2015 \$160









Quiet updated corner condo with spacious open floor plan. Move-in condition with fresh interior paint and brand new wall to wall carpet. Convenient location to downtown Lake Oswego, shops, parks, movies, theater, river, buses, restaurants, coffee and farmer's market. Enjoy swimming pools and weight room. Private end condo and private courtyard. Pets are allowed. Great kitchen, dining room and large living room with fireplace. Washer & dryer too.

Listing Courtesy of Coldwell Banker Seal



Expired Listings: 10

Expired Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listings Price	Expired Date	Price per sq. ft.	
	RECENTLY EXPIRED * Expired, MLS listing 15195315, 6/18/2015 MLS ID: 15195315								
	16717 Sylvan Ct	Residential	4/4	4,949 sq ft	13,939	1990	\$699,999	—	\$141
Beautiful, spacious cul-de-sac home. Entrance to grand foyer w/ spiral staircase & living rm. Sizable entertainment rm on lower level w/full bar & walkout deck, lrg rec. room, 2 extra/bonus rooms, vaulted ceilings, 3 lg decks, pathway leading to wooded serene sitting area behind home, den w/ French doors and built in bookcases. 3-5 year roof cert. & newly re-stained decks! This truly is a must see home!									
Courtesy of Keller Williams-Pdx Central									
	RECENTLY EXPIRED * Expired, MLS listing 15220513, 5/11/2015 MLS ID: 15220513								
	17455 Brookhurst Dr	Residential	4/3	2,884 sq ft	10,018	1996	\$669,000	—	\$232
First time on market! Original owner of this "right" sized traditional in Marylhurst. Commanding views of Mt. Hood and surrounded by like properties with an easy care yard, a short distance from the park and other amenities. 4 bedrooms, 2 full and 1 half bath, main floor den/office, 3 car garage, great room concept in a private setting.									
Courtesy of Hamish Properties									
	RECENTLY EXPIRED * Expired, MLS listing 15374014, 10/9/2015 MLS ID: 15374014								
	13852 Shireva Dr	Residential	5/3	3,065 sq ft	19,166	1959	\$524,900	—	\$171
This 5 bdrm + family room home in Lake Oswego is located on an almost 1/2-acre lot and provides main level living with a finished daylight basement. Hrdwd floors & 2 frplcs. Kit w/granite cnttrtps, ss appls & garden window. Informal & formal dining. LR has bay window & frplc & opens to DR w/slider to cvrd deck. Large FR w/frplc has slider to bcktyrd. In-ground pool w/heater, 'walkable' & solar cover. 2-car gar. + 2-car carport. Roof 2015.									
Courtesy of Keller Williams Realty Portland Premiere									
	RECENTLY EXPIRED * Expired, MLS listing 15208463, 10/5/2015 MLS ID: 15208463								
	2351 Palisades Crest Dr	Residential	5/3	4,564 sq ft	49,658	1976	\$975,000	11/23/2015	\$214
This home has it all! Main level has newly remodeled kitchen plus dining room that opens in to the living area w/a beautiful gas fireplace. The master on the main plus an additional bedroom boasts beautiful windows and decks to enjoy the views of Mt. Hood. 3 bedrooms are on the lower level plus a family room looking out on to the pool. Sitting on 1.14ac this home offers privacy as well as spectacular views!									
Courtesy of 24/7 Properties									



RECENTLY EXPIRED * Expired, MLS listing 15194827, 8/20/2015 **MLS ID: 15194827**

18711 Westview Dr Residential 4/4 3,591 sq ft 23,522 1985 \$949,900 — \$265

Stunning, remodeled Tudor on 1/2 acre private home site. True cooks kitchen and great gathering spot w/adjoining family room & deck. Hardwood thru most of main, marble, granite lovely tile selections, elegant guest suite & spa-like Master. a solid home that has been elegantly remodeled and feels like home. Westridge Elementary. Sale subject to Seller securing replacement property that has been identified. No Sign on prop

Courtesy of Summa Real Estate Group



RECENTLY EXPIRED * Expired, MLS listing 15391333, 6/2/2015 **MLS ID: 15391333**

149 Middlecrest Rd Residential 2/2 2,302 sq ft 8,712 1941 \$599,000 11/2/2015 \$260

Great opportunity to build your dream home. Second story view of Down Town LO and Bay. One block from Down Town LO's Farmers Market, Theater, Shopping, Finest Restaurants, George Rogers Park and so much more!

Courtesy of Coldwell Banker Seal



RECENTLY EXPIRED * Expired, MLS listing 15213168, 7/17/2015 **MLS ID: 15213168**

490 Boca Ratan Dr Residential 3/2 2,008 sq ft 14,374 1975 \$519,000 10/1/2015 \$258

Beautiful Remodel. Remodeled down to the studs including electrical and insulation. Perfect condo alternative. Easy access to heart of Lake Oswego, 15 min to downtown Portland, and 30 minutes to the airport. Backs to Tryon Creek Park too.

Courtesy of The Hasson Company



RECENTLY EXPIRED * Expired, MLS listing 15207964, 7/21/2015 **MLS ID: 15207964**

16852 Alder Cir Residential 4/4 2,873 sq ft 7,405 1956 \$2,395,000 — \$834

Buyer is subject to \$5000 Lake Transfer Fee.

Courtesy of Hamish Properties



RECENTLY EXPIRED * Expired, MLS listing 15033886, 5/14/2015 **MLS ID: 15033886**

1979 Country Club Rd Residential 5/6 4,115 sq ft 27,442 2006 \$1,199,000 — \$291

The house sits back 175ft from the road, at the split the driveway to the right & parking is the seller's property. Two master suites, one on the main level. Gourmet kitchen with abundant cabinets, built-ins, butler's pantry and walk in pantry. High end, stainless steel appliances. Hardwood floors on the main floor, 2 panel, solid wood doors. Wall of windows overlooks private, spacious and level patio and yard. Lake Oswego High School

Courtesy of Windermere Stellar

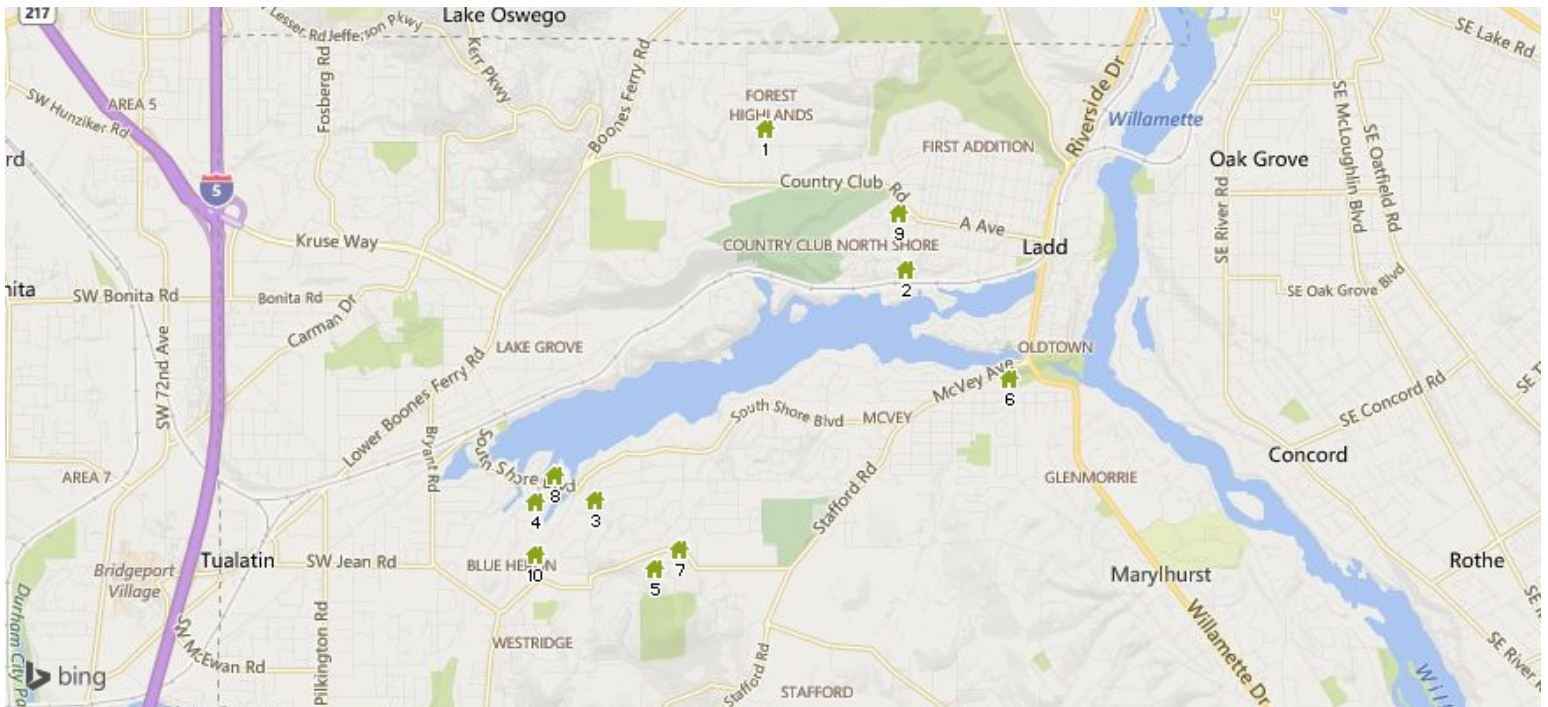


RECENTLY EXPIRED * Expired, MLS listing 14602926, 10/28/2014 **MLS ID: 14602926**

1775 Kilkenny Rd Residential 4/2 2,354 sq ft 7,405 1955 \$290,000 2/23/2015 \$123





Short Sale listed and negotiated with experienced team. Nice home in great location - needs new roof and some TLC. Basement has a leak.

Courtesy of Keller Williams-Pdx Central



Recently Sold: 10

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: 11/25/2015, MLS listing 15301846, 6/15/2015 MLS ID: 15301846	Residential	4/6	5,780 sq ft	21,780	2015	11/25/2015	\$1,750,000	\$303
13710 Knaus Rd BETTER THAN THE STREET OF DREAMS! PRIVATE STREET OFF KNAUS Timeless floor plan,designed for modern living located on quiet private street off Knaus,sitting on half an acre complete with Mt Hood view. Property offers location, space, design,& functionality. Features the best of everything! Wonderful Lake O. Schools NOT MAIN ROAD.PRIVATE ST.Your opportunity. <i>Courtesy of John L. Scott</i>									
	2 RECENTLY SOLD * Sold Date: 11/25/2015, MLS listing 15653258, 6/29/2015 MLS ID: 15653258	Residential	4/4	3,824 sq ft	20,037	1939	11/25/2015	\$1,100,000	\$288
1032 Westward Ho Rd English Country Tudor in the Country Club District of Lake Oswego. Excellent schools! Walk to Village Center. Beautiful lake easement.2600sq'newly refinished gleaming hardwd floors. Expansive formal living and dining rooms perfect for entertaining. Large master suite boasts romantic fireplace. Built-in bookcases in den and landing area. Private guest room with bath. Sunroom opens to magical secluded backyard sanctuary. See Video Tour. <i>Courtesy of John L. Scott</i>									
	3 RECENTLY SOLD * Sold Date: 11/17/2015, MLS listing 15531578, 9/17/2015 MLS ID: 15531578	Residential	3/3	2,324 sq ft	12,632	1960	11/17/2015	\$487,000	\$210
17280 Westview Dr Sought after location near Westridge Elementary School and the lake. Great floor plan w/ updated kitchen, new appliances, refinished hardwoods, 2 cozy wood burning fireplaces, new Elfa closet systems, oversized garage may accommodate 4 cars, new exterior paint, new air conditioning, large back deck & Palisades Park boat easement. Gorgeous private lot. <i>Courtesy of Coldwell Banker Seal</i>									
	4 RECENTLY SOLD * Sold Date: 11/20/2015, MLS listing 15254209, 9/11/2015 MLS ID: 15254209	Residential	4/4	3,080 sq ft	8,276	1956	11/20/2015	\$653,500	\$212
17337 Cedar Rd OPEN SUN 10/4 1-3! Peaceful setting in Blue Heron w/lake access & surrounded by \$1M+ homes! 3,000+ SF w/4 beds + den, 3.1 baths, hardwoods, custom finish work, built-ins, wood windows, sound system, ~350 SF of storage. Private yard w/deck, fire pit, storage shed & room to roam! Conveniently located w/easy access to schools, stores, restaurants & more! <i>Courtesy of Realty Trust Group, Inc.</i>									



5 **RECENTLY SOLD** * Sold Date: 11/20/2015, MLS listing 15469846, 10/2/2015 **MLS ID: 15469846**

2395 Palisades Crest Dr

Residential 4/3 3,397 sq ft 15,681 1977 11/20/2015 \$640,000 \$188

Valley Views Are Everywhere you turn! Vaulted Ceilings, Newer S/S appls, Gourmet Kit w/slab granite & European Mill work. Cozy Family rm w/Frplce. Master Suite retreat remod w/Huge dressing rm, Xtra Lg shower, Marble Jacuzzi w/Views. Lg Bonus Rm w/Wet Bar, 3 Decks/Views/French Doors. Fire pit. Min to Lake Oswego Golf&Cook Butte Park. New Organic Wool Carpet. New Paint. Thermo Wndws, 10K Tankless Hot Water. A/C. 4bd non-conforming.

Courtesy of Keller Williams Realty Portland Premiere



6 **RECENTLY SOLD** * Sold Date: 11/20/2015, MLS listing 15595264, 7/21/2015 **MLS ID: 15595264**

607 Ash St

Residential 4/4 2,860 sq ft 5,227 - 11/20/2015 \$629,200 \$220

BRAND NEW 2860 sq ft 4bdrm/3.5 bath "Beach Cottage" in desired Hallinan. Secluded tree house feel from every level. Open plan Gourmet Kitchen/Dining/Living w/hardwoods, gas fireplace & balcony on Main level. Mstr Bdrm/Bath and 2 more Bdrms plus Main Bath on top level. Large private Bonus & 4th Bdrm on lower level. All bdrms with walk-in closets! Quality finishes through-out. Great schools, close to Lake, shops, restaurants & parks.

Courtesy of Change Realty, LLC



7 **RECENTLY SOLD** * Sold Date: 11/13/2015, MLS listing 15331744, 9/28/2015 **MLS ID: 15331744**

2337 Hillside Ln

Residential 4/4 4,932 sq ft 13,939 1979 11/13/2015 \$839,000 \$170

Beautiful home with pool, brick hardscape, large deck, w/seasonal views, located on quiet culdassac. Features kitchen w/cherry cabinets, granite, ss appliances, familyroom w/high ceilings, walls of windows, stackstone fireplace, huge guest suite/bath on main. Master on main. Lower level has 2 beds, bath, changing room, office w/ext. entrance

Courtesy of Realty Trust Group, Inc.



8 **RECENTLY SOLD** * Sold Date: 11/20/2015, MLS listing 15290792, 9/29/2015 **MLS ID: 15290792**

16731 Alder Cir

Residential 3/3 2,301 sq ft 6,098 1961 11/20/2015 \$550,000 \$239

Desirable MCM home - completely remodeled! Light & bright w/2 levels+finished bsmt! Custom made floating staircase & cable railings, & custom deck rails. Granite kitchen, new s/s appliances, slab granite bath, all new carpet & int/ext paint. Just steps to the coveted Alder Point main lake boat/swim easement + 4 other deeded lake easements. Beautiful landscaped lot in peaceful, park-like setting w/4 decks. Perfect home for entertaining!

Courtesy of Equity Oregon Real Estate



9 **RECENTLY SOLD** * Sold Date: 11/17/2015, MLS listing 15184214, 8/7/2015 **MLS ID: 15184214**

1075 Chandler Rd

Residential 5/5 5,710 sq ft 18,295 2005 11/17/2015 \$1,794,421 \$314

Originally sold for \$2.2M to Trail Blazer. Beautiful Executive home in the coveted Country Club District in the heart of Lake Oswego. 5 bedroom, open flowing floor plan, dream kitchen, two family rooms and media room. Spacious patio with kitchen perfect for entertaining. Quality newer construction with gated entry. Forest Hills Lake and Swim Easement.

Courtesy of Savvy Lane



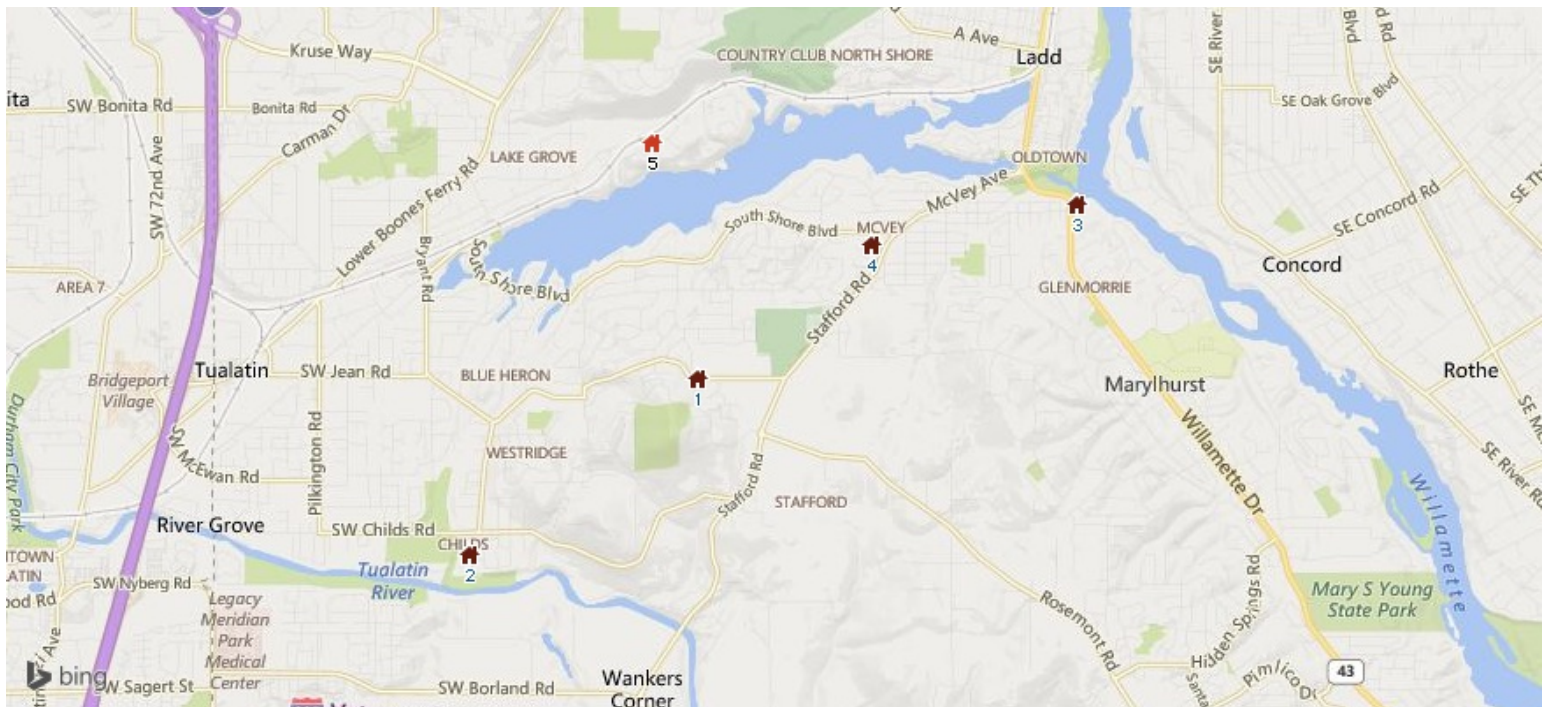
10 **RECENTLY SOLD** * Sold Date: 11/17/2015, MLS listing 15006716, 9/11/2015 **MLS ID: 15006716**

17701 Blue Heron Way

Residential 3/3 2,002 sq ft 13,939 1978 11/17/2015 \$380,000 \$190













Inviting & warm Contemporary w/a flair to appeal to the artistic eye. Nature lover's retreat w/private yard & decks representative of the beauty of The Great Northwest. Floor to ceiling windows provide light. Many updates include; new 50 year Architectural roof, new garage door, re-stained exterior, carpet upper level 2 yrs old. Walk to West Ridge Elementary. HOA includes access to neighborhood pool.

Courtesy of The Hasson Company



Distressed Activity: 5

Distressed Activity: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listings Price	Listings Date	Distressed Date	Status	
	  SALE PENDING * Preforeclosure, Short Sale, Short Sale Pending: 12/2/2015 M.L.S ID: 15311744	Residential	4/2	2,716 sq ft	10,454	\$450,000	11/25/2015	11/25/2015	Preforeclosure
17920 Meadowlark Ln Rare Opportunity to purchase 1 Level ranch with Lake Easement in Popular Palisades Heights Neighborhood. Open Floor Plan with Natural Light centered around a Beautiful Courtyard. Remodeled Kitchen and Bathroom, Updated Family and Living Rooms, and Large bedrooms. Framed 360 sq.ft. basement storage area/could be finished. Large 2 Car Garage, garden area, and large deck with view of West Linn hills. Walk to nearby Lakeridge High School. <i>Listing Courtesy of Re/Max Equity Group</i>									
	  SALE PENDING * Foreclosure, REO / Bank Owned Property, Pending: 11/25/2015 M.L.S ID: 15078125	Residential	3/3	1,770 sq ft	10,018	\$465,900	11/17/2015	11/17/2015	Foreclosure
19626 Perch Ct Sought after River Run! Cul De Sac-cedar siding, hardwood floors, Incredible built ins, and French shutters. Fab Master bedroom with walk in closet, large deck for entertainment on a large spacious backyard. New roof, New furnace, New Carpet, New SS Appliances and fresh interior paint throughout. Amazing curb appeal with a large driveway. A must see! <i>Listing Courtesy of World Wide Realty Inc</i>									
	  SALE PENDING * Foreclosure, REO / Bank Owned Property, Pending: 11/20/2015 M.L.S ID: 15275897	Residential	1/1	841 sq ft	—	\$134,900	9/18/2015	9/18/2015	Foreclosure
16250 Pacific Hwy, Unit 54 Quiet updated corner condo with spacious open floor plan. Move-in condition with fresh interior paint and brand new wall to wall carpet. Convenient location to downtown Lake Oswego,shops,parks,movies,theater,river,buses,restaurants,coffee and farmer's market.Enjoy swimming pools and weight room.Private end condo and private courtyard.Pets are allowed.Great kitchen,dining room and large living room with fireplace.Washer & dryer too. <i>Listing Courtesy of Coldwell Banker Seal</i>									
	  SALE PENDING * Preforeclosure, Short Sale, Short Sale Pending: 9/11/2015 M.L.S ID: 15091380	Residential	3/1	1,742 sq ft	7,405	\$280,000	9/11/2015	9/11/2015	Preforeclosure
1755 Kilkenny Rd Major fixer single level ranch. <i>Listing Courtesy of Park Place Real Estate, Inc</i>									



OFF MARKET

* Preforeclosure, Notice of Default *MLS ID: -*

2120 Ridgewood Rd

Single Family

3/3

2,280 sq ft

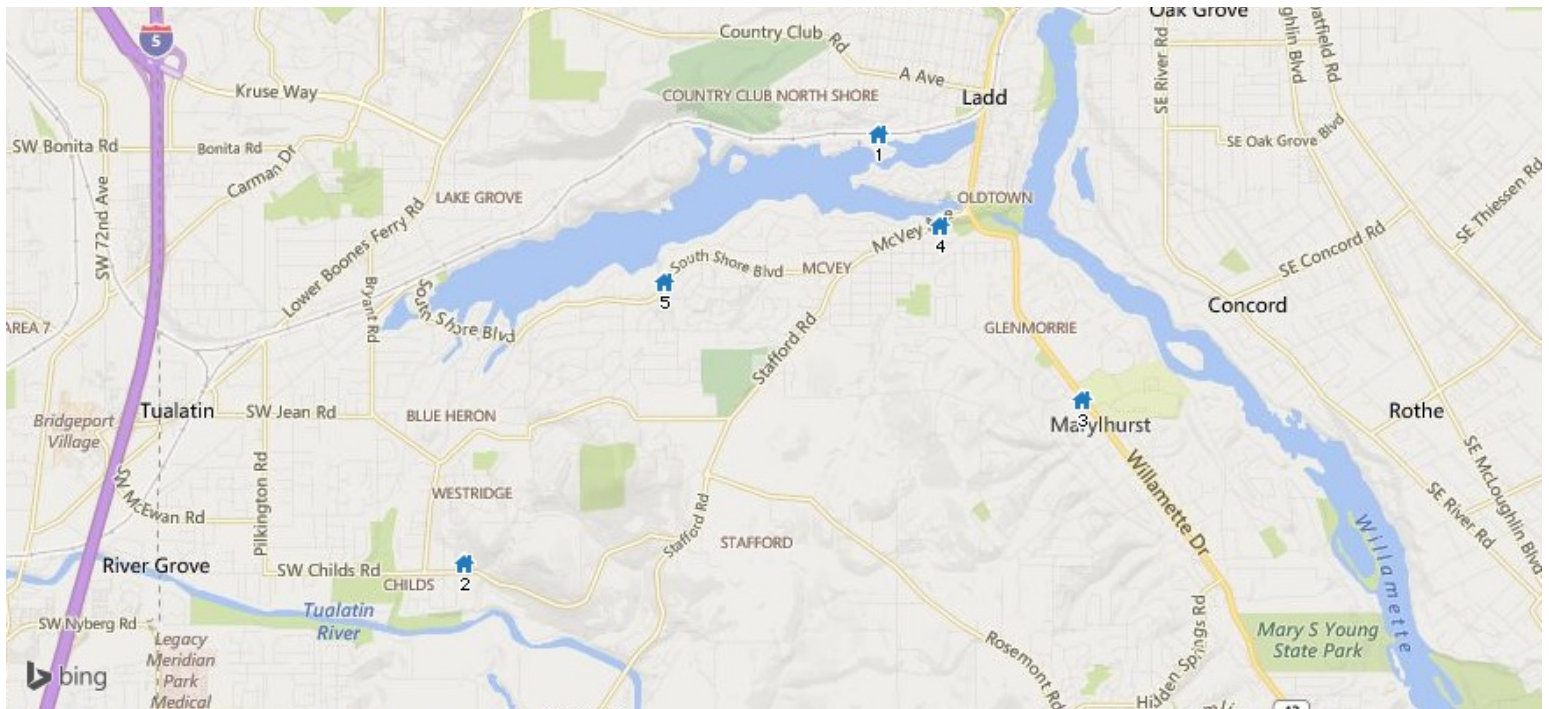
9,148

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10/8/2015

Preforeclosure



Open Houses: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
	1 FOR SALE * Active: 6/5/2015 MLS ID: 15159004							
	Residential	4/4	4,945 sq ft	8,712	6/5/2015	\$1,387,500	12/5/2015	12:00 AM-12:00 AM
OPEN SAT (12/5) 12-2 PM! Fantastic home on the extremely popular Lakewood Bay ~ great waterfront setting with boat dock! Home is remodeled as the perfect entertainer with hardwood floors, vaulted ceilings, archways, granite tile! Huge 23'x 19" bonus room (could be 4th bedroom), 19'x 13' game room, spacious master suite, 4 BA, den on main. Wonderful paver patio out back to sit and enjoy the view of the Bay. Close to downtown.								
<i>Listing Courtesy of Keller Williams Realty Portland Premiere</i>								
	2 FOR SALE * New, Active: 11/30/2015 MLS ID: 15040186							
	Residential	4/3	2,484 sq ft	13,939	11/30/2015	\$579,500	12/6/2015	12:00 AM-12:00 AM
Look no further than this stunning Lake Oswego home situated on an over-sized, corner lot. Step inside to enjoy hardwood floors, new carpet throughout, granite counter tops, eat-in kitchen, formal dining & living room, wood burning fireplace, A/C, large bonus or 4th bedroom, utility room, master suite w/ large walk-in closet, updated bathrooms, energy efficient upgrades and huge fenced yard with playhouse & garden area. A must see!								
<i>Listing Courtesy of Oregon Realty Co.</i>								
	3 FOR SALE * Active: 11/9/2015 MLS ID: 15607390							
	Residential	3/3	2,951 sq ft	10,890	11/9/2015	\$619,999	11/17/2015	12:00 AM-12:00 AM
Fabulous 2 story Marylhurst stunner kept in impeccable condition. Wonderful open-concept floor plan with dramatic vaulted ceilings & incredible light throughout. Windows everywhere! Spacious kitchen including granite island, tile floors & charming nook area. Den on main. Front and back stair cases lead to large upstairs bedrooms and bonus room/ 4th bedroom. Master suite with Jacuzzi tub is superb. Unbeatable large corner lot. LO Schools!								
<i>Listing Courtesy of John L. Scott</i>								



  **FOR SALE** * Active: 7/31/2014 **MLS ID: 14629154**

718 Maple St

Residential 3/3 4,023 sq ft 7,840 7/31/2014 \$1,379,000 10/18/2015 12:00 AM-12:00 AM

Amazing new luxury home 2 blks from the Willamette River, 4 blks from the heart of downtown LO. Unique, open flr plan designed & built by Rembrandt Development Corp., you must tour the home to be able to fully appreciate the quality/detail of it's design & construction. Located on private st., constructed for energy efficiency & to limit outside sound, an exceptional entertainment home offered at a compelling price. Open House Sun 2-5PM

Listing Courtesy of Premiere Property Group, LLC



  **FOR SALE** * Active: 9/4/2015 **MLS ID: 15632444**

1731 Woodland Ter

Residential 4/3 2,714 sq ft 13,068 9/4/2015 \$595,000 9/15/2015 12:00 AM-12:00 AM

NW Architectural Beauty! Stunning Bob Turk custom design-built for his family. Perfect combination of Mid-Century Modern style & NW Contemporary comfort. Sleek exterior lines & a spacious open floor plan with walls of windows that welcome in sunshine & panoramic views of Oswego Lake from every room! Relax in this .3 acre retreat & feel like your on vacation 365 days of the year! Beautiful sunsets included! Lake/Boat/Swim easement avail.

Listing Courtesy of Premiere Property Group, LLC