

COMPARATIVE MARKET ANALYSIS

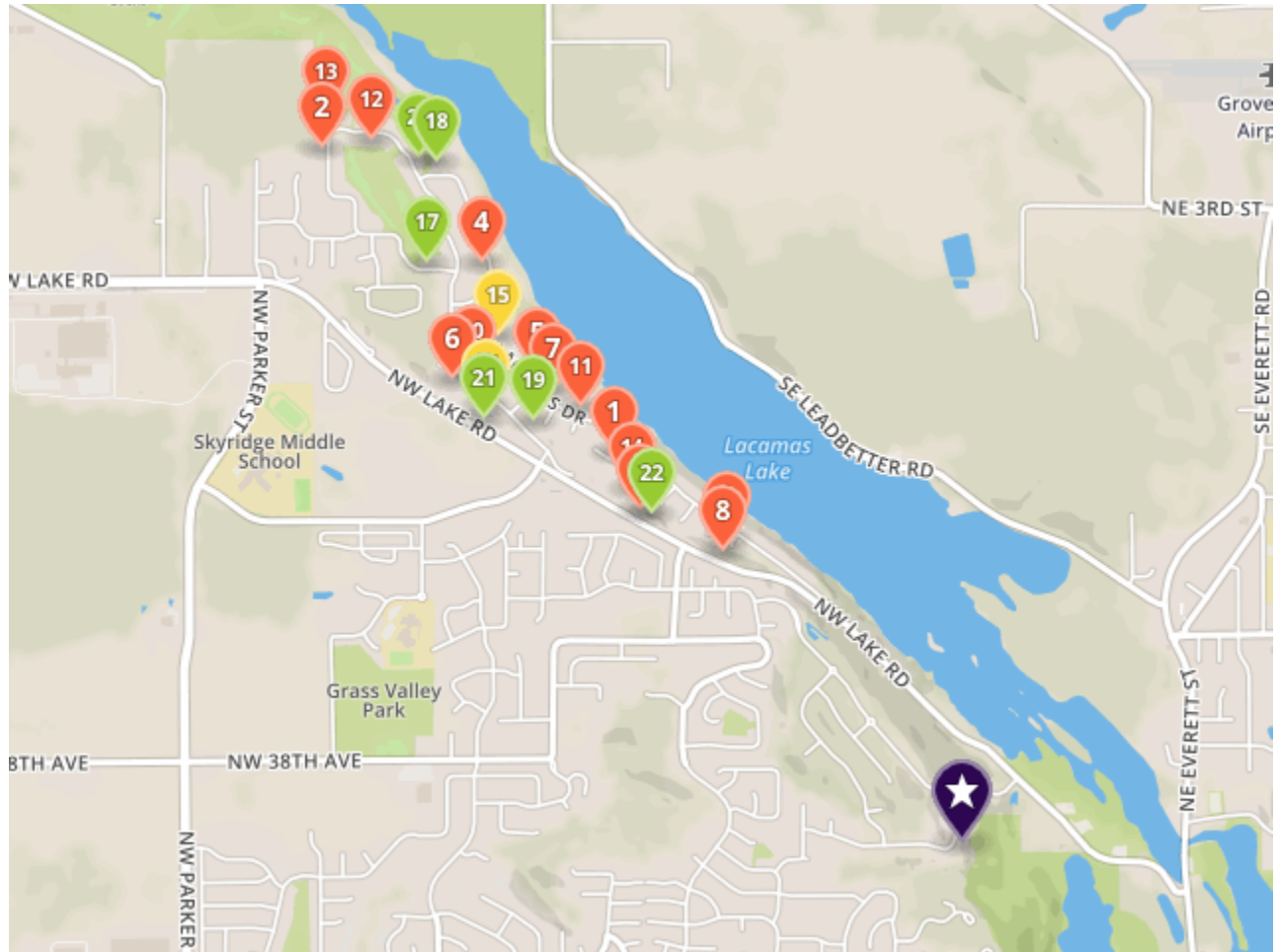


Northwest Lacamas Lane, Camas, Washington 98607

PREPARED FOR

Lacamas Shores Home Owners Assoc.

MARCH 1, 2018



	MLS #	Status	Address	Price
0	Subject		Northwest Lacamas Lane, Camas, Washington 98607	
1	16154823	S	2139 NW TROUT CT	\$700,000
2	17015784	S	6339 NW MICHAELBROOK LN	\$750,000
3	17586436	S	2049 NW LAKE RD	\$613,500
4	17373890	S	5823 NW EL REY DR	\$1,495,000
5	17261296	S	2501 NW LACAMAS DR	\$645,000
6	17349864	S	2816 NW WALDEN DR	\$649,900
7	17528583	S	2421 NW LACAMAS DR	\$1,225,000
8	17388367	S	4627 NW OREGON CT	\$985,000
9	17387915	S	1640 NW LACAMAS DR	\$595,000
10	17015439	S	2743 NW WALDEN DR	\$725,000
11	17482904	S	2309 NW LACAMAS DR	\$1,075,000
12	17454338	S	3144 NW LACAMAS DR	\$725,000

	MLS #	Status	Address	Price
13	15639764	S	3327 NW LACAMAS DR	\$1,950,000
14	16419181	S	4930 NW SIERRA CT	\$1,000,000
15	18306813	P	2637 NW LACAMAS DR	\$799,750
16	17082606	P	2702 NW WALDEN DR	\$709,900
17	17258260	B	3013 NW MICHAELBROOK LN	\$1,200,000
18	17097380	B	6228 NW EL REY DR	\$1,500,000
19	17398438	A	5205 NW ASTOR CT	\$895,000
20	17570441	A	3011 NW LACAMAS DR	\$1,687,500
21	18515468	A	2719 NW LAKE RD	\$1,150,000
22	17066847	A	4846 NW RAINIER CT	\$575,000

Status: S = Sold, P = Pending, B = Bumpable Buyer, A = Active

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
2139 NW TROUT CT	5	3.10	1991	4,634	15,000 to 19,999 SqFt	\$700,000	3/17/17
6339 NW MICHAELBROOK LN	4	2.10	2002	3,395	15,000 to 19,999 SqFt	\$750,000	11/1/17
2049 NW LAKE RD	4	3.10	1996	4,517	15,000 to 19,999 SqFt	\$613,500	5/12/17
5823 NW EL REY DR	4	4.10	2006	5,900	15,000 to 19,999 SqFt	\$1,495,000	7/3/17
2501 NW LACAMAS DR	3	2.10	1990	3,293	15,000 to 19,999 SqFt	\$645,000	10/25/17
2816 NW WALDEN DR	4	2.10	1992	2,926	15,000 to 19,999 SqFt	\$649,900	8/14/17
2421 NW LACAMAS DR	4	3.20	1992	5,650	15,000 to 19,999 SqFt	\$1,225,000	6/15/17
4627 NW OREGON CT	5	5.10	2005	4,920	20,000 SqFt to .99 Acres	\$985,000	4/13/17
1640 NW LACAMAS DR	3	2.10	1992	2,722	15,000 to 19,999 SqFt	\$595,000	2/12/18
2743 NW WALDEN DR	4	3.10	1991	3,943	15,000 to 19,999 SqFt	\$725,000	2/9/18
2309 NW LACAMAS DR	4	4.20	1993	5,866	15,000 to 19,999 SqFt	\$1,075,000	12/4/17
3144 NW LACAMAS DR	4	2.10	1999	3,154	10,000 to 14,999 SqFt	\$725,000	12/8/17
3327 NW LACAMAS DR	4	4.10	2003	7,431	20,000 SqFt to .99 Acres	\$1,950,000	4/7/17
4930 NW SIERRA CT	4	4.10	2005	4,600	15,000 to 19,999 SqFt	\$1,000,000	3/20/17
Averages				4,496		\$938,100	

Pending Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
2637 NW LACAMAS DR	5	3.10	1990	4,149	15,000 to 19,999 SqFt	\$799,750	

2702 NW WALDEN DR	4	2.10	1994	3,114	15,000 to 19,999 SqFt	\$709,900
Averages				3,631		\$754,825

Backup Offer Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
3013 NW MICHAELBROOK LN	4	4.10	2005	3,913	10,000 to 14,999 SqFt	\$1,200,000	
6228 NW EL REY DR	4	3.20	2000	4,858	20,000 SqFt to .99 Acres	\$1,500,000	
Averages				4,385		\$1,350,000	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
5205 NW ASTOR CT	6	4.10	1993	5,300	20,000 SqFt to .99 Acres	\$895,000	
3011 NW LACAMAS DR	3	3.20	2002	5,459	15,000 to 19,999 SqFt	\$1,687,500	
2719 NW LAKE RD	3	2.10	2001	3,633	15,000 to 19,999 SqFt	\$1,150,000	
4846 NW RAINIER CT	4	3.00	1994	3,074	20,000 SqFt to .99 Acres	\$575,000	
Averages				4,366		\$1,076,875	

Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
2139 NW TROUT CT	3/17/17	\$700,000	\$784,271	12.0%
6339 NW MICHAELBROOK LN	11/1/17	\$750,000	\$760,831	1.4%
2049 NW LAKE RD	5/12/17	\$613,500	\$747,875	21.9%
5823 NW EL REY DR	7/3/17	\$1,495,000	\$1,523,528	1.9%
2501 NW LACAMAS DR	10/25/17	\$645,000	\$717,280	11.2%
2816 NW WALDEN DR	8/14/17	\$649,900	\$655,983	0.9%
2421 NW LACAMAS DR	6/15/17	\$1,225,000	\$1,252,403	2.2%
4627 NW OREGON CT	4/13/17	\$985,000	\$1,276,760	29.6%
1640 NW LACAMAS DR	2/12/18	\$595,000	\$668,705	12.4%
2743 NW WALDEN DR	2/9/18	\$725,000	\$828,497	14.3%
2309 NW LACAMAS DR	12/4/17	\$1,075,000	\$1,096,330	2.0%
3144 NW LACAMAS DR	12/8/17	\$725,000	\$809,638	11.7%
3327 NW LACAMAS DR	4/7/17	\$1,950,000	\$2,022,613	3.7%
4930 NW SIERRA CT	3/20/17	\$1,000,000	\$1,041,903	4.2%

Pending Listings

Address	Price	Zestimate	Difference
2637 NW LACAMAS DR	\$799,750	\$898,098	12.3%
2702 NW WALDEN DR	\$709,900	\$697,915	-1.7%

Backup Offer Listings

Address	Price	Zestimate	Difference
3013 NW MICHAELBROOK LN	\$1,200,000	\$1,113,296	-7.2%
6228 NW EL REY DR	\$1,500,000	\$1,383,198	-7.8%

Active Listings

Address	Price	Zestimate	Difference
5205 NW ASTOR CT	\$895,000	\$1,022,869	14.3%
3011 NW LACAMAS DR	\$1,687,500	\$1,489,081	-11.8%
2719 NW LAKE RD	\$1,150,000	\$849,590	-26.1%
4846 NW RAINIER CT	\$575,000	\$652,169	13.4%

Source:



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
2139 NW TROUT CT	\$725,000	\$700,000	96.6%	124	\$151
6339 NW MICHAELBROOK LN	\$760,000	\$750,000	98.7%	12	\$221
2049 NW LAKE RD	\$685,000	\$613,500	89.6%	27	\$136
5823 NW EL REY DR	\$1,495,000	\$1,495,000	100.0%	58	\$253
2501 NW LACAMAS DR	\$670,000	\$645,000	96.3%	115	\$196
2816 NW WALDEN DR	\$649,900	\$649,900	100.0%	54	\$222
2421 NW LACAMAS DR	\$1,299,000	\$1,225,000	94.3%	41	\$217
4627 NW OREGON CT	\$999,985	\$985,000	98.5%	46	\$200
1640 NW LACAMAS DR	\$620,000	\$595,000	96.0%	199	\$219
2743 NW WALDEN DR	\$750,000	\$725,000	96.7%	85	\$184
2309 NW LACAMAS DR	\$1,088,600	\$1,075,000	98.8%	26	\$183
3144 NW LACAMAS DR	\$750,000	\$725,000	96.7%	38	\$230
3327 NW LACAMAS DR	\$2,100,000	\$1,950,000	92.9%	602	\$262
4930 NW SIERRA CT	\$1,075,000	\$1,000,000	93.0%	123	\$217
Sold Averages	\$976,249	\$938,100	96.1%	110	\$207