



Marty Williams
503-703-8768



Sandy Brewer
503-317-0728



Karen Harris
503-608-0883



Pat Gaines
503-327-4296



Elaine Simms
503-709-8187



Lanore Van Kleeck
503-307-8451



Elizabeth Young
503-806-6856



Market Update

August 2018



11725 SW Queen Elizabeth St. #A
King City OR 97224
www.kenmillerassociates.com

Recent Home Sales in King City

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
CONDO	11992 SW ROYALTY CT #13	2	2	984	\$235,000	\$238	Jun-18
HOUSE	16490 SW KING CHARLES AVE	2	2	1660	\$480,000	\$289	Jul-18
HOUSE	12445 SW KING GEORGE DR	2	1	1051	\$309,000	\$294	Jul-18
HOUSE	12430 SW KING GEORGE DR	2	1	1034	\$295,000	\$285	Jul-18
HOUSE	11890 SW KING GEORGE DR	2	2	1438	\$311,000	\$216	Jul-18
HOUSE	16325 SW KING CHARLES AVE	2	1.5	1135	\$298,500	\$262	Jul-18
HOUSE	16510 SW KING CHARLES AVE	2	2	1178	\$289,000	\$245	Jul-18
HOUSE	16688 SW QUEEN ANNE AVE	3	2	1330	\$303,500	\$229	Jul-18

Recent Home Sales in Summerfield

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
CONDO	15522 SW 114TH CT #50	2	2	1336	\$310,500	\$232	Jul-18
ATTACHED	9475 SW BRENTWOOD PL	2	2	1921	\$475,000	\$247	Jul-18
HOUSE	15370 SW OAKTREE LN	2	2	1492	\$366,000	\$245	Jul-18
HOUSE	15581 SW SUMMERFIELD LN	2	2	1534	\$457,810	\$298	Jul-18
HOUSE	15640 SW OLD ORCHARD PL	2	2	1204	\$347,495	\$288	Jul-18
CONDO	10850 SW MEADOWBROOK DR #54	2	2	1016	\$180,000	\$177	Jul-18
HOUSE	15885 SW ALDERBROOK CIR	2	2	1226	\$340,000	\$277	Jul-18
ATTACHED	15925 SW GREENS WAY	2	2	1265	\$339,000	\$267	Jul-18

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
CONDO	16363 SW 130TH TER #97	2	2	1128	\$253,120	\$224	Mar-18
CONDO	16345 SW 130TH TER #52	2	2	1002	\$245,000	\$244	Apr-18
CONDO	16321 SW 130TH TER #56	2	2	1042	\$250,000	\$239	May-18
CONDO	16146 SW 130TH TER #4	2	2	1002	\$245,000	\$244	May-18
CONDO	16345 SW 130TH TER #50	2	2	1002	\$245,000	\$244	Jun-18
CONDO	16345 SW 130TH TER #51	2	2	1200	\$262,500	\$218	Jun-18
HOUSE	16065 SW 130TH TER	2	2	1466	\$415,000	\$283	Jul-18
CONDO	16248 SW 130TH TER #24	2	2	1128	\$240,000	\$212	Jul-18

Client Testimonial

MARTY WILLIAMS sold us our condo and we couldn't be happier, we had already sold our old place and she worked very hard to make sure both escrows closed together. **MARTY** worked in a very professional manner making sure everything moved along smoothly. We would highly recommend **MARTY** for all of your real estate transactions.
Jim and Anne C.

Realtor Open House

1st Sunday
August 5th 1 - 4pm
King City
Summerfield
Highlands

Invite your friends and family to tour multiple properties For Sale

June Portland Residential Highlights: According to the Regional Multiple Listing Service the Portland metro area saw some cooler activity this June, but closed sales saw a gain over last month. At 2,946, closed sales slipped 7.6% below the 3,187 closings recorded last year in June 2017, but outpaced May 2018 (2,803) by 5.1%. Even so, June closings were last lower in 2014, when 2,617 were recorded for the month. New listings, at 4,515, ended 4.7% cooler than in June 2017 (4,739) and 3.2% cooler than last month in May 2018 (4,665). Pending sales fared similarly. There were 3,059 offers accepted, falling 6.0% below the 3,254 offers accepted last year in June 2017 and 4.4% below the 3,201 offers accepted last month in May 2018. Inventory rose to 2.1 months in June, with total market time holding steady at 37 days.

Year to Date Summary: Activity so far in 2018 is a little mixed compared to 2017. New listings (22,079) are up 2.7%. Pending sales (16,297) are down 1.7% and closed sales (14,546) are down 2.2%.

Average and Median Sale Prices: Comparing 2018 to 2017 through June of each year, the average sale price rose 6.2% from \$427,000 to \$453,400. In the same comparison, the median sale price rose 6.7% from \$375,000 to \$400,000.

More local sales activity is available at www.kenmillerassociates.com/monthsofinventory.htm

#1 Representing More Buyers and Sellers of Real Estate in King City, Summerfield, and the Highlands Year After Year than Any Other Local Real Estate Firm.

Curious about how much your home would sell for? Call us!

Statistical information obtained from public sources not guaranteed and should be verified.

NEIGHBORHOOD PROPERTIES FOR SALE

1st SUNDAY All Realtor Open House
55+ King City • Summerfield • Highlands
August 5th 1 - 4pm

Invite your friends and family to tour multiple properties For Sale



16700 SW MONTEREY LN King City **\$328,000**
2 Bedrooms 2 Baths Total SQFT: 1582
 Raising the bar in Garden Villa!! Features custom tile in kitchen and bathrooms, plus oak millwork and chandeliers. Extra windows (some vinyl), skylights and vaulted ceilings for bright spacious feeling. Hardwood floors in main living area. Custom oak mantle and surround around fireplace. Newer outlets and switches. Rare 2 bedrooms plus den.



12265 SW IMPERIAL AVE King City **\$174,900**
2 Bedrooms 1 Bath Total SQFT: 936
 Sweet Lower Level 2 Bedroom King City 55+ Condo. Nice Covered Entry Patio. Eating Bar & Large Pantry in Kitchen. Nice sized Walk-in Closets in both Bedrooms. Updated Tub/Shower/Door, Toilet, Lighting & Heat Lamp in Bath. Ceiling Fans in Dining Rm and Both Bedrooms. Washer And Dryer included.



16580 SW KING CHARLES AVE King City **\$414,000**
2 Bedrooms 2 Baths Total SQFT: 1392
 WOW!! Updated to the max with new flooring throughout, new appliances, doors and millwork. Newer vinyl windows and doors. Cabinets have all been professionally re-stained. Fabulous golf course location with a view of the 9th and 10th tee. Enjoy watching the golfers from your Living room, Dining/Family room, Den/2nd Bedroom or Covered Patio.



12649 SW PRINCE EDWARD CT #E King City **\$268,000**
2 Bedrooms 2 Baths Total SQFT: 1257
 Step into this spacious single level condo with expansive territorial views including Mt. Hood. Updated kitchen with new countertops,backplash,range and dishwasher, newer carpet in LR, DR and hall, vinyl windows, newer minisplit in LR, newer 200 amp electric panel. Nothing to do but move in!! Large covered patio is perfect for enjoying sunrises over Mt. Hood.



15885 SW ALDERBROOK CIR Summerfield **\$349,900**
2 Bedrooms 2 Baths Total SQFT: 1226
 Sought after 1 level, 2 bd/2bath home in the great community of Summerfield. Large kitchen with lots of cabinets and counters. Eating area looks out at great view of the 9th fairway to watch the birds. Light and bright living and dining area. Laundry room inside house. Extra large lot. Double car garage with lots of storage.



16874 SW RIVIERA DR King City **\$295,000**
2 Bedrooms 2 Baths Total SQFT: 1196
 One level townhome in sought after Garden Villa community through the manicured courtyard to the spacious entry and family room which opens into a beautifully landscaped full sun backyard with oversize deck. Well maintained interior with maple cabinets in kitchen, quartz countertops and Bosch dishwasher. Economical heat pump, vinyl windows.



11890 SW KING GEORGE DR King City **\$311,000**
2 Bedrooms 2 Baths Total SQFT: 1438
 Great home with lots of light and wonderful view of the 9th fairway. Large corner living room, dining room, kitchen with eating area, big laundry room off kitchen, & could make a 3rd bedroom. Choose your updates to make it your own. Covered patio for relaxing and watching the activity on the golf course. Enjoy King City's resort style living and activities.



16585 SW ROYALTY PKWY King City **\$305,000**
2 Bedrooms 2 Baths Total SQFT: 1304
 Sought after one level, 2 bd., 2 ba., home with family room and active 55+ community. Hardwood floors, vinyl windows, recessed lighting in ceiling and floors, solar panels, master bedroom with walk-in closet. Kitchen has granite countertops, stainless steel appliances, w/d included. Low maintenance yard. Enjoy all of the amenities King City has to offer.

Curious about how much your home would sell for? Call one of us!



10955 SW MEADOWBROOK DR #16 Summerfield **\$172,000**
1 Bedroom 1 Bath Total SQFT: 748
 Bright & cozy remodeled upper Condo unit in the great community of Summerfield. Beautiful laminate floors, ceiling fan in dining room, updated kitchen including cabinets, pantry, built-in microwave, open to the living space & more. Updated bathroom w/new walk-in shower, counter & floor. Master has large walk-in closet.



15370 SW OAKTREE LN Summerfield **\$366,000**
2 Bedrooms 2 Baths Total SQFT: 1492
 Brand New Roof, Gutters, & Exterior Paint on the Popular Mark XV 1-level Floor Plan. Vaulted Living Rm Ceiling, Family Rm has New Gas Fireplace w/Remote for Chilly Mornings. Entry Courtyard & Low Care Fenced Yard...Updates include New A/C, Laminate Wood Floor, Countertop Resurfacing, New Bathroom Floors, Toilets, Microwave, Elec Panel.



16695 SW MONACO LN King City **\$345,000**
2 Bedrooms 2.5 Baths Total SQFT: 1560
 Beautifully remodeled, including removing walls, new doors, ceilings, cabinetry, appliances, flooring, planter, shutters, gas fireplace & more. All new & you need to see this to believe. There is a gated private courtyard in front and a lovely patio in back. Spacious with new open concept living area. Enjoy the gas fireplace.



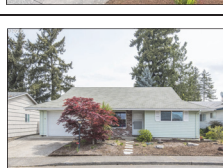
15581 SW SUMMERFIELD LN Summerfield **\$ 457,810**
2 Bedrooms 2 Baths Total SQFT: 1534
 1-Level Living in Updated Mark 15 Floor Plan on the 3rd Fairway. Kitchen has New Cabinets with Soft Close, Slab Granite, Gas Stove & SS Appliances. Beautiful Acacia Wood Floors, New Carpet in Bedrooms, Updated Bathrooms, New Slate & Mantle surrounds Gas Fireplace. Large Patio borders the Golf Course. Easy Care Landscaping.



16325 SW KING CHARLES AVE King City **\$298,500**
2 Bedrooms 1.5 Baths Total SQFT: 1135
 One owner, meticulously cared for home in premier 55+ community. Sought after inside, heated laundry room with lots of storage. Energy efficient vinyl windows, forced air gas heat and central air make life comfortable. All appliances in kitchen, plus washer and dryer included. Freshly painted throughout, including the oversize 2 car garage.



12823 SW OVERGAARD ST Highlands **\$429,900**
2 Bedrooms 2 Baths Total SQFT: 1624
 Situated on a Corner Lot, this Spacious 1 level home has Abundant Light & Easy Living in 55+ Highlands Community. You will Love the Plantation Shutters, Solar Panels, Gas Stove, Walk-in Pantry, Huge Walk-in Closet. Spacious Master Bedroom with Tile Shower, Soak Tub & Dressing Table. Family Rm w/Built-ins & Fireplace. Living Rm has Vaulted Ceilings and Fireplace.



16700 SW QUEEN ANNE AVE King City **\$283,000**
2 Bedroom 1 Bath Total SQFT: 1081
 Look no further--beautifully remodeled, open kitchen with white cabinets, granite tile, gas cooktop, stainless steel and more cabinets than you will know what to do with. Large walk-in closet and more. Upgraded gas fireplace surrounds in kitchen. Tile floor and countertops in full bathroom. Hardwood in bedrooms and entry 96% efficient gas furnace and AC



16510 SW KING CHARLES AVE King City **\$299,900**
2 Bedrooms 2 Baths Total SQFT: 1178
 Sought after King city one level located in quiet neighborhood. Some hardwood floors under carpet. Huge covered patio with doors from dining room and master bedroom. Updated kitchen with new tub! Easy care landscaping in both front and back yard. Time to enjoy all King City has to offer. Extra large double car attached garage with ample storage.



10075 SW HIGHLAND DR Summerfield **\$349,900**
2 Bedrooms 2 Baths Total SQFT: 1348
 Situated on a corner lot at the end of the street with a View of the Rose Garden. You will love the Large Living Area with Gas Fireplace & Lots of Windows & Light. Spacious Master Suite has Walk-in Closet & Walk-in Shower. Partially Covered Patio in Lovely Backyard. Central A/C...New Roof in 2017, Fresh Interior Paint. Large Attached DBL Garage w/Storage.



15760 SW OAK MEADOW LN Summerfield **\$416,000**
2 Bedrooms 2 Baths Total SQFT: 1404
 Beautifully Updated luxury home in the great 55+ community of Summerfield. 1404 sq ft. sought after 2 bd/2b. with DEN, open floor plan! Large covered deck. Newer hot water heater, gas furnace. Remodeled bathrooms. Vinyl energy efficient windows. New siding installed within the last two years. Double garage with storage. Quiet private fenced in back yard.