

CMA Report

Listing of 08/12/08 at 9:25am
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RESIDENTIAL

ACTIVE Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | \$/SqFt | CDOM | Orig Price | List Price |
|-------------------------|-------|-------|-----------------|------|---------------------|---------|------|----------|-------------------|------|------------|-----------------------|
| 3826 Pleasant Hill Rd | Kelso | 1, A1 | 3 | 1 | 1,040 | 1.700ac | 1930 | 06/04/08 | 76.83 | 131 | 89,900 | 79,900 |
| 1104 S Pacific Ave | Kelso | 1, A1 | 3 | 1 | 1,256 | 0.109ac | 1927 | 03/26/08 | 87.58 | 125 | 125,000 | 110,000 |
| 212 Ostrander Ave | Kelso | 1, A1 | 3 | 1 | 1,320 | 0.340ac | 1900 | 04/09/08 | 102.27 | 302 | 139,900 | 135,000 |
| 330 Rollingwood Dr | Kelso | 1, A1 | 3 | 1.50 | 1,152 | 0.200ac | 1980 | 07/17/08 | 134.55 | 26 | 155,000 | 155,000 |
| 113 Maryhill Rd | Kelso | 1, A1 | 3 | 1 | 920 | | 1973 | 02/14/08 | 173.91 | 180 | 172,000 | 160,000 |
| 504 Bates Rd | Kelso | 1, A1 | 3 | 1.50 | 1,568 | 0.200ac | 1930 | 07/22/08 | 107.78 | 21 | 169,000 | 169,000 |
| 105 Maryhill Dr | Kelso | 1, A1 | 3 | 2 | 1,700 | 0.220ac | 1971 | 01/04/08 | 99.71 | 221 | 172,500 | 169,500 |
| 109 Shadywood Ln | Kelso | 1, A1 | 3 | 1.50 | 1,680 | 0.240ac | 1974 | 06/26/08 | 103.57 | 47 | 175,000 | 174,000 |
| 1440 Ostrander Rd | Kelso | 1, A1 | 3 | 1 | 1,200 | 7840sf | 1971 | 06/08/08 | 145.75 | 62 | 174,900 | 174,900 |
| 1736 Ostrander Rd | Kelso | 1, A1 | 3 | 2 | 1,792 | 5.000ac | 1988 | 03/18/08 | 106.03 | 147 | 249,000 | 190,000 |
| 170 Home Town | Kelso | 1, A1 | 3 | 1.50 | 1,106 | 0.750ac | 1998 | 05/20/08 | 176.31 | 84 | 195,000 | 195,000 |
| 268 Alpenridge | Kelso | 1, A1 | 4 | 2 | 2,100 | 5.950ac | 2000 | 05/25/08 | 102.38 | 79 | 229,500 | 215,000 |
| 306 Holcomb Rd | Kelso | 1, A1 | 2 | 1.50 | 1,618 | 1.400ac | 1940 | 03/10/08 | 132.88 | 336 | 215,000 | 215,000 |
| 3300 N Pacific Ave | Kelso | 1, A1 | 3 | 2 | 1,456 | 5.170ac | 1992 | 06/26/08 | 155.91 | 47 | 227,000 | 227,000 |
| 118 Deer Park Ln | Kelso | 1, A1 | 4 | 1.50 | 2,464 | | 1975 | 05/12/08 | 93.30 | 92 | 229,900 | 229,900 |
| 322 Rollingwood Dr | Kelso | 1, A1 | 4 | 2 | 2,680 | | 1980 | 03/10/08 | 91.38 | 155 | 249,000 | 244,900 |
| 122 Randa Rd | Kelso | 1, A1 | 3 | 2.75 | 2,560 | 0.450ac | 1969 | 06/24/08 | 128.52 | 49 | 319,000 | 329,000 |
| 302 McGeary Rd | Kelso | 1, A1 | 3 | 2 | 1,776 | 2.060ac | 2004 | 08/04/08 | 197.02 | 15 | 349,900 | 349,900 |
| 194 Cole Rd | Kelso | 1, A1 | 4 | 3 | 3,584 | 6.760ac | 1975 | 06/30/08 | 106.03 | 43 | 380,000 | 380,000 |
| 255 Astro Dr | Kelso | 1, A1 | 3 | 2.50 | 2,475 | 2.500ac | 2004 | 06/09/08 | 185.45 | 64 | 459,000 | 459,000 |
| 159 Lenora Ln | Kelso | 1, A1 | 6 | 3.50 | 4,199 | 3.060ac | 1997 | 03/07/08 | 142.89 | 158 | 649,900 | 599,999 |
| 311 Ostrander Rd | Kelso | 1, A1 | 5 | 3.50 | 4,534 | 3.320ac | 1920 | 07/24/08 | 143.36 | 19 | 650,000 | 650,000 |
| Listing Count 22 | | | Averages | | 2,008 | | | | 126.97 | 109 | 262,518 | 255,091 |
| | | | | | High 650,000 | | | | Low 79,900 | | | Median 205,000 |

SOLD Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | Date | \$/SqFt | CDOM | Orig Price | List Price | Sale Price | SP%LP |
|------------------------|-------|----------|------------------------|------|---------------------|---------|------|----------|-------------------|------|------------|------------|-----------------------|--------|
| 205 Donation St | Kelso | 1, A1 | 2 | 1 | 808 | | 1958 | 05/02/08 | 122.52 | 247 | 109,900 | 102,900 | 99,000 | 96.20 |
| 230 Rollingwood Dr | Kelso | 1, A1 | 3 | 2 | 1,296 | 0.190ac | 1989 | 07/15/08 | 92.21 | 79 | 121,900 | 114,900 | 119,500 | 104.00 |
| 126 Red Row Rd | Kelso | 1015, A1 | 2 | 1 | 952 | 0.350ac | 1910 | 07/22/08 | 141.81 | 108 | 135,000 | 135,000 | 135,000 | 100.00 |
| 106 Rollingwood Dr | Kelso | 1, A1 | 4 | 1.50 | 1,672 | 10890sf | 1971 | 06/17/08 | 86.66 | 49 | 144,900 | 144,900 | 144,900 | 100.00 |
| 107 Bellevue Pl | Kelso | 1, A1 | 3 | 1.75 | 1,269 | 12196sf | 1967 | 07/24/08 | 124.11 | 66 | 159,000 | 159,000 | 157,500 | 99.10 |
| 3362 N Pacific Ave | Kelso | 1, A1 | 3 | 2 | 3,048 | 0.870ac | 1977 | 06/23/08 | 86.61 | 58 | 289,900 | 289,900 | 264,000 | 91.10 |
| 247 Hometown Dr | Kelso | 1, A1 | 5 | 3.50 | 2,864 | 2.000ac | 1999 | 05/02/08 | 97.42 | 303 | 315,000 | 299,900 | 279,000 | 93.00 |
| 135 Coal Mine Rd | Kelso | 1, A1 | 3 | 2.25 | 1,890 | 4.680ac | 1981 | 02/25/08 | 150.79 | 475 | 380,000 | 299,000 | 285,000 | 95.30 |
| 3507 Mt. Brynion Rd | Kelso | 1, A1 | 4 | 3 | 2,435 | 3.980ac | 1992 | 04/11/08 | 153.59 | 45 | 399,000 | 399,000 | 374,000 | 93.70 |
| Listing Count 9 | | | Averages | | 1,804 | | | | 117.30 | 159 | 228,289 | 216,056 | 206,433 | 95.55 |
| | | | | | High 374,000 | | | | Low 99,000 | | | | Median 157,500 | |
| Report Count 31 | | | Report Averages | | 1949 | | | | 124.17 | 124 | 252,581 | 243,758 | 206,433 | |

Presented By: Larry Cowan / Coldwell Banker Flaskerud Phone: 360-749-4753

Featured properties may not be listed by the office/agent presenting this brochure.

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