

CMA Report



Listing as of 06/12/08 at 9:27am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
105 Shawnee	Kelso	1, A1	2	1.75	960	0.390ac	1970	02/28/08	72.81	166	75,000	69,900
1405 N 3rd	Kelso	1, A1	1	1	0	3400sf	1941	04/24/08	0.00	445	79,900	79,900
1502 Ross Ave	Kelso	1, A1	2	1	800		1940	04/17/08	135.63	117	107,900	108,500
505 Cowlitz Way	Kelso	1, A1	2	1	885	5000sf	1930	07/14/08	129.94	29	125,000	115,000
601 Croy St	Kelso	1, A1	4	1.50	1,416	10000sf	1946	07/08/08	84.75	35	120,000	120,000
1419 N 2nd Ave	Kelso	1, A1	4	1	1,394		1925	05/21/08	87.88	83	125,000	122,500
1402 N 2nd Ave	Kelso	172, A1	2	1.25	1,064	7600sf	1923	03/17/08	117.48	147	125,000	125,000
1506 N 1st Ave	Kelso	1, A1	2	1	870	7952sf	1945	02/22/08	145.98	172	129,900	127,000
1424 N 1st Ave	Kelso	1, A1	2	1	1,224	11875sf	1928	03/12/08	118.38	153	149,000	144,900
1105 N 7th Ave	Kelso	1, A1	3	1	1,183	5000sf	1971	05/28/08	125.95	76	155,000	149,000
504 Crawford	Kelso	1, A1	3	1.50	1,819	4000sf	1950	05/04/08	85.21	100	160,000	155,000
616 N 4th Ave	Kelso	1, A1	3	1.75	1,490	0.085ac	1978	05/21/08	114.03	83	169,900	169,900
704 Crawford	Kelso	1, A1	3	2	1,248		2006	04/08/08	140.14	126	190,000	174,900
204 Veys Ave	Kelso	1, A1	3	1.50	1,300	8276sf	1968	05/20/08	142.23	84	184,900	184,900
1301 Cowlitz Way	Kelso	1, A1	6	2	3,362		1925	02/21/08	57.97	173	205,000	194,900
87 Veys Dr	Kelso	1, A1	3	2	1,976		1965	06/01/08	110.32	72	224,900	218,000
129 Cowlitz Gardens	Kelso	1, A1	4	1	1,344	0.690ac	1939	01/22/08	163.65	203	229,000	219,950
4502 Pleasant Hill Rd	Kelso	1, A1	3	1	1,296	1.650ac	1925	12/05/06	173.61	483	275,000	225,000
305 Hardy Rd	Castle Rock	1, A1	3	2	1,440	2.340ac	1977	05/16/08	159.72	88	250,000	230,000
111 Tilla Dr	Kelso	1, A1	4	2.75	2,595	0.800ac	1978	04/16/08	96.30	758	259,000	249,900
103 Cowlitz Gardens Ln	Kelso	1, A1	3	1.50	2,702	0.950ac	1939	02/20/08	121.76	174	345,900	329,000
3849 Pleasant Hill Rd	Kelso	1, A1	3	1	1,712	12.270ac	1866	08/22/07	192.70	356	349,000	329,900
1626 N 2nd Ave	Kelso	1, A1	2	1	1,089	7.000ac	1948	07/28/08	449.04	15	489,000	489,000

Listing Count 23

Averages	1,508	137.52	180	196,665	188,350
High	489,000	Low	69,900	Median	169,900

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
1702 N Pacific Ave	Kelso	1, A1	2	1	1,194	0.372ac	1940	07/16/08	58.63	14	95,000	95,000	70,000	73.70
1646 N Pacific	Kelso	1, A1	2	1	0	0.290ac	1940	04/10/08	0.00	71	99,900	94,500	95,000	100.50
1407 N 4th Ave	Kelso	1, A1	3	1	988		1943	06/25/08	98.68	63	104,500	99,500	97,500	98.00
1519 N 2nd Ave	Kelso	1, A1	3	1	1,406	0.131ac	1938	04/18/08	72.19	16	104,500	104,500	101,500	97.10
215 Shawnee	Kelso	1, A1	2	1	1,092	0.420ac	1963	03/07/08	92.95	32	101,500	101,500	101,500	100.00
1313 Bowmont	Kelso	1, A1	2	1	900		1947	03/05/08	140.56	148	139,900	129,999	126,500	97.30
1414 N 4th	Kelso	1, A1	3	1	1,332		1950	07/29/08	96.10	9	129,000	129,000	128,000	99.20
1001 Lord St	Kelso	1, A1	2	1	1,730	10000sf	1944	03/21/08	75.58	86	145,000	145,000	130,750	90.20
159 Williams	Kelso	1, A1	2	1	1,280	17820sf	1936	06/20/08	103.13	34	133,500	127,500	132,000	103.50
404 Burcham St	Kelso	1, A1	2	1	1,904	7440sf	1930	05/06/08	70.12	14	139,900	139,900	133,500	95.40
113 Ineer St	Kelso	1, A1	2	1	1,140	5000sf	1925	05/06/08	117.46	77	149,900	134,900	133,900	99.30
1205 N 1st Ave	Kelso	1, A1	3	1	1,133	5000sf	1941	03/07/08	119.06	93	139,900	129,900	134,900	103.80
156 N Maple	Kelso	1, A1	3	2	1,213	0.480ac	1993	07/16/08	114.59	15	139,000	139,000	139,000	100.00
504 N 8th Ave	Kelso	1, A1	3	2	1,250	4500sf	1920	04/18/08	120.00	1	150,000	150,000	150,000	100.00
905 Crawford St	Kelso	1, A1	3	2	1,083	3800sf	1930	03/04/08	143.12	127	164,900	164,900	155,000	94.00
805 N 6th Ave	Kelso	1, A1	3	1	1,830	0.344ac	1900	04/11/08	91.26	9	169,900	169,900	167,000	98.30

Listing Count 16

Averages	1,298	100.90	51	131,644	128,437	124,753	97.13
High	167,000	Low	70,000	Median	131,375		

Report Count 39

Report Averages	1350	122.67	127	169,990	163,770	124,753
------------------------	------	--------	-----	---------	---------	---------

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

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

(0040 -0)

Information From Reliable Sources, But Not Guaranteed.

Copyright ©2008 Rapattoni Corporation. All rights reserved.