



First American Title™



Property Development Profile

PREPARED FOR

Jim Collison
Windermere West Metro
503.680.5850
jim@currinco.com

SUBJECT PARCELS

6611 NE Chestnut St
Hillsboro, OR 97124
Washington County



Table Of Contents

6/9/2026

Site Data:

This shows various property characteristics such as assessed/market values, parcel and building size, land use, and improvement type.

Ownership:

The most recent vesting deed can be found here. If a parcel is owned by a commercial entity, there may be additional information identifying the principal.

Maps:

Aerial, Community, Assessor, Tax Lot, Zoning, Transit, Natural, Utilities*

Zoning Definition:

Full definition that will refer to the regulations describing how real property can be used within certain areas, and designating the type of operations allowed on a site.

Zonda*:

Up to date information and sales figures on new residential projects near your site.

Infographics

A brief visual overview based on Zip Code or Neighborhood. Includes demographic, lifestyle, and spending data.

**If available*



Ownership

Legal Owner(s): LEWIS LARRY C LIVING TRUST

Site Address: 6611 NE CHESTNUT ST Hillsboro, OR 97124

Mailing Address: 6611 NE CHESTNUT ST Hillsboro, 97124

Parcel #: 1N234AD-02100

APN: P2188775

County: Washington

Property Characteristics

Bedrooms:	Year Built: 1916	Lot SqFt:
Total Bathrooms:	Building SqFt: 1,800	Lot Acres: .45
Full Bathrooms:	First Floor SqFt:	Roof Type:
Half Bathrooms:	Basement SqFt:	Roof Shape:
Units:	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place:		Garage:
Air Conditioning:		Garage SqFt:
Heating Type:		Parking Spots:
		Pool:

Property Information

Land Use:	Zoning: SCR-OTC
Improvement Type:	School District: Hillsboro School District 1j
Legal Description:	Neighborhood: Hillsboro / Orenco
	Subdivision:

Assessor & Taxes

2024 Market Land: \$617,840	Taxes: \$.00
2024 Market Structure: \$159,450	% Improved: 20.51
2024 Market Total: \$777,290	Levy Code: 001.12
2024 Assessed Total: \$2,512	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price:
Prior Sale Date:	Prior Doc #:	Prior Sale Price:

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt:
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt:
2nd Mortgage Type:		



Ownership

Legal Owner(s): Lewis

Site Address: 6611 NE Chestnut St Hillsboro, OR 97124

Mailing Address: 6611 NE Chestnut St Hillsboro, OR 97124

Parcel #: 1N234AD-02100

APN: R726156

County: Washington

Property Characteristics

Bedrooms: 2

Total Bathrooms: 2.00

Full Bathrooms: 2

Half Bathrooms: 0.00

Units: 1

Stories:

Fire Place: N

Air Conditioning: Central

Heating Type: Forced air unit

Year Built: 1916

Building SqFt: 1,800

First Floor SqFt: 0

Basement SqFt: 1,040

Basement Type: Unspecified Baseme

Lot SqFt: 19,602

Lot Acres: .45

Roof Type: Composition Shingle

Roof Shape: GABLE

Porch Type:

Building Style:

Garage: Detached Garage

Garage SqFt: 396

Parking Spots: 1

Pool:

Property Information

Land Use: RESIDENTIAL

Improvement Type: Single Family Residential

Legal Description: ORENCO TOWNSITE, BLOCK 5, LOT 7,8,9, PLUS PART VACATED ALLEY, ACRES 0.45

Zoning: SCR-OTC

School District: Hillsboro School District 1j

Neighborhood: Hillsboro / Orenco

Subdivision: ORENCO TOWNSITE

Assessor & Taxes

2026 Market Land: \$645,570

2026 Market Structure: \$158,120

2026 Market Total: \$803,690

2026 Assessed Total: \$259,960

2024 Taxes: \$4,125.46

% Improved: 20.51

Levy Code: 001.12

Millage Rate:

Sale History

Last Sale Date:

Doc #:

Last Sale Price: \$

Prior Sale Date:

Prior Doc #:

Prior Sale Price: \$

Mortgage

1st Mortgage Date:

Doc #:

1st Mortgage Amt: \$

1st Mortgage Type:

1st Mortgage Lender:

2nd Mortgage Amt: \$

2nd Mortgage Type:

Washington County, Oregon
03/14/2025 11:52:08 AM
D-DBS Cnt=1 Stn=2 S AKINS
\$10.00 \$5.00 \$11.00 \$60.00 - Total = \$86.00

2025-011291



I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

AFTER RECORDING RETURN TO:
MOORE & WELLIVER
2002 PACIFIC AVENUE
FOREST GROVE, OR 97116

SEND TAX STATEMENTS TO:
LARRY C. LEWIS, CO-TRUSTEE
SHELBY L. FASSOLD, CO-TRUSTEE
6611 NE CHESTNUT STREET
HILLSBORO, OR 97124

APN: R726156
SITUS: 6611 NE CHESTNUT ST.
HILLSBORO, OR 97124

BARGAIN AND SALE DEED

LARRY C. LEWIS, surviving spouse of SUSAN G. LEWIS, Grantor, hereby conveys to LARRY C. LEWIS and SHELBY L. FASSOLD, Co-Trustees, or the Successor Trustee under the LARRY C. LEWIS LIVING TRUST dated February 25, 2025, and any amendments thereto, Grantee, all of Grantor's right, title and interest in and to the real property situated in Washington County, Oregon, being more particularly described as follows:

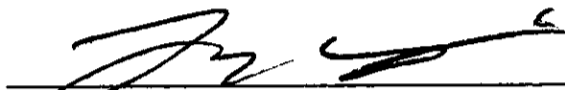
Lots 7, 8, and the West one-half of Lot 9, Block 5, ORENCO TOWNSITE, in the County of Washington and State of Oregon.

TOGETHER WITH that portion of unnamed alley lying adjacent to the North which inured thereto, pursuant to Resolution and Order No. 84-173 recorded August 31, 1984 as Fee No. 84035090.

The true consideration for this conveyance is \$0. The purpose of this Bargain and Sale Deed is to transfer all of Grantor's right, title, and interest in the property described above to Grantor's Trust as an estate planning transfer.

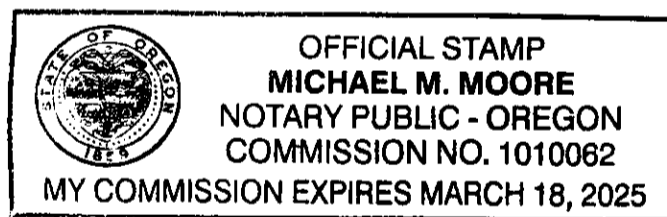
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

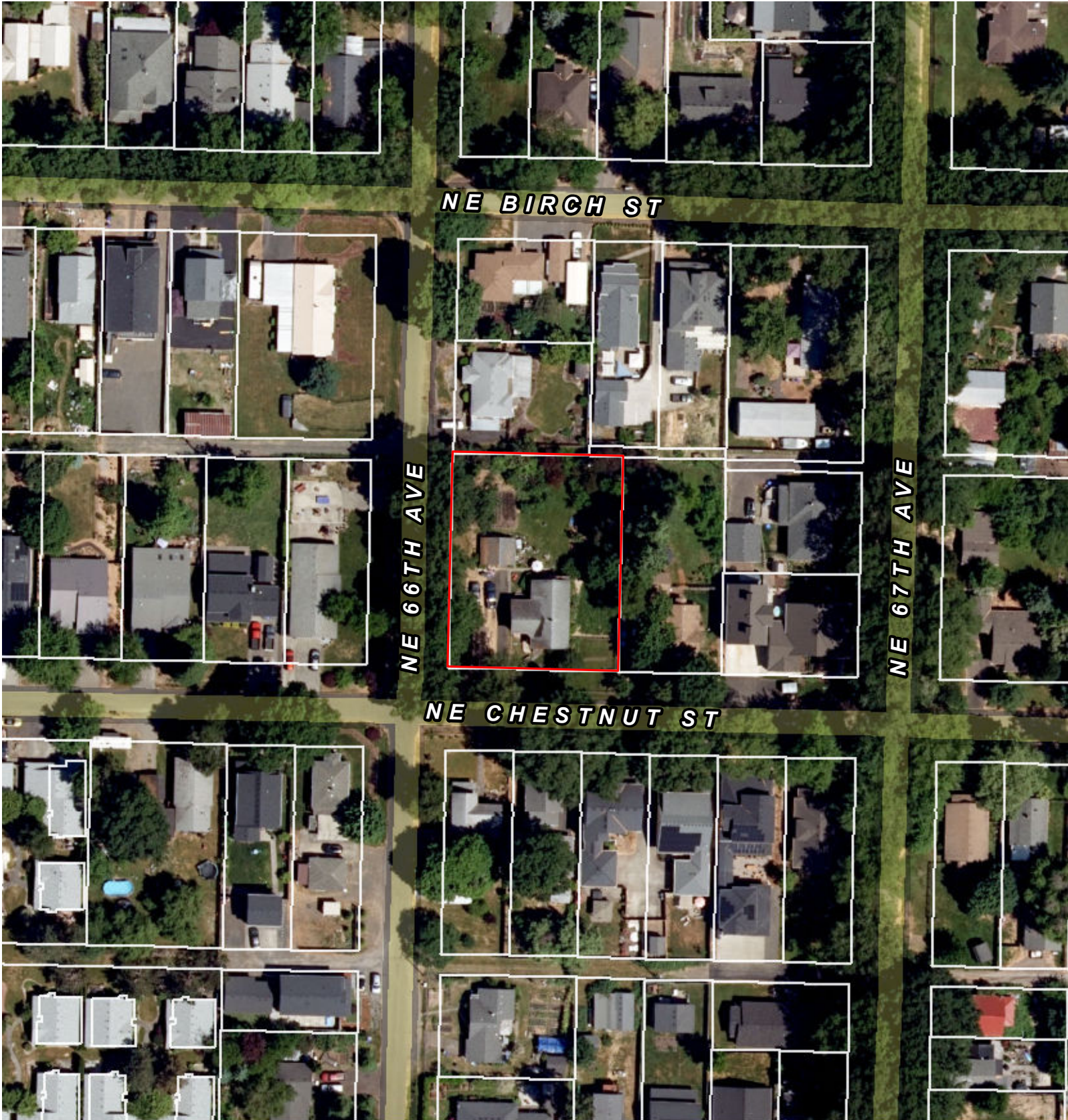

Larry C. Lewis, Grantor

STATE OF OREGON)
) ss February 25, 2025.
County of Washington)

Personally appeared the above named Larry C. Lewis and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon



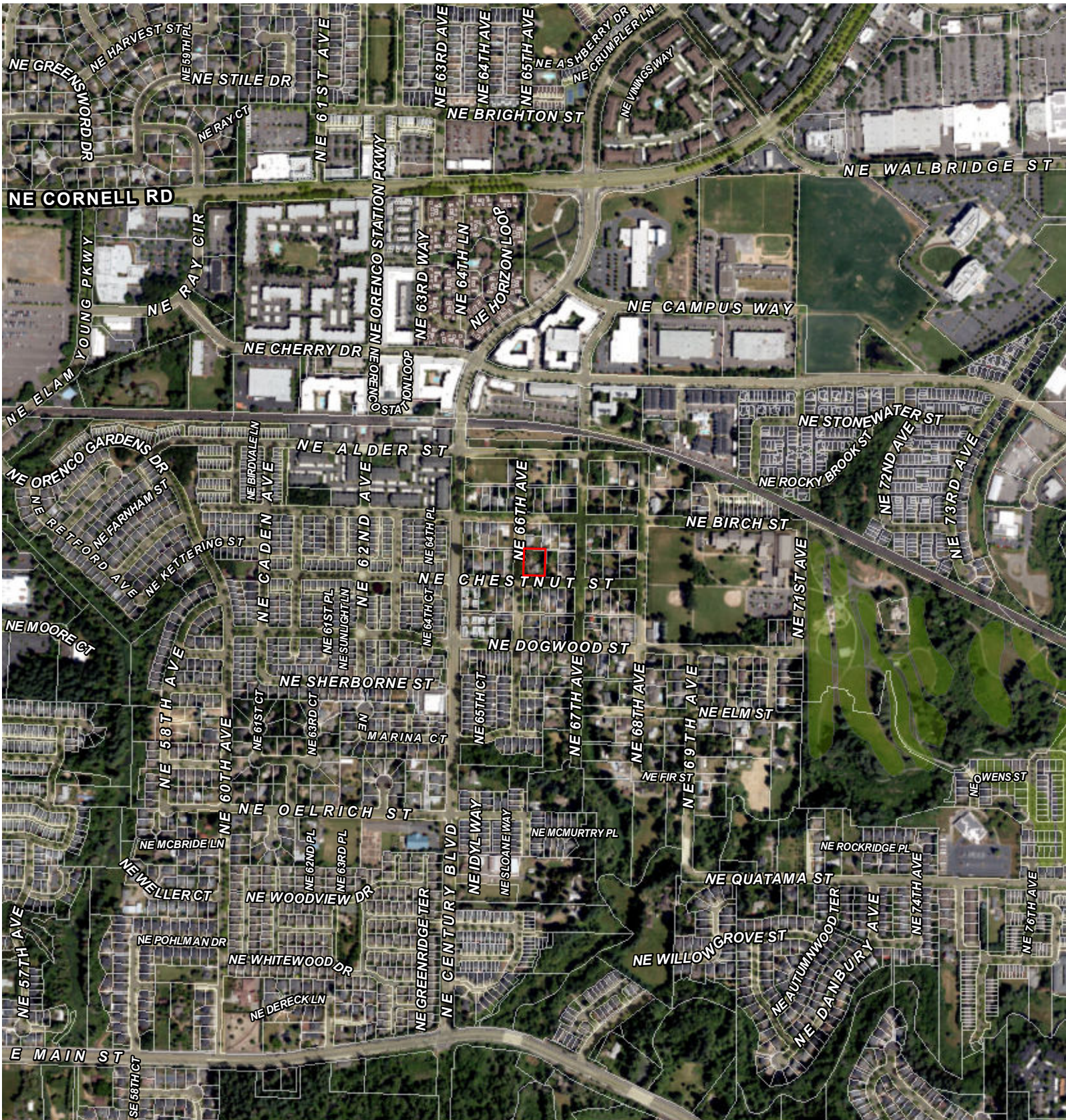
Aerial



Subject



Taxlot



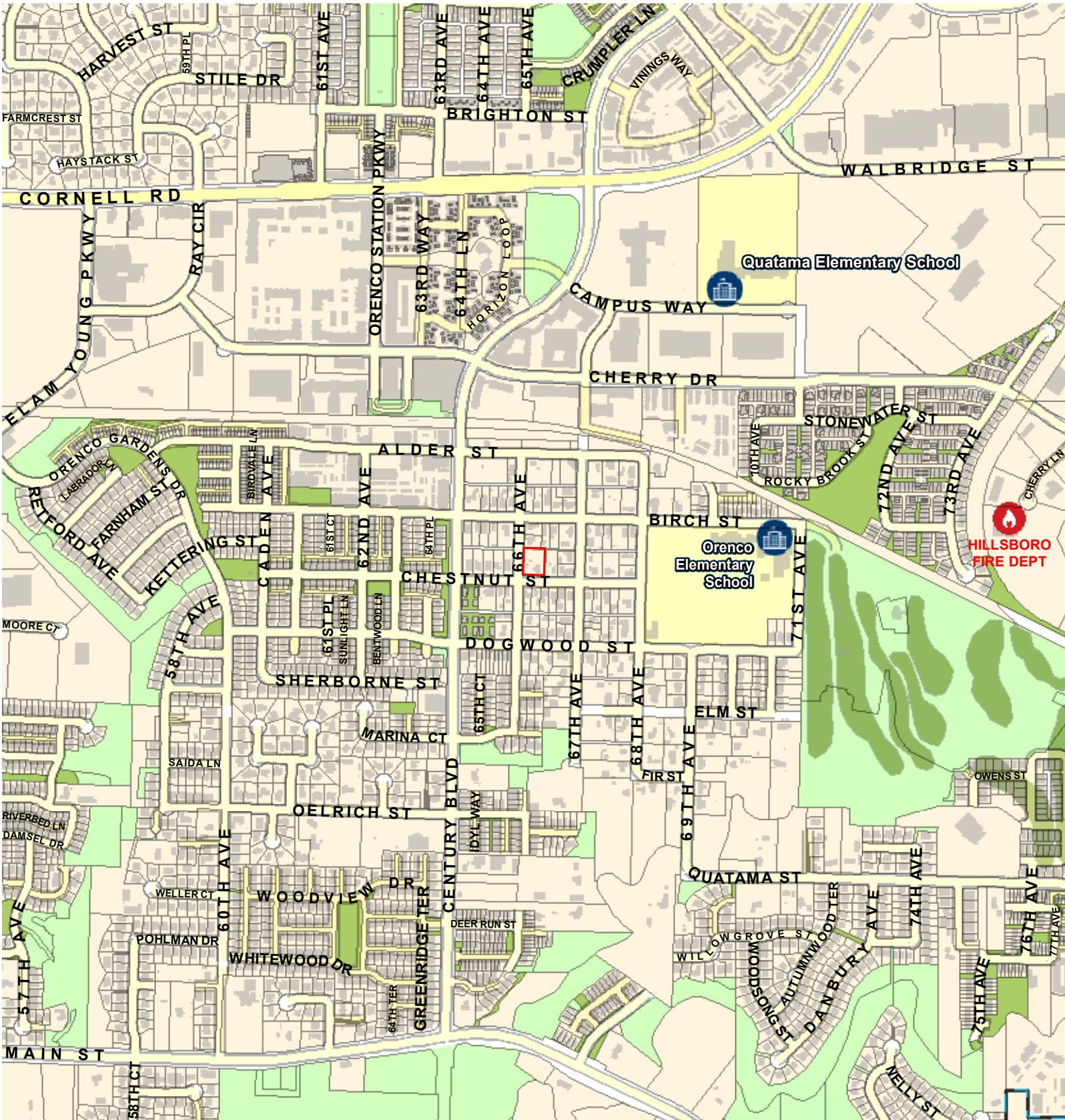
Aerial










Subject



Taxlot



Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks



Taxlot

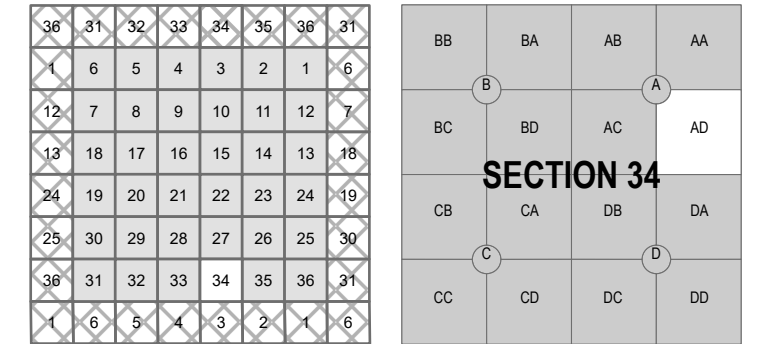
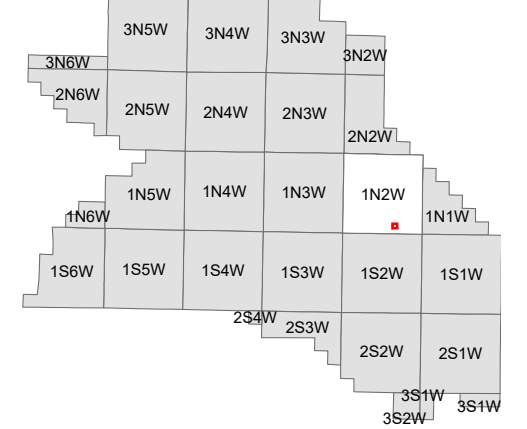


Subject



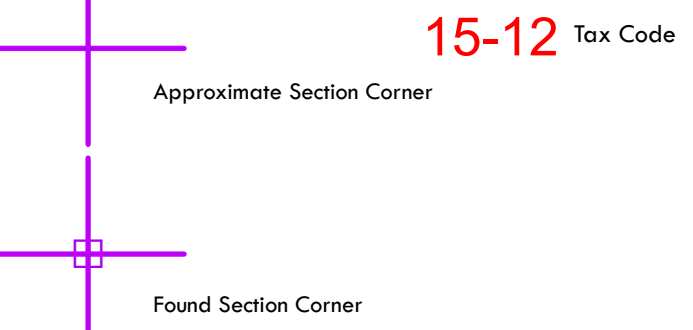
Taxlot

WASHINGTON COUNTY OREGON
SE 1/4 NE 1/4 SECTION 34 T1N R2W
SCALE 1"= 100'

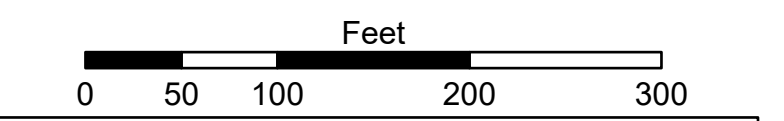


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

- Plat Lot Corner
- Adjusted Lot Corner
- Lot Corner in Road
- * Urban Land Hook
- ⊙ Initial Point of Plat
- ⊙ Approximate DLC Corner
- Found DLC Corner
- + Stationing
- Taxlot Line
- - - Old Lot Line
- - - Plat Boundary
- - - Easement ROW
- - - Easement Centerline
- - - Condo Unit Boundary
- - - Public Road Centerline
- - - Railroad Centerline
- - - Stream
- - - Donation Land Claim
- - - Tax Code Line

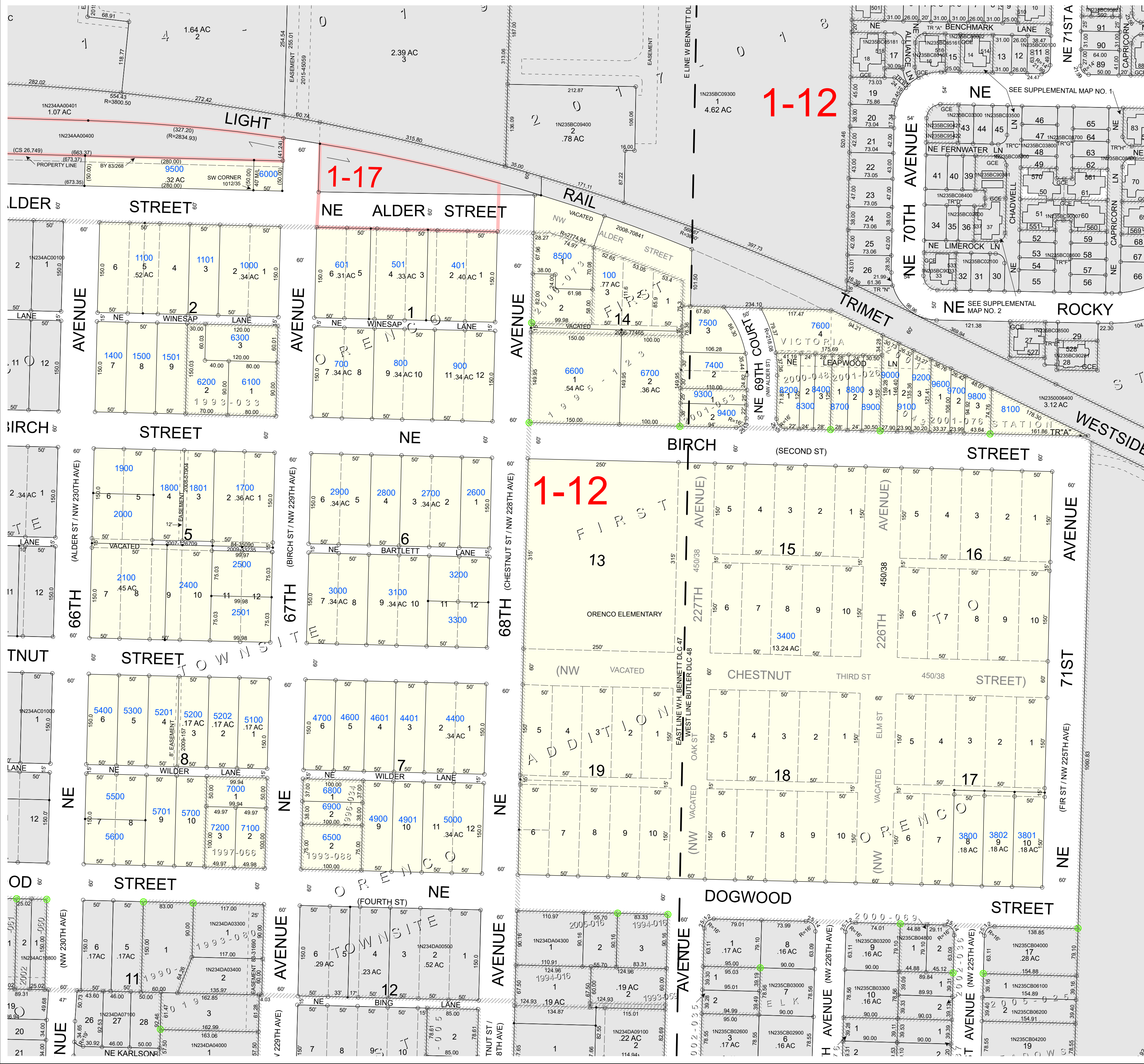


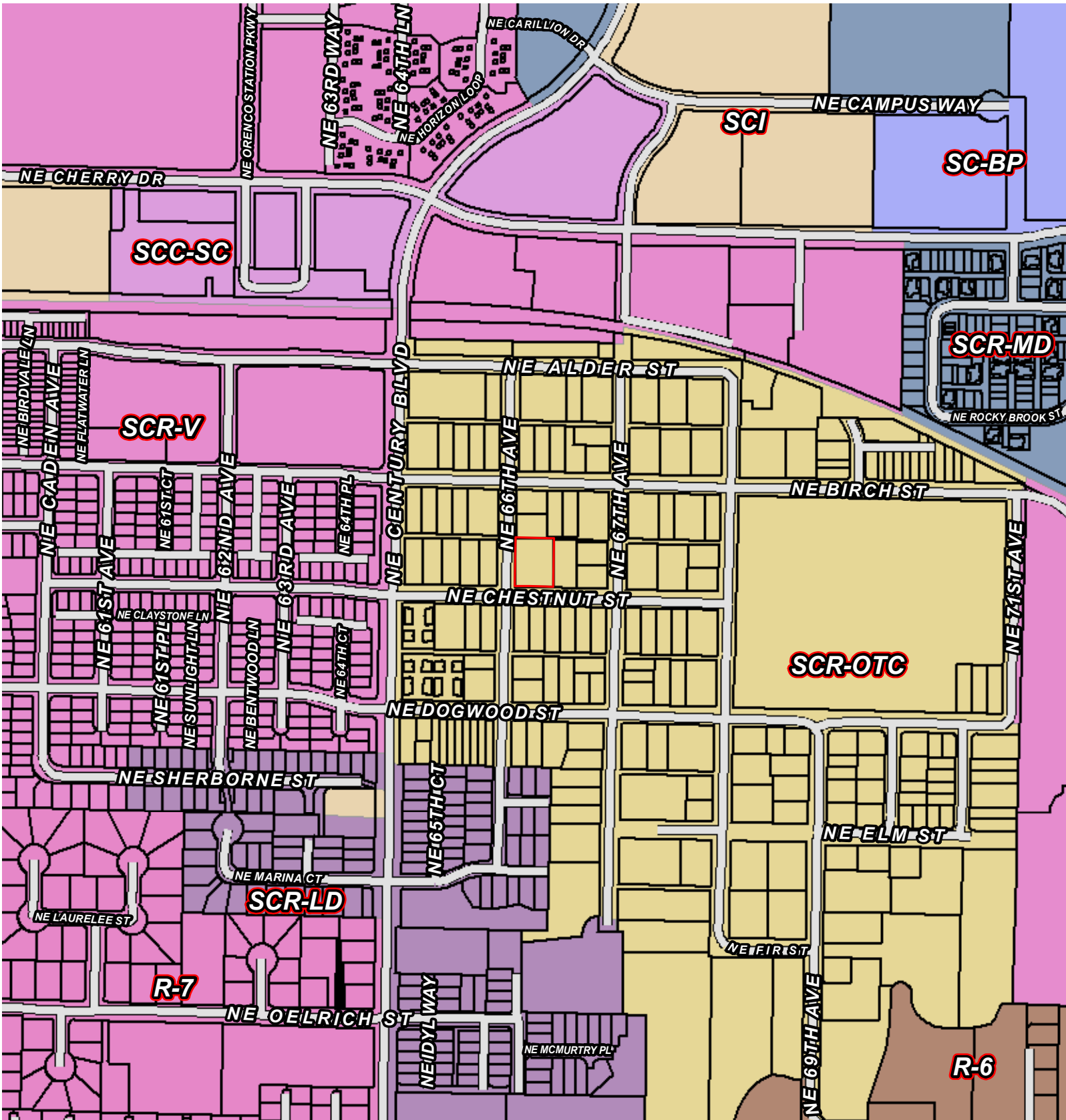
Cancelled Taxlots For: 1N234AD
1200, 1300, 2200, 2300, 3500, 3600, 3700, 3900, 4000, 4300, 4500, 600, 400, 4100, 4200, 200, 500, 1600, 4800, 300, 5900, 5800, 101, 7700, 7800, 7900, 7300, 8000, 8600, 3401, 7401, 5101



PLOT DATE: 1/22/2025
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.





Zoning



Subject



Taxlot

§ 12.21.700. SCR-OTC Station Community Residential – Orenco Townsite Conservation.

The SCR-OTC zone includes the following sections:

- 12.21.710 Purposes
- 12.21.720 Housing Types
- 12.21.730 Uses
- 12.21.740 Accessory Uses Permitted by Right
- 12.21.750 Development Standards
- 12.21.760 Variances and Adjustments
- 12.21.770 Other Pertinent Regulations

(Ord. 6401 § 1, 2022)

§ 12.21.710. Purposes.

- A. Preserve the Historic Orenco Townsite. The SCR-OTC zone implements the SCPA Station Community Planning Area Comprehensive Plan designation in the historic Orenco neighborhood, conserving the historic lotting pattern, open space and architectural character of the townsite, providing opportunities for rehabilitation of existing buildings and construction of compatible new development.
- B. Provide Transit-Supportive Housing Options. The SCR-OTC zone provides for the development of single detached dwellings, middle housing, and accessory dwelling units that are within reasonable proximity to the Orenco Light Rail Transit station.
- C. Preserve Neighborhood Livability. The SCR-OTC zone encourages livability in an existing historic neighborhood by allowing compatible non-residential uses such as schools, neighborhood commercial, and parks.

(Ord. 6322 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.21.720. Housing Types.

Table 12.21.720-1 lists housing types permitted in the SCR-OTC zone. Housing types are defined in Section 12.01.500.

Table 12.21.720-1: Housing Types Permitted in the SCR-OTC Zone		
Housing Type	Status	Notes
Single detached dwelling	P	
Duplex	P	
Triplex	P	
Quadplex	P	

Table 12.21.720-1: Housing Types Permitted in the SCR-OTC Zone		
Housing Type	Status	Notes
Townhouse	P	
Cottage Cluster	P	
Multiple-dwelling structure	N	
Manufactured dwelling	L	Permitted subject to additional standards in Section 12.40.190 and Orenco Plan District Townsite architectural standards in Section 12.62.500.
Manufactured dwelling project	N	
Live-work dwellings	N	

(P) Permitted (C) Conditional (L) Limited (N) Not Permitted

(Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.21.730. Uses.

Table 12.21.730-1 lists the permitted, conditionally permitted, limited, and not permitted uses in the SCR-OTC zone.

Table 12.21.730-1: Use Categories in the SCR-OTC Zone		
Use	Status	Clarifications
Residential Use Categories		
Household Living	P	See Housing Types Table 12.21.720-1.
Group Living	L/N	Permitted for persons with disabilities with Director's Interpretation of Reasonable Accommodation (see Section 12.80.050); all other uses not permitted.
Residential Services	N	
Residential Business	N	
Commercial Use Categories - Only Categories Listed Below Permitted		

Table 12.21.730-1: Use Categories in the SCR-OTC Zone		
Use	Status	Clarifications
Commercial Lodging	L/C/N	Full-dwelling STRs subject to additional standards in Section 12.40.230. Bed and breakfast inns permitted with Conditional Use approval on lots abutting NE Alder St between NE 68th Ave and NE Century Blvd and subject to additional standards in Section 12.40.130. All other uses not permitted.
Eating and Drinking Establishments	L	Small-scale eating and drinking establishment uses permitted on lots abutting NE Alder St between NE 68th Ave and NE Century Blvd.
Office	L	Small-scale office uses permitted on lots abutting NE Alder St between NE 68th Ave and NE Century Blvd. Psilocybin facilities permitted, subject to additional standards in Section 12.40.215.
Retail Products and Services	C/L/N	Small-scale retail products and services uses permitted on lots abutting NE Alder St between NE 68th Ave and NE Century Blvd. Minor assembly facilities permitted with Conditional Use approval and subject to additional standards in Section 12.40.210. All other uses not permitted.
Industrial Use Categories - Not Permitted		
Institutional Use Categories		
Colleges and Universities	N	
Community Services	L/C	Emergency shelters are permitted subject to additional standards in Section 12.40.107; all other uses permitted with Conditional Use approval.
Detention Facilities	N	
Hospitals	N	
Major Assembly Facilities	C/N	Religious institutions such as churches, synagogues, mosques, or temples permitted with Conditional Use approval and subject to additional standards in Section 12.40.210. All other uses not permitted.
Schools	C	Permitted with Conditional Use approval subject to additional standards in Section 12.40.210.
Infrastructure and Utilities Use Categories		

Table 12.21.730-1: Use Categories in the SCR-OTC Zone		
Use	Status	Clarifications
Aviation Uses	N	
Parks and Open Space	C	Permitted with Conditional Use approval. Cemeteries subject to additional standards in Section 12.40.140.
Public Safety Facilities	C	Permitted with Conditional Use approval.
Surface Alternative Transportation Facilities	P/C/N	Transit facilities permitted. Park-and-ride facilities permitted with Conditional Use approval. Storage and maintenance yards not permitted.
Telecommunications Facilities	C	Permitted with Conditional Use approval and subject to additional standards in Section 12.40.240.
Utility Facilities	C	With no equipment storage, permitted with Conditional Use approval and subject to additional standards in Section 12.40.260.

(P) Permitted; (C) Conditional; (L) Limited; (N) Not Permitted

(Ord. 6149 § 1, 2015; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022; Ord. 6417 § 1, 2022; Ord. 6467, 3/5/2024)

§ 12.21.740. Accessory Uses Permitted by Right.

- A. Accessory Dwelling Units. Accessory dwelling units (ADUs) are defined in Section 12.01.500, and are permitted when accessory to single detached dwellings or townhouses subject to additional requirements in Section 12.40.100, and to the requirements of the Orenco Plan District under Subchapter 12.62.
- B. Accessory Structures. Accessory structures are defined in Section 12.01.500, and are permitted subject to additional requirements in Section 12.40.104. All accessory structures are subject to the architectural requirements of the Orenco Plan District under Section 12.62.400.
- C. Home Occupations. Home occupations are defined in Section 12.01.500, and are permitted subject to additional requirements in Section 12.40.170.
- D. Community Recreation Facilities and Community Buildings. Community recreation facilities and community buildings used solely by residents of a specific neighborhood or development are permitted when approved as an amenity of that neighborhood or development during the development process. When accessory to cottage clusters, community buildings are subject to additional requirements in Subsection 12.50.715.E.9.

- E. Certified or Registered Family Child Care Homes and Residential Homes. Certified or registered family child care homes as defined in ORS 329A are permitted; and certified or registered residential homes as defined in ORS 443 are also permitted.
- F. Household Energy Production Facilities. Household energy production facilities are defined in Section 12.01.500, and are permitted subject to issuance of necessary and appropriate Federal, State and local permits.
- G. Amateur or "Ham" Radio Facilities. Amateur or "ham" radio facilities are permitted subject to issuance of necessary and appropriate Federal, State and local permits.
- H. Horticultural Activities. Horticultural activities are defined in Section 12.01.500, and are permitted, excluding commercial buildings or structures.
- I. Partial-dwelling STRs are permitted subject to additional requirements in Section 12.40.230. (Ord. 6120 § 1, 2015; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022; Ord. 6467, 3/5/2024)

§ 12.21.750. Development Standards.

Base zone development standards in the SCR-OTC zone are listed in Table 12.21.750-1. Certain standards are illustrated in Figure 12.21.750-A.

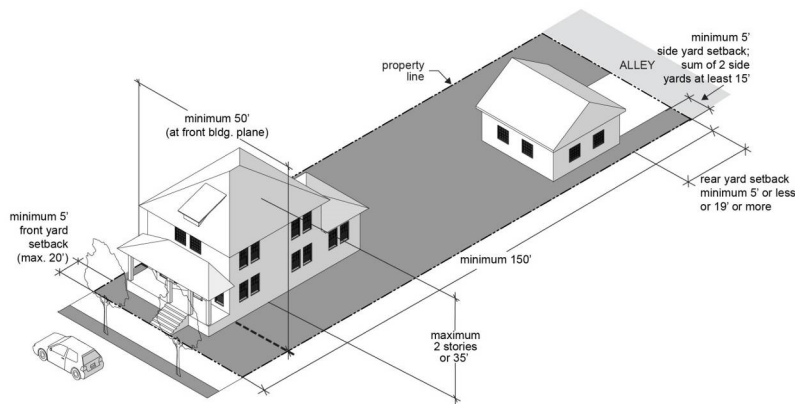
Table 12.21.750-1: Development Standards in the SCR-OTC Zone		
Standard	Requirement	Clarifications
Minimum Lot Size		
• Residential	7,500 sq. ft.	For townhouse lots, average minimum lot size is 1,500 sq. ft.
• Non-Residential and Mixed-Use	None	
Maximum Lot Size		
• Residential	See clarifications	Maximum residential lot size subject to original townsite lot dimensions (see Subsection 12.62.300.A).
• Non-Residential and Mixed-Use	None	
Minimum Density	6.0 du/na	
Maximum Density	12.0 du/na	Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage clusters. Maximum density for townhouses is 25 du/na.
Minimum FAR	0.4	Applicable only to commercial development on lots abutting NE Alder St between NE 68th Ave and NE Century Blvd.
Minimum Lot Dimensions*		

Table 12.21.750-1: Development Standards in the SCR-OTC Zone		
Standard	Requirement	Clarifications
<ul style="list-style-type: none"> • Width (at front building plane) • Depth • Frontage 	<p style="text-align: center;">50 feet</p> <p style="text-align: center;">150 feet</p> <p style="text-align: center;">50 feet</p>	<p>For townhouse lots, minimum lot width and frontage is 20 feet and minimum lot depth is 65 feet.</p> <p>Alley frontage not permitted without street frontage on the same lot; flag lots not permitted (see Subsection 12.62.400.I). Exception provided for child lots/parcels in middle housing land divisions under Section 12.80.099.</p>
Minimum Setbacks*: Residential		
<ul style="list-style-type: none"> • Front Yard <ul style="list-style-type: none"> ○ to dwelling ○ to garage door • Side Yard • Rear Yard <ul style="list-style-type: none"> ○ to front-loaded dwelling ○ to rear-loaded dwelling ○ to garage door 	<p style="text-align: center;">5 feet</p> <p style="text-align: center;">19 feet</p> <p style="text-align: center;">5 feet; sum of 2 side yards at least 15 feet</p> <p style="text-align: center;">10 feet</p> <p style="text-align: center;">16 feet to alley</p> <p style="text-align: center;">Either 5 feet or less; or 19 feet or more</p>	<p>Minimum front yard setback subordinate to public utility easements.</p> <p>Garage locations subject to additional requirements in Section 12.62.500.</p> <p>Common wall garages permitted with zero side setback, subject to IBC compliance. Side yard setbacks on the common wall shall be waived for townhouses permitted under Table 12.21.720-1.</p> <p>For cottage clusters, the minimum rear yard setback to dwellings is 10 feet.</p> <p>Garage locations subject to additional requirements in Section 12.62.400.</p>
Minimum Setbacks: Non-Residential and Mixed-Use	None	All setbacks subordinate to public utility easements and IBC requirements.
Maximum Setbacks: Residential		
<ul style="list-style-type: none"> • Front Yard • Side Yard • Rear Yard 	<p style="text-align: center;">20 feet</p> <p style="text-align: center;">None</p> <p style="text-align: center;">None</p>	
Maximum Setbacks: Non-Residential and Mixed-Use		
<ul style="list-style-type: none"> • Front Yard • Side Yard • Rear Yard 	<p style="text-align: center;">10 feet</p> <p style="text-align: center;">None</p> <p style="text-align: center;">None</p>	
Minimum Building Height		
<ul style="list-style-type: none"> • Residential* 	<p style="text-align: center;">None</p>	

Table 12.21.750-1: Development Standards in the SCR-OTC Zone		
Standard	Requirement	Clarifications
<ul style="list-style-type: none"> • Non-Residential and Mixed-Use <ul style="list-style-type: none"> ○ < 800 ft. from LRT Station ○ > 800 ft. from LRT Station 	2 stories or 25 feet, whichever is less None	
Maximum Building Height		
Residential*	2 stories or 35 feet	Maximum height for cottage clusters is in Subsection 12.50.715.E.4.
Non-Residential and Mixed-Use	3 stories or 40 feet	
Maximum Lot Coverage	None	
Minimum Useable Open Space	Variable	See Section 12.50.210.
Minimum Landscaping	Not applicable	

* Illustrated in Figure 12.21.750-A

Figure 12.21.750-A: Single Detached Dwelling Lot Dimensions Setbacks and Height Requirements in the SCR-OTC Zone



(Ord. 6120 § 1, 2015; Ord. 6283 § 1, 2018; Ord. 6294 § 1, 2019; Ord. 6322 § 1, 2019; Ord. 6323 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.21.760. Variances and Adjustments.

Applications for Variances and Adjustments per Section 12.80.150 to standards in the SCR-OTC

zone may be approved under 1 of 4 processes:

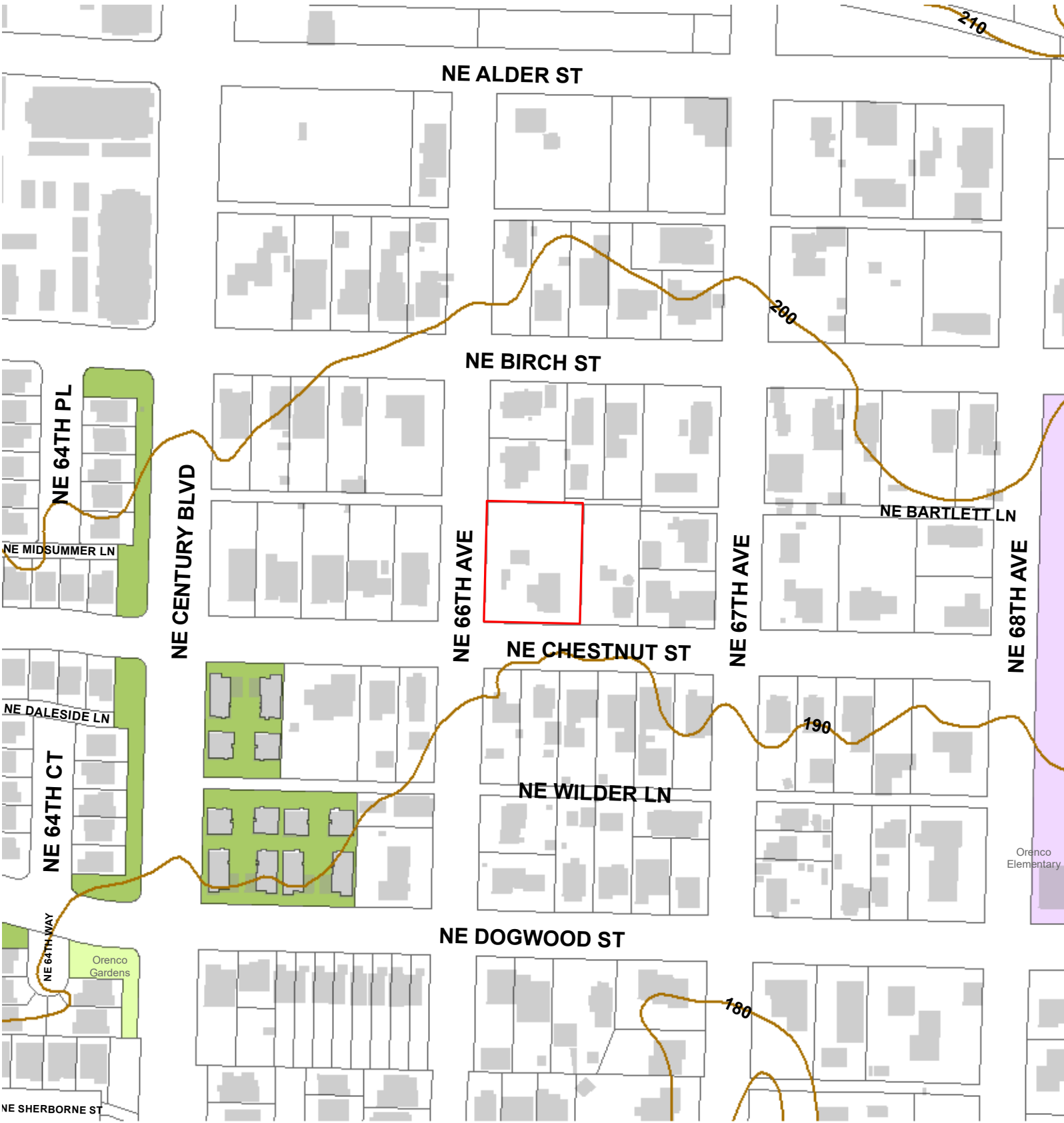
- A. As a Variance pursuant to Section 12.80.152;
- B. As a Minor Adjustment in conjunction with a primary Type II or Type III application pursuant to Section 12.80.154;
- C. As a Major Adjustment in conjunction with a primary Type III application pursuant to Section 12.80.156; or
- D. With a Significant Natural Resource Permit application pursuant to Section 12.80.130.
(Ord. 6120 § 1, 2015; Ord. 6322 § 1, 2019; Ord. 6401 § 1, 2022)

§ 12.21.770. Other Pertinent Regulations.







Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the SCR-OTC zone as follows:

- Section 12.50.200 Site Design
- Section 12.50.300 Vehicle Parking
- Section 12.50.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity
- Section 12.50.500 Access and Street Standards
- Section 12.50.600 Public Utilities, Site Grading and Storm Water Management Facilities Site Integration
- Section 12.62.300 Standards Specific to the Orenco Townsite Area
- Section 12.62.400 Architectural Conservation Standards Specific to the Orenco Townsite Area

(Ord. 6401 § 1, 2022)



Natural Features

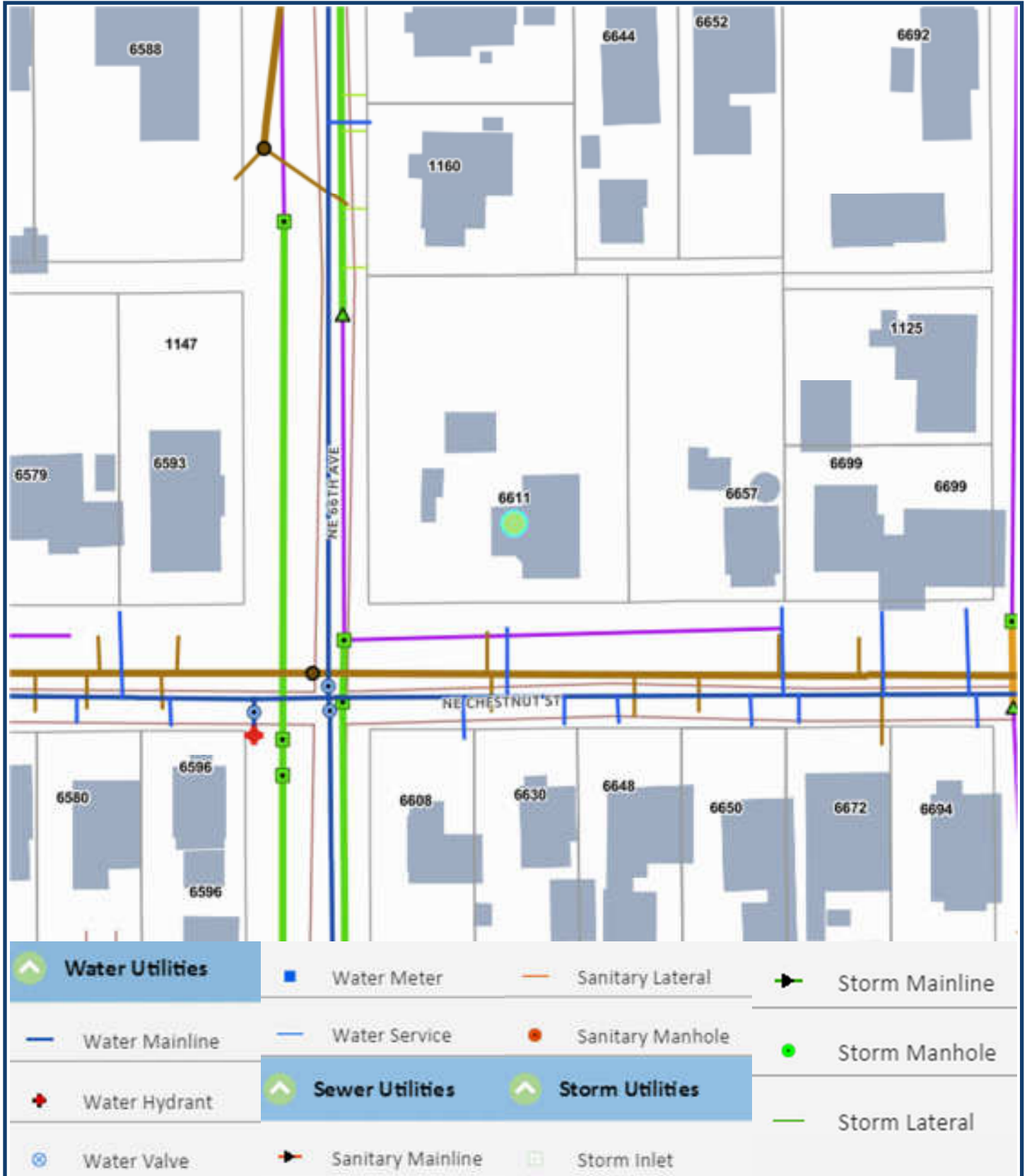
-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard



First American Title™

UTILITIES

City of Hillsboro
150 E Main St
Hillsboro, OR 97123
503.615.6700



Historical Homebuilding Activity

6611 NE Chestnut St

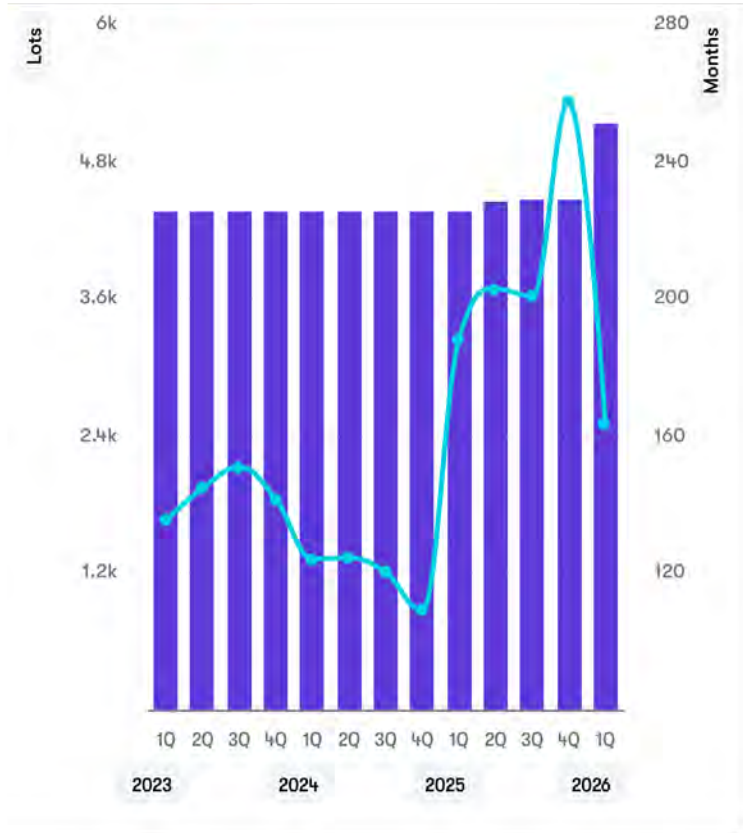


Construction & Supply

	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	1Q 2025 VS 1Q 2026
Lot Status						
Future Lots	4,371	4,460	4,478	4,478	5,136	17.50%
Vacant Developed Lots	351	428	369	399	557	58.69%
Vacant Developed Lots Months of Supply	9.10	13.34	12.72	16.07	39.09	329.67%
Housing Inventory	274	231	250	208	187	-31.75%
Housing Inventory Months of Supply	9.13	8.25	9.32	8.76	8.70	-4.77%
Future Lots	4,371	4,460	4,478	4,478	5,136	17.50%
Vacant Land	600	700	748	748	1,406	134.33%
Survey Stakes	0	0	0	0	0	-
Equipment on Site	0	0	0	0	0	-
Excavation	2,834	2,822	2,800	2,800	2,800	-1.20%
Street Paving	0	0	0	0	0	-
Streets In	938	937	930	930	930	-0.85%
Housing Inventory	274	231	250	208	187	-31.75%
Model	13	10	8	8	4	-69.23%
Finished Vacant	132	126	128	106	122	-7.58%
Under Construction	129	95	114	94	61	-52.71%
Community Counts	29	29	29	29	27	-6.90%
Future Subdivisions	18	18	18	17	14	-22.22%
Active Subdivisions	11	11	11	12	13	18.18%
Pace						
Quarterly VDL Deliveries	23	105	32	49	191	730.43%
Annual VDL Deliveries	279	264	268	209	377	35.13%
Quarterly Starts	160	28	91	19	33	-79.38%
Annual Starts	463	385	348	298	171	-63.07%
Quarterly Observed Closings	81	71	72	61	54	-33.33%
Annual Observed Closings	360	336	322	285	258	-28.33%

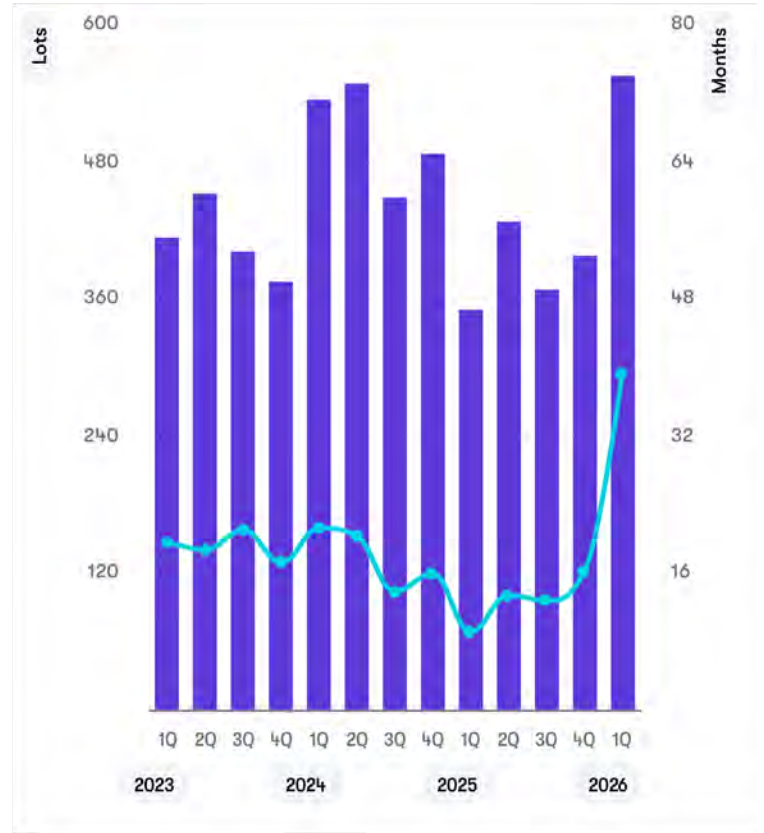
Future Lots

Future Lots Months of Supply



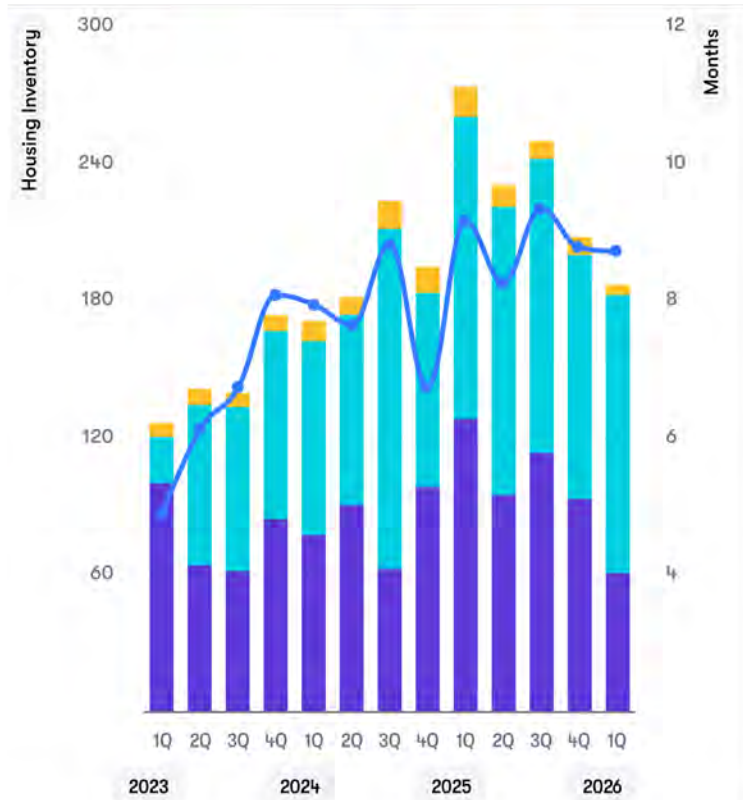
Vacant Developed Lots

VDL Months of Supply



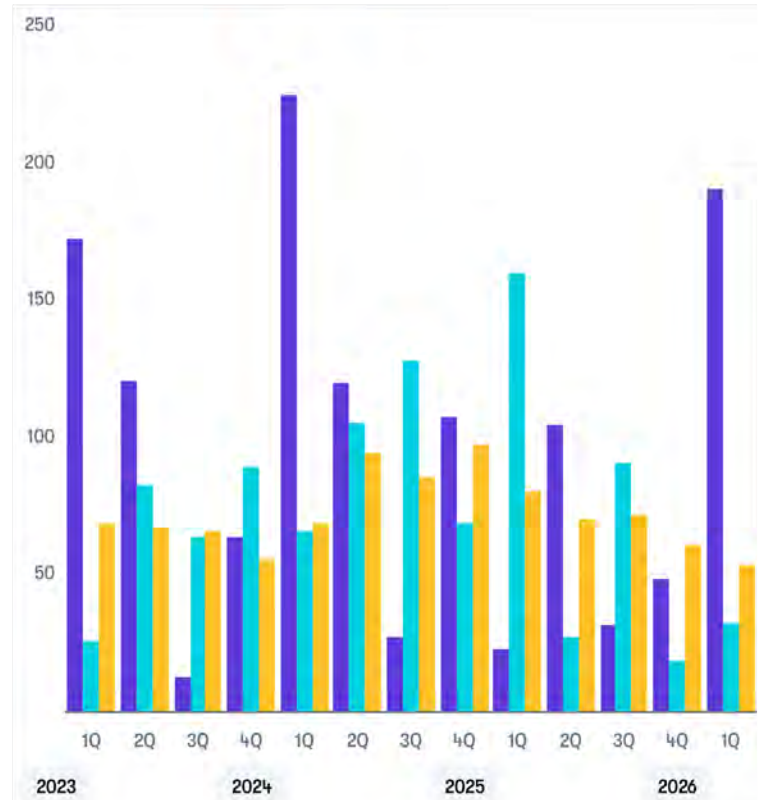
Housing Inventory

Under Construction Finished Vacant Models Total Inventory Months of Supply



Construction Pace

Lot Deliveries Starts Observed Closings



Pricing & Closings

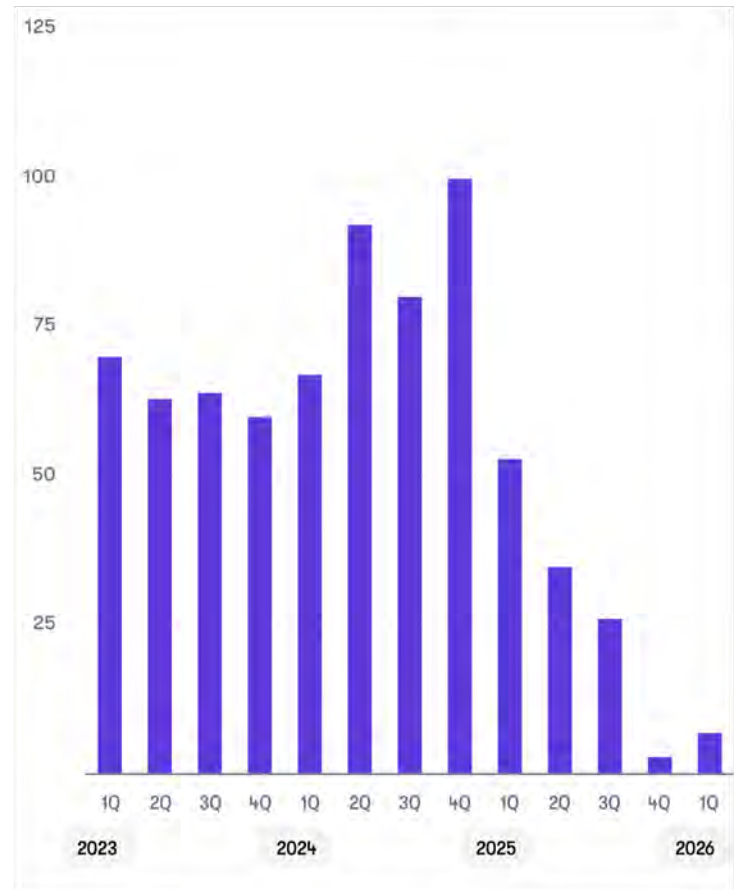
	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	1Q 2025 VS 1Q 2026
Unit Characteristics						
Average List Price	\$604,263	\$601,787	\$586,414	\$585,202	\$588,479	-2.61%
Average Unit Size (SF)	1,889	1,888	1,856	1,852	1,875	-0.74%
Average List Price Per SF	\$291	\$291	\$290	\$292	\$288	-1.03%
Average Lot Size	6,369	6,373	6,386	6,385	6,338	-0.50%
New Closings (Deeds)						
Closing Volume	53	35	26	3	7	-86.79%
Average Closing Price	\$542,379	\$523,425	\$477,096	\$528,195	\$551,871	1.75%
Average Closing Price Per SF	\$294	\$291	\$281	\$298	\$302	2.61%

Average Price

● New List Price
 ● New Closing Price (Deeds)




New Home Closings (Deeds)



Subdivision Profile

Rosedale Parks & Vendage at The Reserve

Developed by Anlon Construction LLC | Lennar NW Inc (OR) | Pahlisch Homes Inc

 Active Single-Family
Hillsboro, OR

45.492847 N -122.92023 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
4Q 2017

County
Washington

Characteristics
Recreation Center, Pool, Golf Course, Trail, Full Maintenance

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
45'	4,500	1,768 - 3,544	1Q 2026

Lot Status

Total Lots	342
Futures	0
Vacant Developed Lots	47
Total Housing Inventory	11
Occupied	284

Closings (Deeds) 231

Inventory

Total Housing Inventory	11
Under Construction	6
Finished Vacant	4
Models	1

Inventory Months of Supply 16.5

Pricing

List Price

\$550,000 -
\$1,395,000

Price per SQ FT

\$255.09 - \$454.17

Monthly Payment (P&I)

\$2,951 - \$7,484

Active Builders

Pahlisch Homes Inc

Taxes & Fees

HOA

\$141

Construction Profile

Active Sections

SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						296	238	1	4	6	11	47	-
Pahlisch Homes Inc	Pahlisch Homes Inc	4Q17	\$550k - \$1.40M	4,500 sq ft	45x100	296	238	1	4	6	11	47	-

Construction Profile

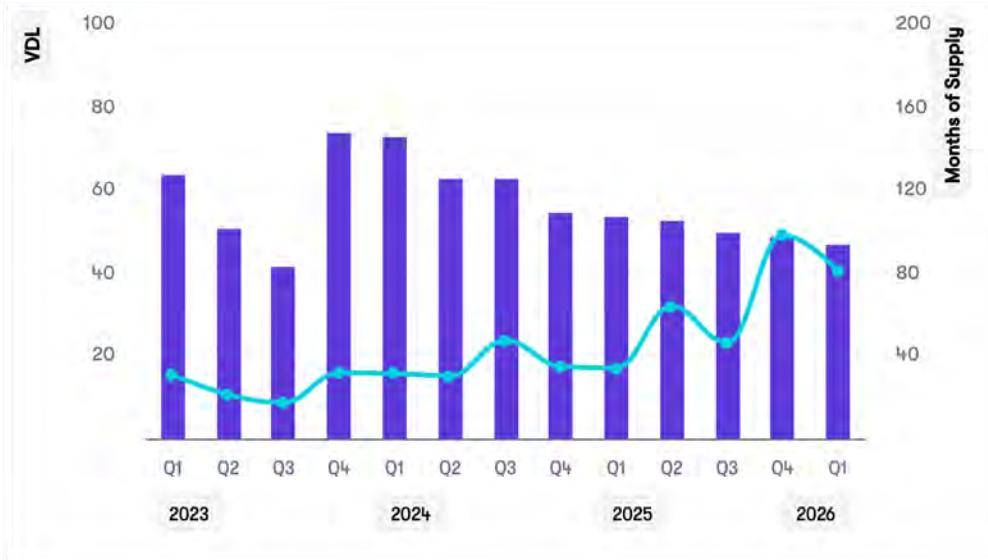
Built Out Sections

SECTION NAME	BUILDER	QTR	QTR	LIST PRICE	PRICE	LOT SIZE	LOT DIM	OCCUP	TOTAL UNITS	CLOSING	
		ACTIVE	BUILT OUT		APPRECIATION					RATE	
Totals									46	46	0.3
Anlon Construction LLC	Anlon Construction LLC	1Q18	4Q19	\$1.70M	0.0%	4,500 sq ft	45x100	1	1	0.0	
BC Custom Construction Inc	BC Custom Construction Inc	1Q18	2Q19	\$1.99M	0.0%	4,500 sq ft	45x100	1	1	0.1	
Legacy Built	Legacy Built	1Q18	3Q19	\$1.90M	0.0%	4,500 sq ft	45x100	2	2	0.1	
Lennar NW Inc (OR)	-	1Q19	2Q19	-	-	4,500 sq ft	45x100	-	-	-	
Lennar NW Inc (OR) - Cany...	Lennar NW Inc (OR)	1Q19	4Q20	\$600k - \$670k	0.0%	4,500 sq ft	45x100	13	13	0.6	
Lennar NW Inc (OR) - Ridgel...	Lennar NW Inc (OR)	2Q19	3Q20	\$423k - \$470k	0.0%	4,500 sq ft	45x100	18	18	1.2	
MCM Northwest LLC	MCM Northwest LLC	3Q19	4Q19	-	-	4,500 sq ft	45x100	1	1	0.3	
Stonebridge Homes NW	Stone Bridge Homes NW LLC	1Q19	4Q20	\$735k - \$840k	0.0%	4,500 sq ft	45x100	5	5	0.2	
Suteki America Corp	Suteki America Corp	2Q18	3Q20	\$849k - \$1.49M	0.0%	4,500 sq ft	45x100	3	3	0.1	
Westlake Development Gro...	Westlake Development Group LLC	2Q18	3Q19	\$883k - \$2.50M	0.0%	4,500 sq ft	45x100	2	2	0.1	

Historical Performance Trends

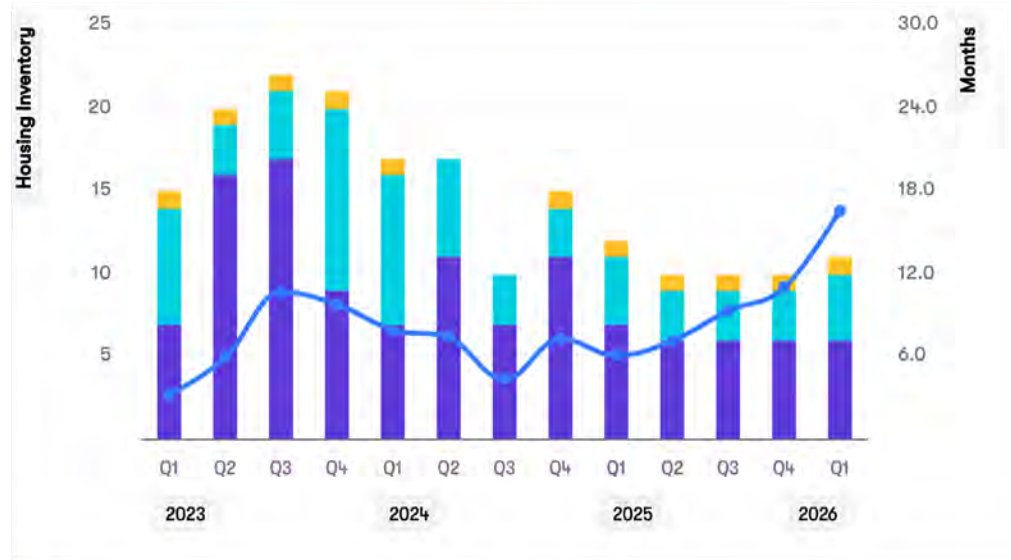
Vacant Developed Lots

VDL Months of Supply



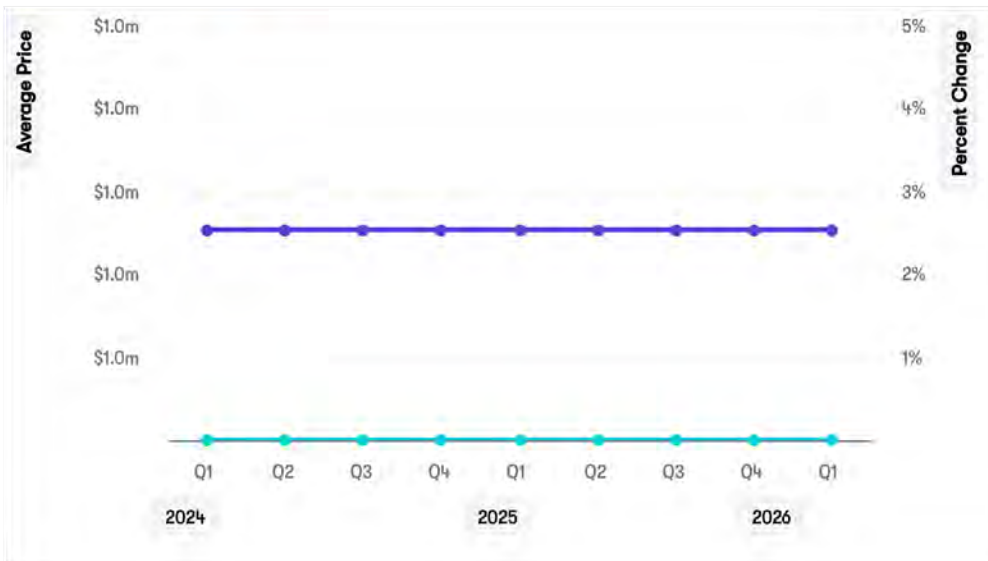
Housing Inventory

Under Construction Finished Vacant Models Months of Supply



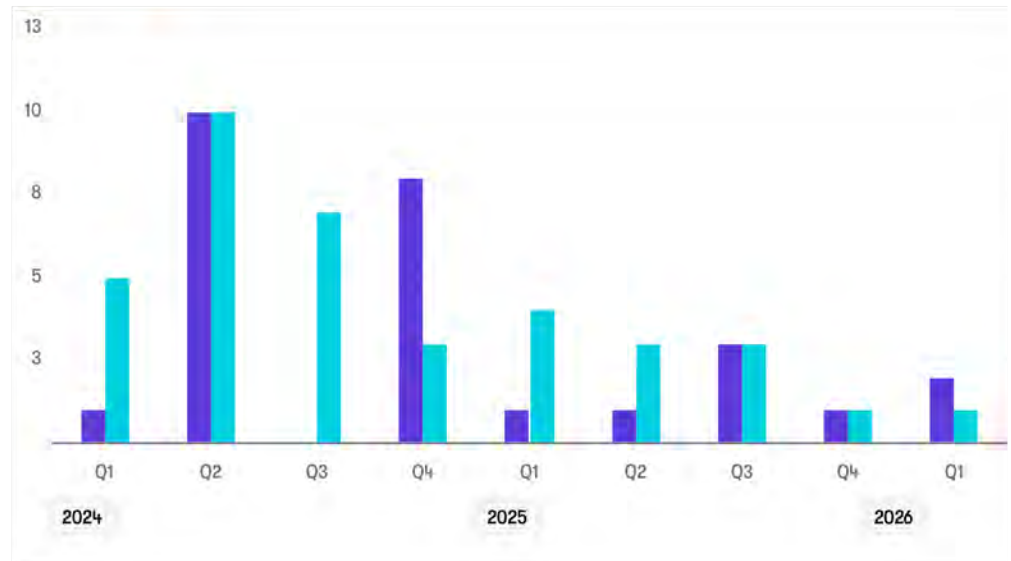
Price History

Average List Price YOY Change



Quarterly Starts vs. Quarterly Closings

Starts Closings



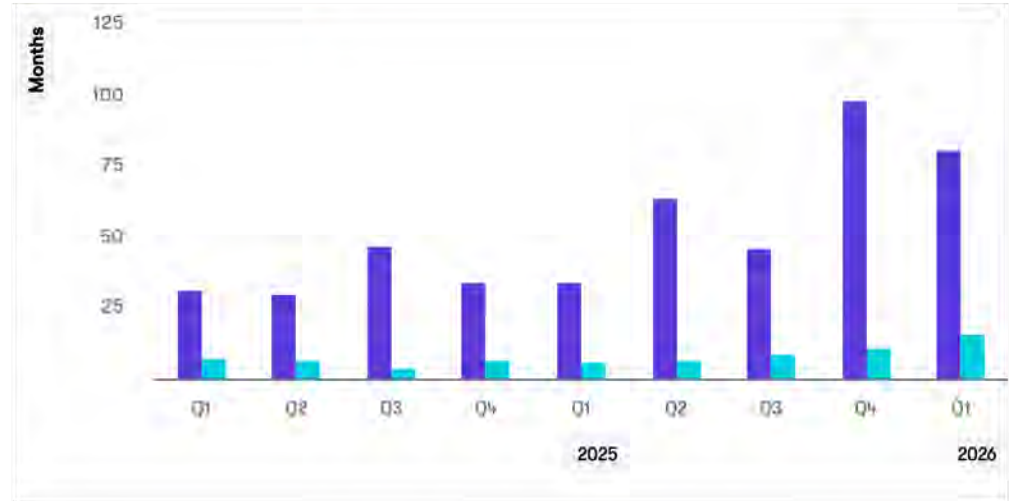
Pace & Supply

	STARTS	CLOSINGS
Quarterly	2	1
Annual	7	8
Avg. Monthly	0.58	0.67

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	47	11
Months of Supply	80.6	16.5

Months of Supply

■ Vacant Developed Lots
 ■ Inventory



Supply

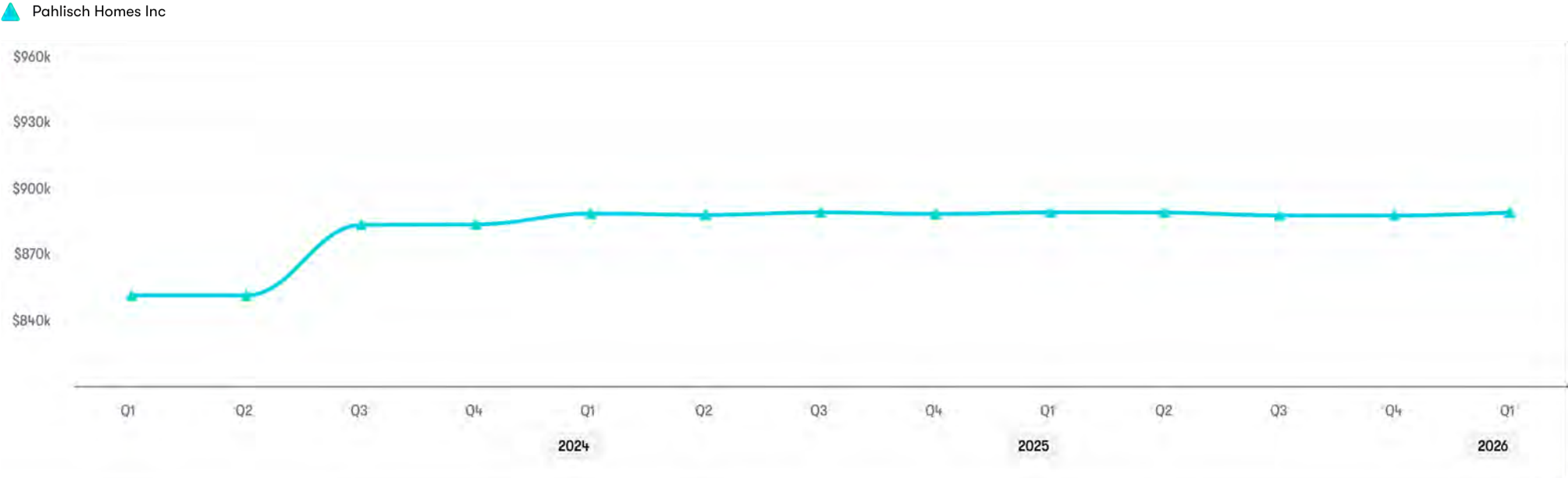
	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
Vacant Developed Lots	73	63	63	55	54	53	50	49	47
Starts	1	10	0	8	1	1	3	1	2
Housing Inventory	17	17	10	15	12	10	10	10	11
Closings	5	10	7	3	4	3	3	1	1

Pricing

	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
Average List Price	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455	\$1,026,455
Avg. List Price per SQ FT	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397	\$397
Average Closing Price	-	\$960,293	\$643,717	\$608,639	-	-	-	-	-

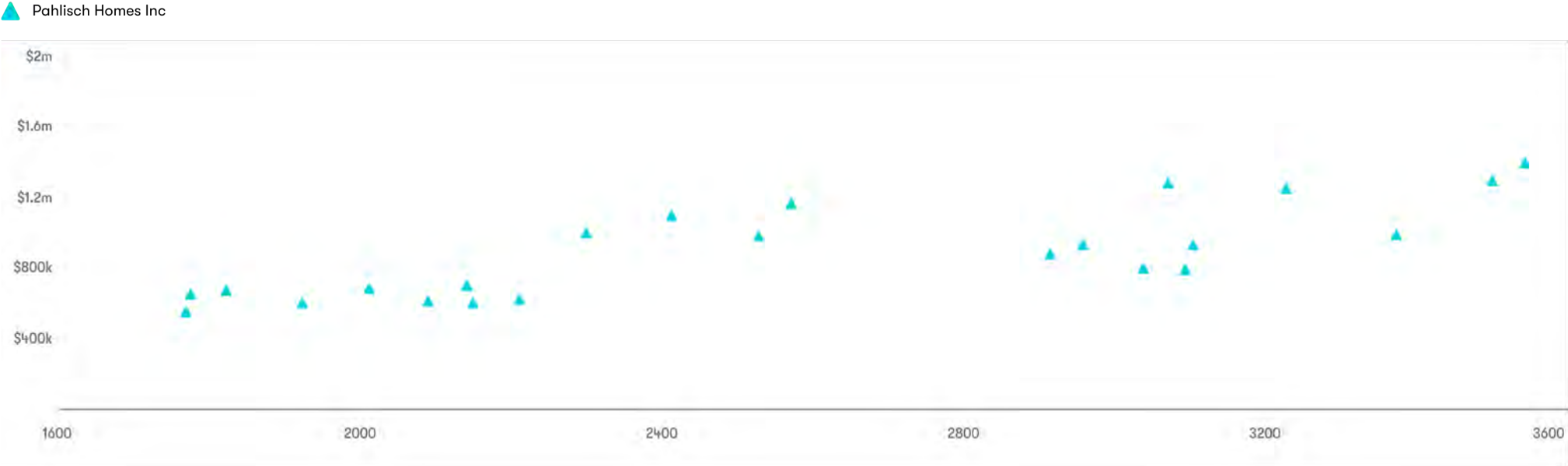
Floor Plans by Pahlisch Homes Inc

Average List Price



Builder Floor Plan Positioning

1Q 2026



Floor Plans by Pahlisch Homes Inc

PLAN NAME	OFFERED IN						FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES							
Averages							2,587	\$889,174	\$889,043	\$887,739	\$887,739	\$889,043	\$343
Reverie	Pahlisch Homes Inc	45x100	3	3.5	3	1	3,544	\$1,395,000	\$1,395,000	\$1,395,000	\$1,395,000	\$1,395,000	\$394
Benedict	Pahlisch Homes Inc	45x100	5	4.0	3	2	3,500	\$1,295,000	\$1,295,000	\$1,295,000	\$1,295,000	\$1,295,000	\$370
Brennan	Pahlisch Homes Inc	45x100	4	4.0	3	1	3,373	\$989,000	\$989,000	\$989,000	\$989,000	\$989,000	\$293
Elysian	Pahlisch Homes Inc	45x100	3	3.5	3	1	3,227	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$387
Solano	Pahlisch Homes Inc	45x100	3	3.0	3	1	3,103	\$929,000	\$929,000	\$929,000	\$929,000	\$929,000	\$299
Melrose	Pahlisch Homes Inc	45x100	4	3.0	3	2	3,093	\$789,000	\$789,000	\$789,000	\$789,000	\$789,000	\$255
Sandoval	Pahlisch Homes Inc	45x100	3	3.0	3	1	3,070	\$1,280,000	\$1,280,000	\$1,280,000	\$1,280,000	\$1,280,000	\$417
Abeline	Pahlisch Homes Inc	45x100	4	4.0	3	2	3,038	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000	\$262
Reddington	Pahlisch Homes Inc	45x100	5	3.0	3	2	2,957	\$930,000	\$930,000	\$930,000	\$930,000	\$930,000	\$315
Fairmont	Pahlisch Homes Inc	45x100	4	3.0	3	1	2,914	\$879,000	\$879,000	\$879,000	\$879,000	\$879,000	\$302
Bentley	Pahlisch Homes Inc	45x100	3	3.0	3	1	2,571	\$1,164,000	\$1,164,000	\$1,164,000	\$1,164,000	\$1,164,000	\$453
Barstow	Pahlisch Homes Inc	45x100	3	3.0	3	1	2,527	\$980,000	\$980,000	\$980,000	\$980,000	\$980,000	\$388
Malone	Pahlisch Homes Inc	45x100	4	3.0	3	1	2,411	\$1,095,000	\$1,095,000	\$1,095,000	\$1,095,000	\$1,095,000	\$454
Carlisle	Pahlisch Homes Inc	45x100	3	3.0	3	1	2,298	\$998,000	\$998,000	\$998,000	\$998,000	\$998,000	\$434
Ainsworth	Pahlisch Homes Inc	45x100	3	2.5	2	1	2,210	\$620,000	\$620,000	\$620,000	\$620,000	\$620,000	\$281
Wentworth	Pahlisch Homes Inc	45x100	3	3.0	3	1	2,149	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$279

Floor Plans by Pahlisch Homes Inc

PLAN NAME	OFFERED IN						FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES							
Averages							2,587	\$889,174	\$889,043	\$887,739	\$887,739	\$889,043	\$343
Everett	Pahlisch Homes Inc	45x100	3	2.5	2	2	2,141	\$702,000	\$700,000	\$700,000	\$700,000	\$700,000	\$327
Conifer	Pahlisch Homes Inc	45x100	3	2.5	2	2	2,088	\$601,000	\$610,000	\$600,000	\$600,000	\$610,000	\$292
Arcadia	Pahlisch Homes Inc	45x100	3	2.5	2	2	2,010	\$690,000	\$680,000	\$660,000	\$660,000	\$680,000	\$338
Paisley	Pahlisch Homes Inc	45x100	3	2.5	2	2	1,921	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$312
Florence	Pahlisch Homes Inc	45x100	3	2.0	2	1	1,821	\$670,000	\$670,000	\$670,000	\$670,000	\$670,000	\$368
Astoria	Pahlisch Homes Inc	45x100	3	2.0	2	1	1,773	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$367
Preston	Pahlisch Homes Inc	45x100	3	2.5	2	2	1,768	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$311

Recorded Closings by *Unassigned

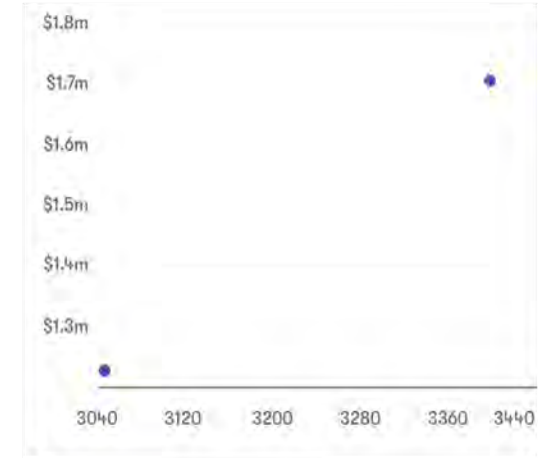
ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$1,464,000	3,222	\$452		
5983 Se Jura St	9,583	3	3.0	\$1,225,000	3,046	\$402	04/30/26	(CASH TRANSACTION)
5904 Se Mcinnis St	10,454	4	4.0	\$1,703,000	3,398	\$501	04/30/26	Summit Mortgage Corp (3236)

Closing Price vs. List Price

Differential

-


● Closing Price



Subdivision Profile

Sunshine Estates

Developed by Pevzner Homes Corp

 Active Single-Family
Portland, OR

45.546127 N -122.85684 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Active Quarter
2Q 2024

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
58'	5,510	3,074 - 3,610	1Q 2026

Lot Status

Total Lots	7
Futures	0
Vacant Developed Lots	0
Total Housing Inventory	4
Occupied	3

Closings (Deeds) 3

Inventory

Total Housing Inventory	4
Under Construction	1
Finished Vacant	3
Models	0

Inventory Months of Supply 48.0

Pricing

List Price

\$1,288,000 - \$1,380,000

Price per SQ FT

\$382.27 - \$419.00

Monthly Payment (P&I)

\$6,910 - \$7,404

Active Builders

Pevzner Homes Corp

Construction Profile

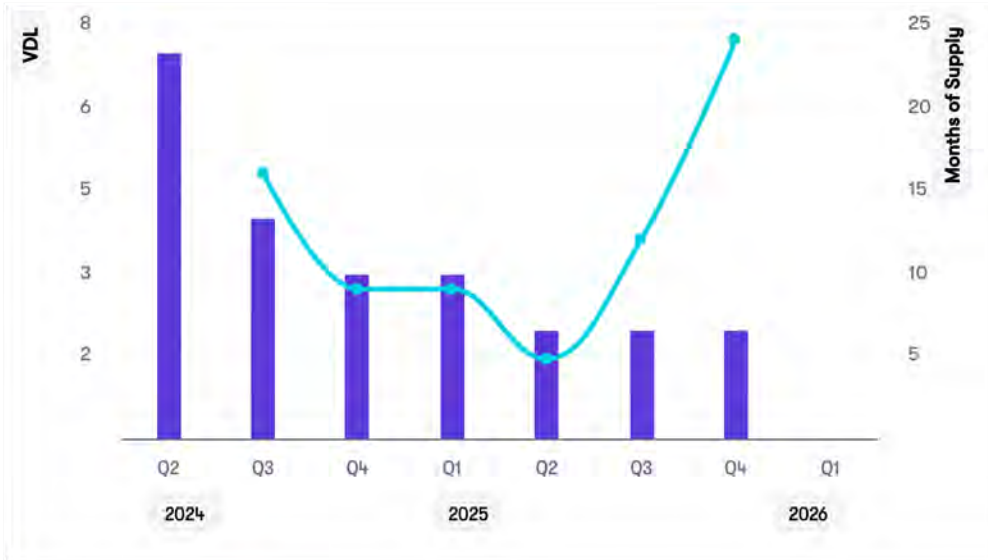
Active Sections

SECTION NAME	BUILDER	QTR	LIST PRICE	LOT SIZE	LOT DIM	TOTAL		MOD	FIN/	U/C	TOTAL	VDL	FUTURE
		ACTIVE				UNITS	OCCUP		VAC		INV		
Totals						7	3	-	3	1	4	-	-
Pevzner Homes Corp	Pevzner Homes Corp	2Q24	\$1.29M - \$1.38M	5,510 sq ft	58x95	7	3	-	3	1	4	-	-

Historical Performance Trends

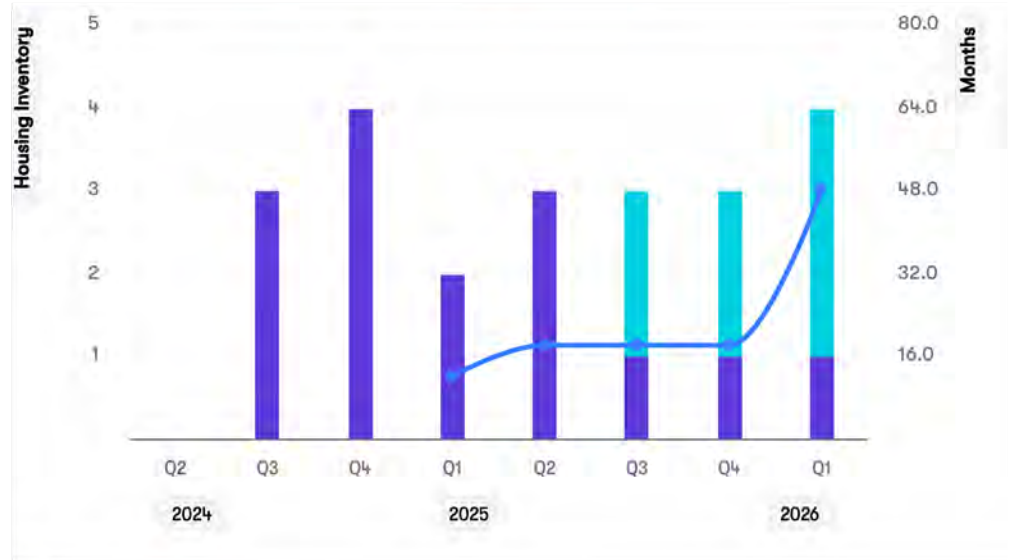
Vacant Developed Lots

VDL Months of Supply



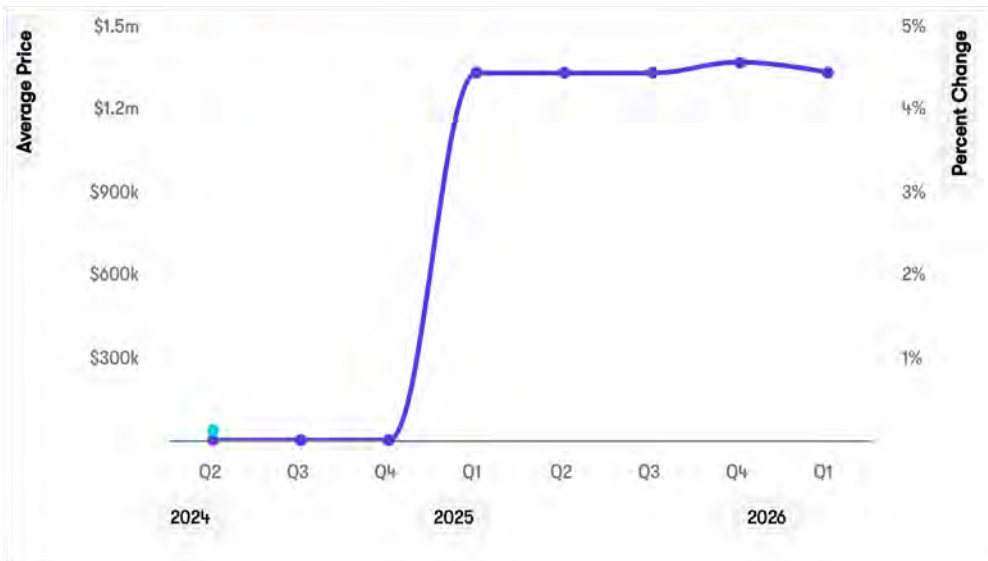
Housing Inventory

Under Construction Finished Vacant Models Months of Supply



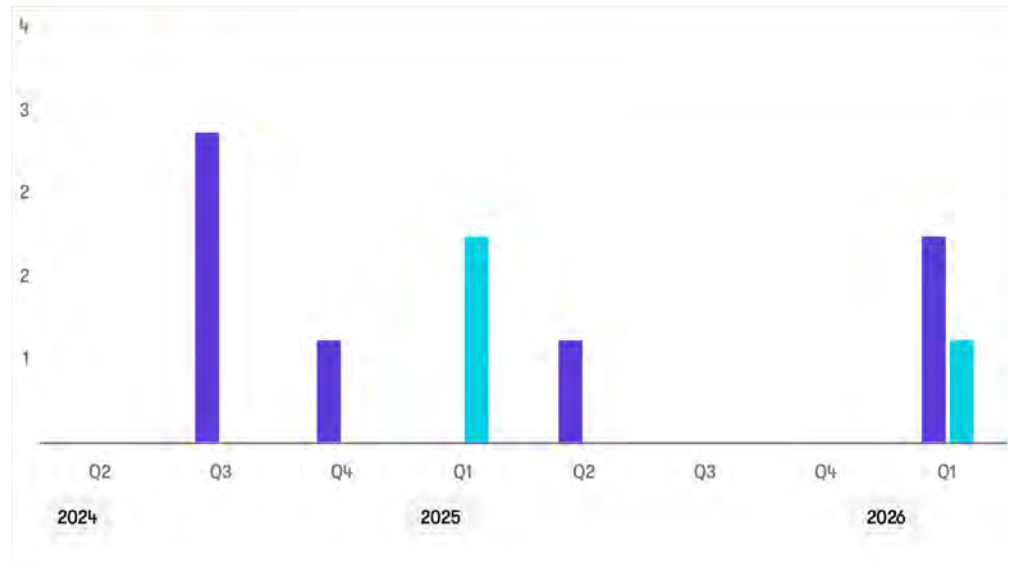
Price History

Average List Price YOY Change



Quarterly Starts vs. Quarterly Closings

Starts Closings



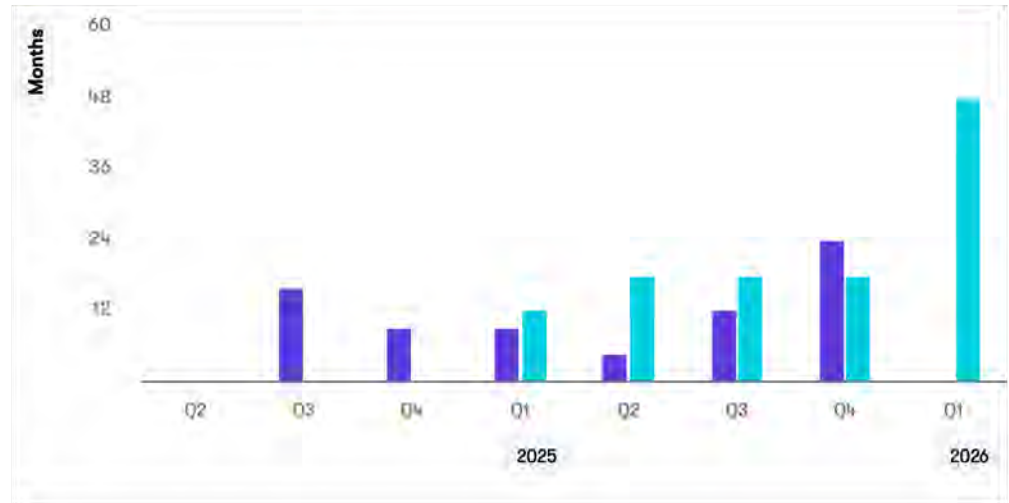
Pace & Supply

	STARTS	CLOSINGS
Quarterly	2	1
Annual	3	1
Avg. Monthly	0.25	0.08

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	0	4
Months of Supply	-	48.0

Months of Supply

■ Vacant Developed Lots
 ■ Inventory



Supply

	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
VDL Deliveries	7	0	0	0	0	0	0	0
Vacant Developed Lots	7	4	3	3	2	2	2	0
Starts	0	3	1	0	1	0	0	2
Housing Inventory	0	3	4	2	3	3	3	4
Closings	0	0	0	2	0	0	0	1

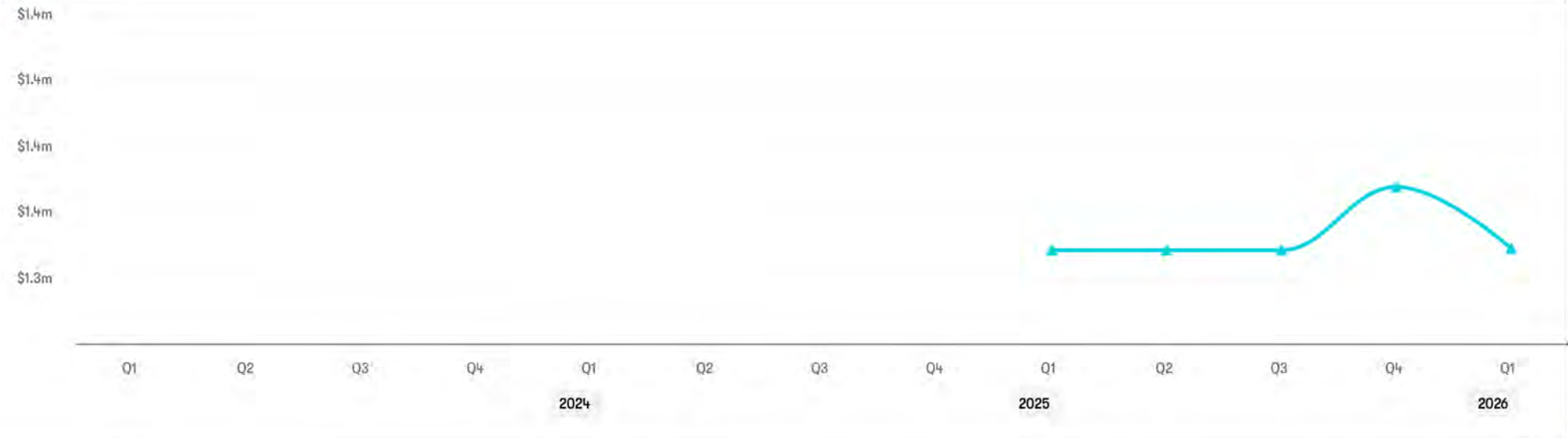
Pricing

	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
Average List Price	-	-	-	\$1,332,500	\$1,332,500	\$1,332,500	\$1,372,000	\$1,334,000
Average Closing Price	-	-	-	\$1,332,500	\$396,000	-	-	-

Floor Plans by Pevzner Homes Corp

Average List Price

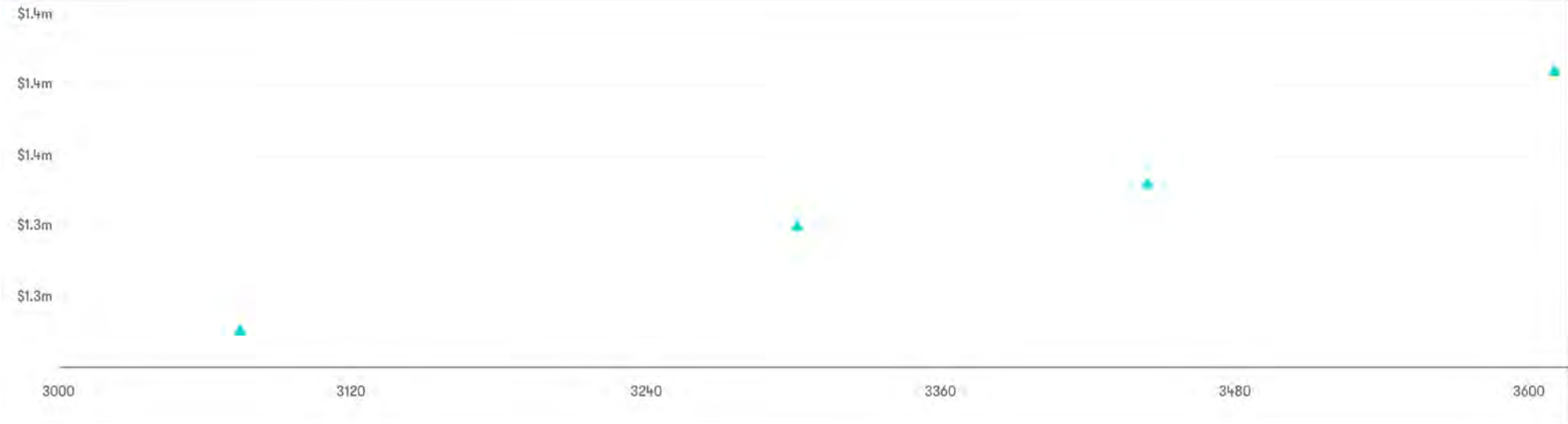
▲ Pevzner Homes Corp



Builder Floor Plan Positioning

1Q 2026

▲ Pevzner Homes Corp



Floor Plans by Pevzner Homes Corp

PLAN NAME	OFFERED IN		BR	BA	GARAGE	STORIES	FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM											
Averages							3,357	\$1,332,500	\$1,332,500	\$1,332,500	\$1,361,333	\$1,333,250	\$398
3610	Pevzner Homes Corp	58x95	4	5.0	3	2	3,610	-	-	-	\$1,419,000	\$1,380,000	\$382
3444	Pevzner Homes Corp	58x95	5	3.5	2	2	3,444	\$1,340,000	\$1,340,000	\$1,340,000	\$1,340,000	\$1,340,000	\$389
3301	Pevzner Homes Corp	58x95	5	3.5	2	2	3,301	\$1,325,000	\$1,325,000	\$1,325,000	\$1,325,000	\$1,325,000	\$401
3074	Pevzner Homes Corp	58x95	5	3.0	2	2	3,074	-	-	-	-	\$1,288,000	\$419


Recorded Closings by Pevzner Homes

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$396,000	-	-		
17402 Nw Lone Rock Dr	7,405	-	-	\$396,000	-	-	05/09/25	(CASH TRANSACTION)

Subdivision Profile

Elevon (Detached)

Developed by Risewell Homes

 Active Single-Family
Beaverton, OR

45.513084 N -122.86583 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Active Quarter
1Q 2026

Lot Width Range
36'

Lot Size Range (SQ FT)
5,760

Survey Quarter
1Q 2026

Lot Status

Total Lots	123
Futures	0
Vacant Developed Lots	123
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Active Builders

Risewell Homes

Construction Profile

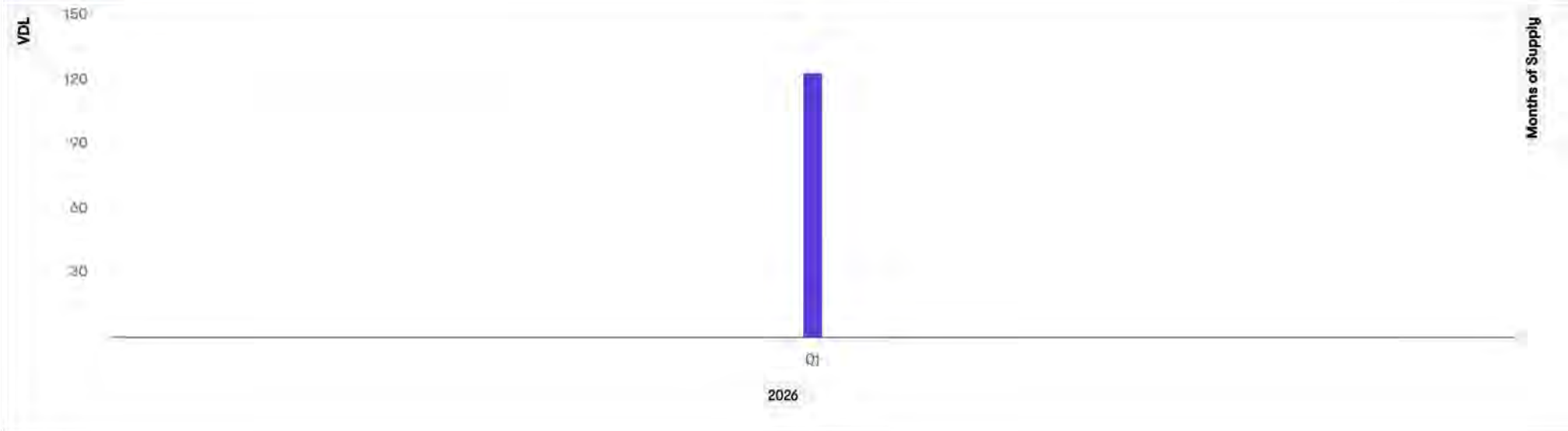
Active Sections

SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						123	-	-	-	-	-	123	-
Risewell Homes	Risewell Homes	1Q26	-	5,760 sq ft	36x160	123	-	-	-	-	-	123	-

Historical Performance Trends

Vacant Developed Lots

VDL Months of Supply



Pace & Supply

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	123	0


Supply

		1Q 26
VDL Deliveries		123
Vacant Developed Lots		123

Subdivision Profile

Heritage Grove

Developed by CTH Investments LLC

 Active Single-Family
Beaverton, OR

45.501986 N -122.87138 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Active Quarter
4Q 2025

Lot Width Range
34'

Lot Size Range (SQ FT)
2,040

Survey Quarter
1Q 2026

Lot Status

Total Lots	41
Futures	0
Vacant Developed Lots	41
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Active Builders

CTH Investments LLC

Construction Profile

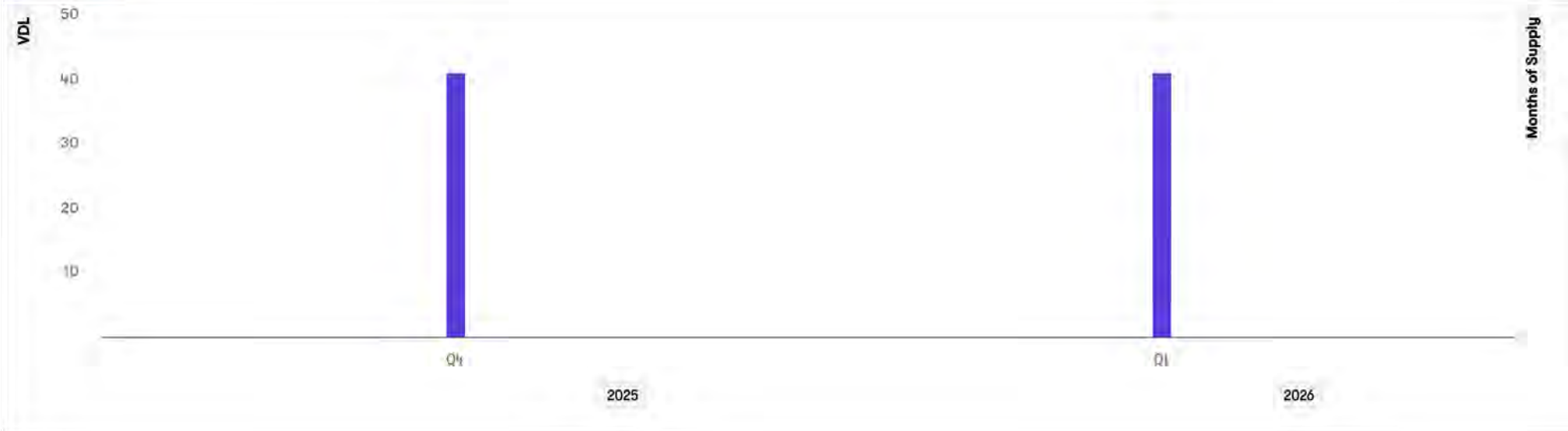
Active Sections

SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						41	-	-	-	-	-	41	-
CTH Investments LLC	CTH Investments LLC	4Q25	-	2,040 sq ft	34x60	41	-	-	-	-	-	41	-

Historical Performance Trends

Vacant Developed Lots

■ VDL ■ Months of Supply



Pace & Supply

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	41	0


Supply

	4Q 25	1Q 26
VDL Deliveries	41	0
Vacant Developed Lots	41	41

Subdivision Profile

Orenco Creekside

Developed by Csergei Brewer Properties LLC

 Active Single-Family
Hillsboro, OR

45.525306 N -122.92114 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Active Quarter
2Q 2024

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
65'	7,150	2,497	1Q 2026

Lot Status

Total Lots	6
Futures	0
Vacant Developed Lots	3
Total Housing Inventory	1
Occupied	2

Inventory

Total Housing Inventory	1
Under Construction	1
Finished Vacant	0
Models	0

Pricing

List Price

\$1,100,000

Price per SQ FT

\$440.53

Monthly Payment (P&I)

\$5,902

Active Builders

Csergei Brewer Properties LLC

Construction Profile

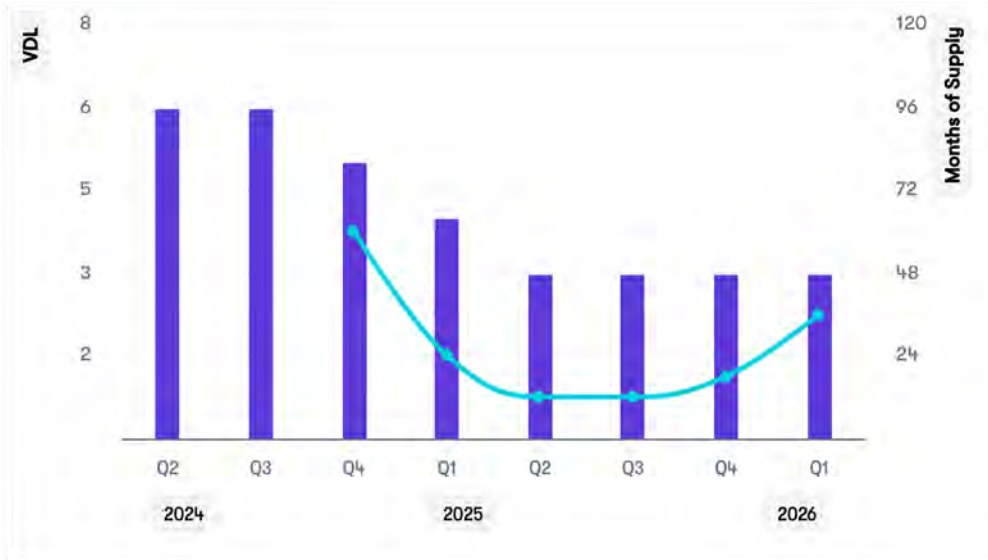
Active Sections

SECTION NAME	BUILDER	QTR	LIST PRICE	LOT SIZE	LOT DIM	TOTAL	OCCUP	MOD	FIN/	U/C	TOTAL	VDL	FUTURE
		ACTIVE				UNITS			VAC		INV		
Totals						6	2	-	-	1	1	3	-
Csergei Brewer Properti...	Csergei Brewer Properties L...	2Q24	\$1.10M	7,150 sq ft	65x110	6	2	-	-	1	1	3	-

Historical Performance Trends

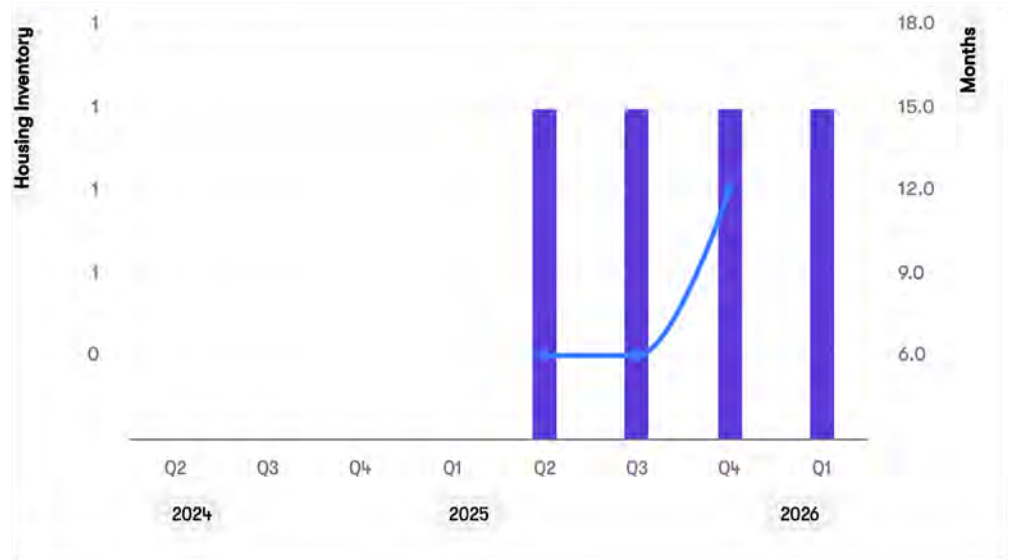
Vacant Developed Lots

VDL Months of Supply



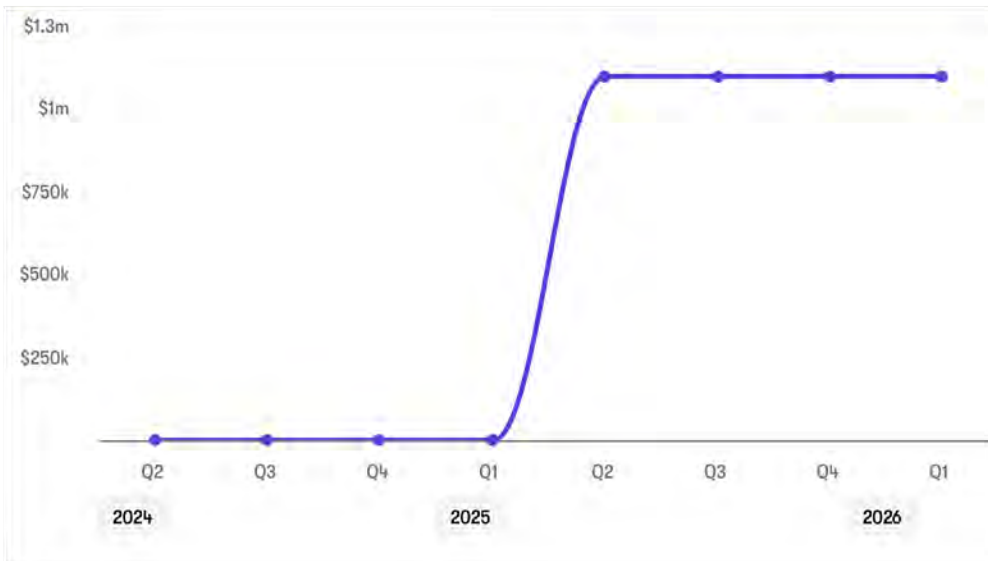
Housing Inventory

Under Construction Finished Vacant Models Months of Supply



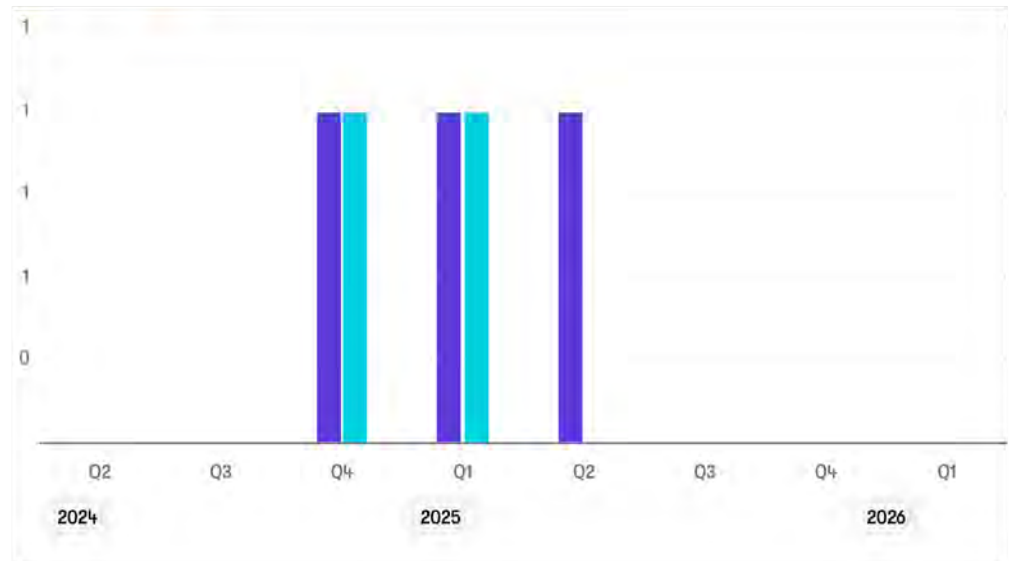
Price History

Average List Price



Quarterly Starts vs. Quarterly Closings

Starts Closings



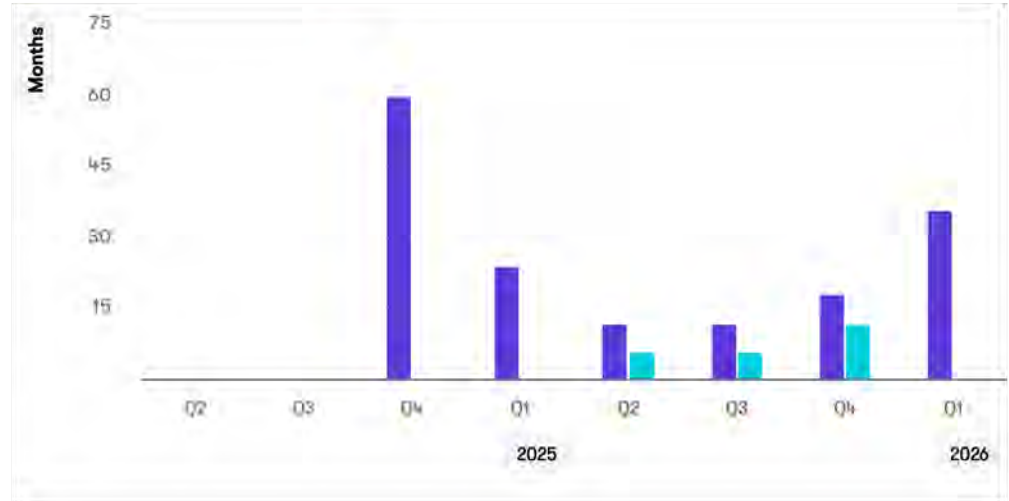
Pace & Supply

	STARTS	CLOSINGS
Annual	1	0
Avg. Monthly	0.08	0.00

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	3	1
Months of Supply	36.0	-

Months of Supply

■ Vacant Developed Lots
 ■ Inventory



Supply

	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
VDL Deliveries	6	0	0	0	0	0	0	0
Vacant Developed Lots	6	6	5	4	3	3	3	3
Starts	0	0	1	1	1	0	0	0
Housing Inventory	0	0	0	0	1	1	1	1
Closings	0	0	1	1	0	0	0	0

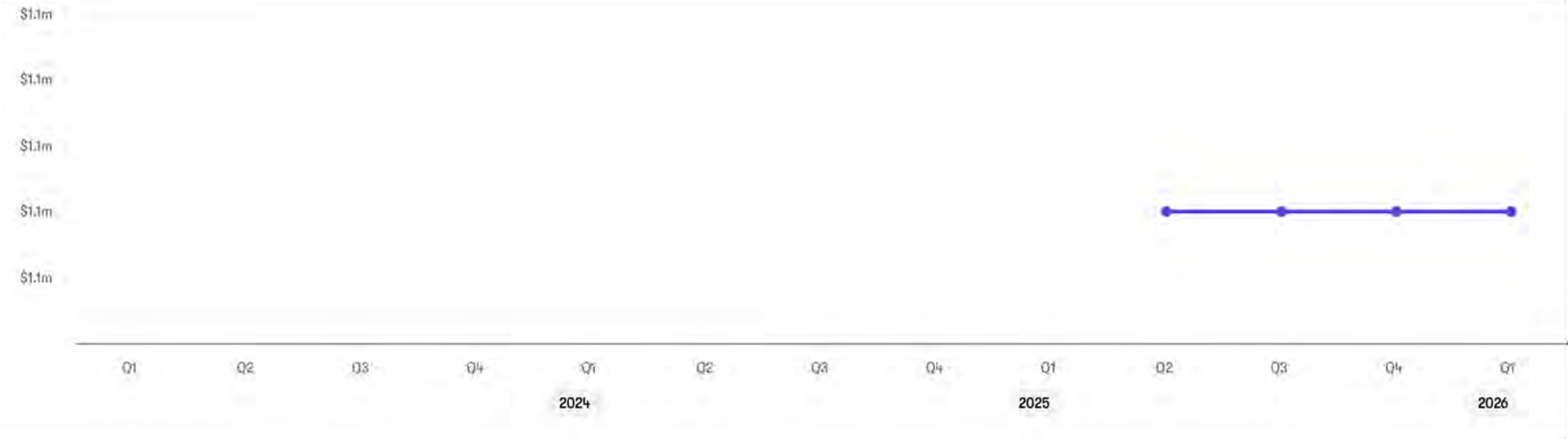
Pricing

	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
Average List Price	-	-	-	-	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000

Floor Plans by Csergei Brewer Properties LLC

Average List Price

Csergei Brewer Properties LLC




Floor Plans by Csergei Brewer Properties LLC

PLAN NAME	OFFERED IN						FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES							
Averages							2,497	-	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$441
2497	Csergei Brewer Properties LLC	65x110	4	2.0	3	1	2,497	-	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$441

Subdivision Profile

Reed's Crossing: (detached)

Developed by Brookfield Residential | David Weekley Homes | Holt Homes Inc | Ichijo USA Co LTD | Lennar NW Inc (OR)

 Active Single-Family
Hillsboro, OR

45.493853 N -122.90553 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

Active Quarter
3Q 2018

County
Washington

Characteristics
School On Site, Pool, Park, Trail, Full Maintenance

Lot Width Range	Lot Size Range (SQ FT)	Unit Size Range (SQ FT)	Survey Quarter
68'	6,800	1,483 - 3,524	1Q 2026

Lot Status

Total Lots	1086
Futures	0
Vacant Developed Lots	141
Total Housing Inventory	64
Occupied	881

Closings (Deeds) 840

Inventory

Total Housing Inventory	64
Under Construction	27
Finished Vacant	36
Models	1

Inventory Months of Supply 9.5

Pricing

List Price
\$450,000 -
\$1,285,000

Price per SQ FT
\$193.46 - \$369.98

Monthly Payment (P&I)
\$2,414 - \$6,894

Taxes & Fees

HOA
\$111

Active Builders

David Weekley Homes

Holt Homes Inc

Lennar NW Inc (OR)

Stone Bridge Homes NW LLC

Construction Profile

Active Sections

SECTION NAME	BUILDER	QTR ACTIVE	LIST PRICE	LOT SIZE	LOT DIM	TOTAL UNITS	OCCUP	MOD	FIN/ VAC	U/C	TOTAL INV	VDL	FUTURE
Totals						752	547	1	36	27	64	141	-
Brookfield Residential	-	3Q18	-	6,800 sq ft	68x100	118	1	-	-	-	-	117	-
David Weekley Homes	David Weekley Homes	4Q18	\$450k - \$676k	6,800 sq ft	68x100	3	2	-	-	1	1	-	-
Lennar NW Inc (OR) - ...	Lennar NW Inc (OR)	1Q19	\$462k - \$580k	6,800 sq ft	68x100	162	160	-	2	-	2	-	-
Stone Bridge Homes N...	Stone Bridge Homes NW L...	1Q19	\$530k - \$1.29M	6,800 sq ft	68x100	213	197	-	3	5	8	8	-
David Weekley Homes ...	David Weekley Homes	2Q19	\$450k - \$676k	6,800 sq ft	68x100	157	134	-	17	6	23	-	-
David Weekley Homes ...	David Weekley Homes	4Q23	\$450k - \$676k	6,800 sq ft	68x100	60	31	-	6	14	20	9	-
Holt Homes Inc	Holt Homes Inc	1Q24	\$640k - \$700k	6,800 sq ft	68x100	39	22	1	8	1	10	7	-

Construction Profile

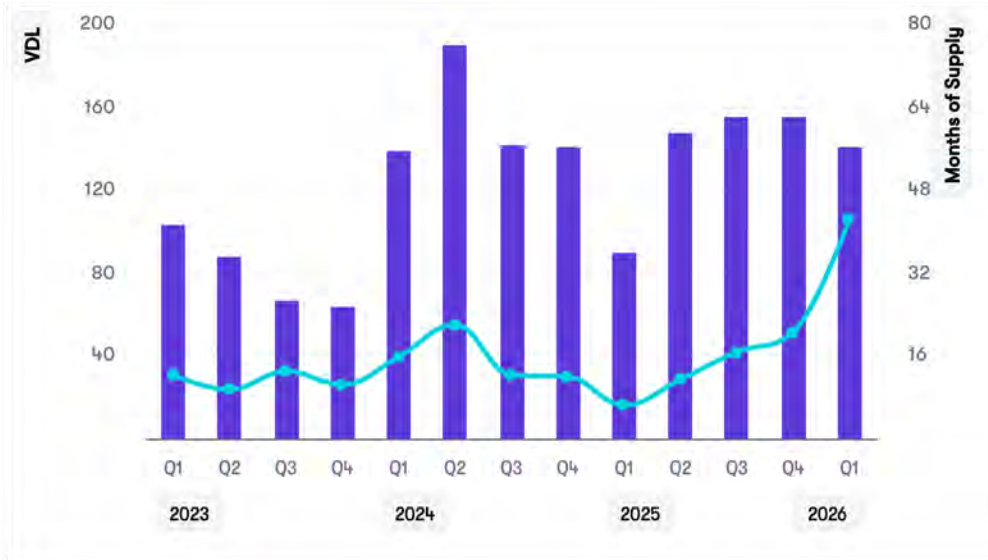
Built Out Sections

SECTION NAME	BUILDER	QTR	QTR	PRICE		LOT SIZE	LOT DIM	OCCUP	TOTAL UNITS	CLOSING	
		ACTIVE	BUILT OUT	LIST PRICE	APPRECIATION					RATE	
Totals									334	334	1.6
David Weekley Homes - Clas...	David Weekley Homes	3Q19	3Q22	\$450k - \$676k	0.0%	6,800 sq ft	68x100	47	47	1.3	
Ichijo USA Co LTD	Ichijo USA Co LTD	1Q20	3Q24	\$537k - \$1.03M	0.0%	6,800 sq ft	68x100	93	93	1.7	
Lennar NW Inc (OR)	Lennar NW Inc (OR)	4Q18	2Q25	\$462k - \$580k	0.0%	6,800 sq ft	68x100	-	-	-	
Lennar NW Inc (OR) - Jubilee...	Lennar NW Inc (OR)	3Q22	1Q26	\$462k - \$580k	0.0%	6,800 sq ft	68x100	64	64	1.5	
Lennar NW Inc (OR) - Monar...	Lennar NW Inc (OR)	1Q19	2Q24	\$462k - \$580k	0.0%	6,800 sq ft	68x100	104	104	1.7	
Lennar NW Inc (OR) - Prestige	Lennar NW Inc (OR)	4Q20	1Q22	\$462k - \$580k	0.0%	6,800 sq ft	68x100	26	26	1.7	
Newland Communities	-	2Q19	1Q22	-	-	6,800 sq ft	68x100	-	-	-	
Stonebridge Homes NW	-	4Q18	2Q21	-	-	6,800 sq ft	68x100	-	-	-	

Historical Performance Trends

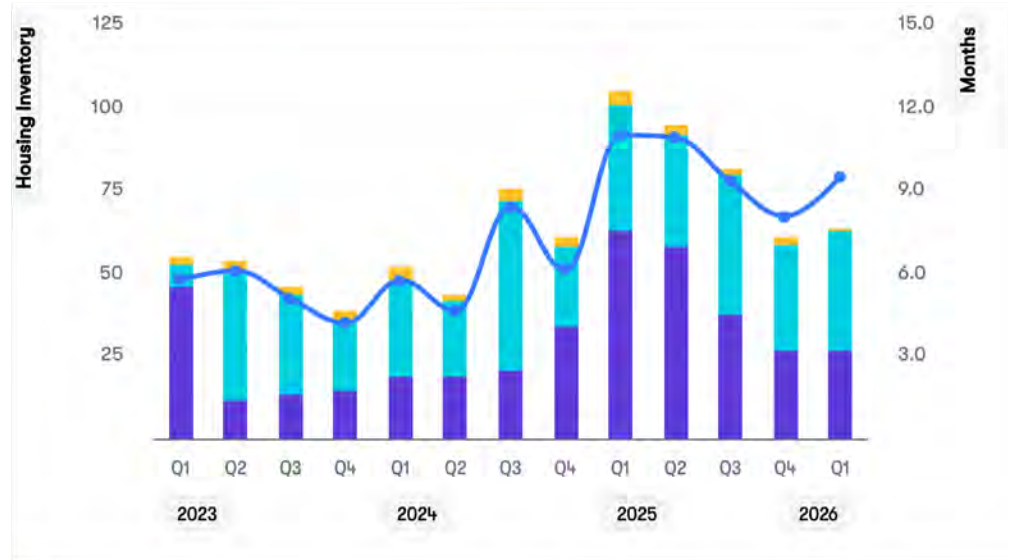
Vacant Developed Lots

VDL Months of Supply



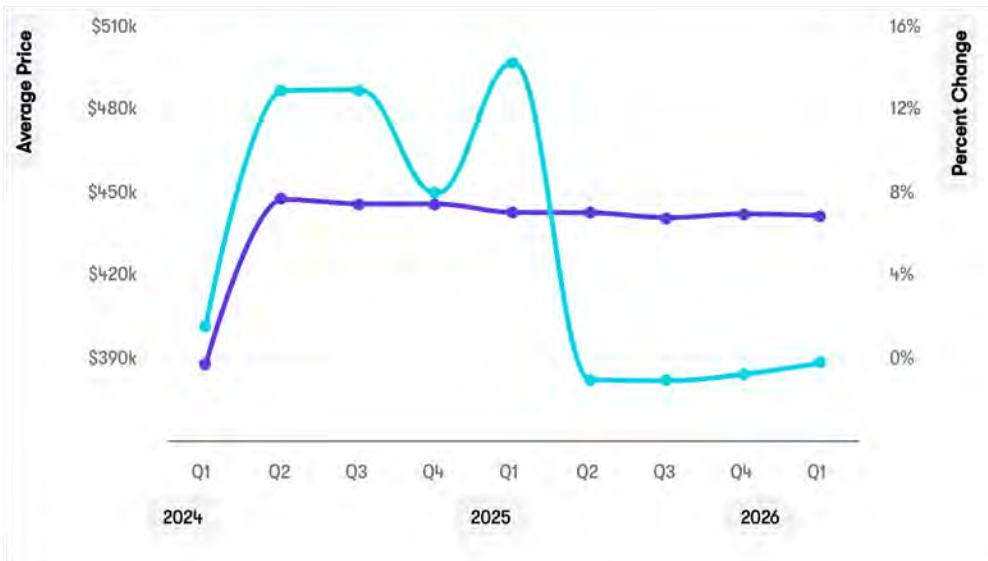
Housing Inventory

Under Construction Finished Vacant Models Months of Supply



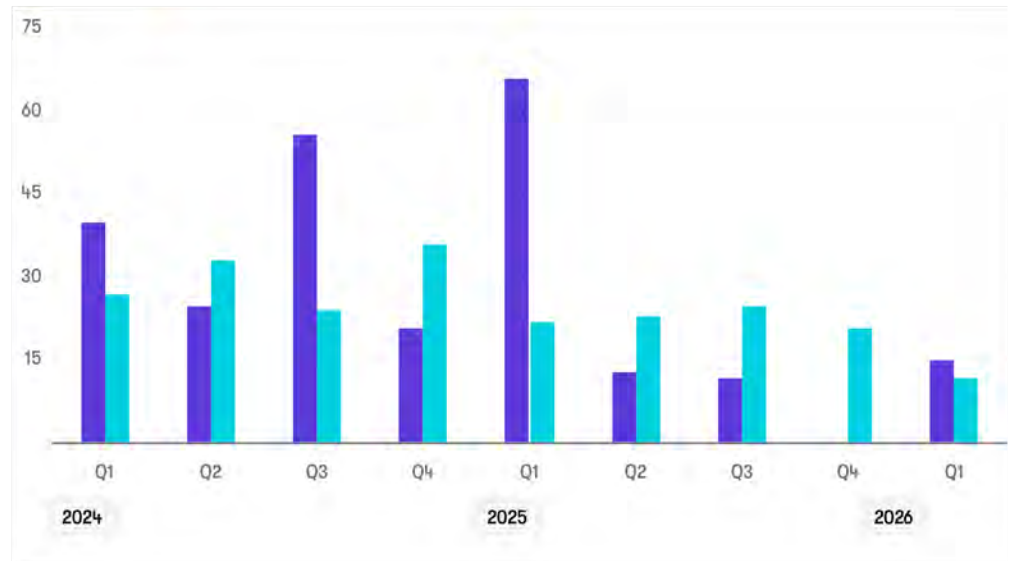
Price History

Average List Price YOY Change



Quarterly Starts vs. Quarterly Closings

Starts Closings



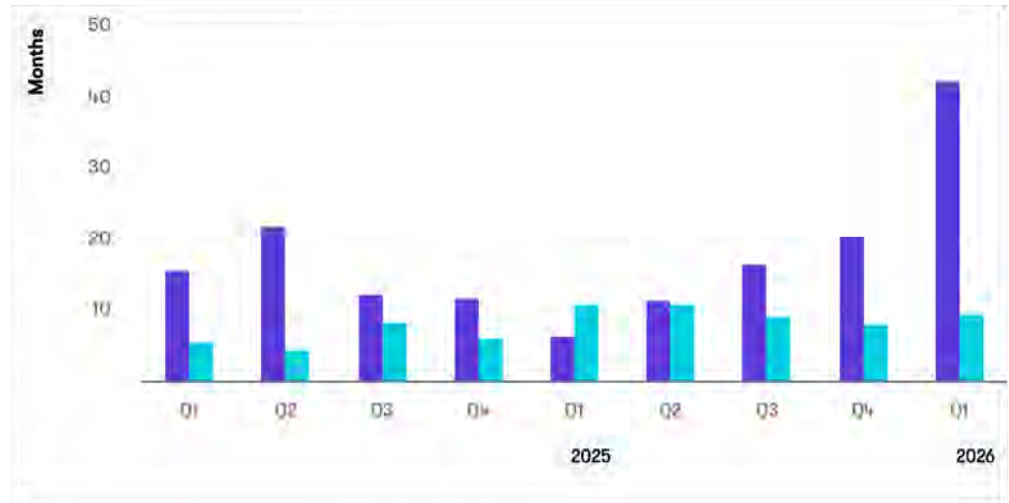
Pace & Supply

	STARTS	CLOSINGS
Quarterly	15	12
Annual	40	81
Avg. Monthly	3.33	6.75

	VACANT DEVELOPED LOTS	HOUSING INVENTORY
Lots/Units	141	64
Months of Supply	42.3	9.5

Months of Supply

■ Vacant Developed Lots
 ■ Inventory



Supply

	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
VDL Deliveries	115	76	8	20	15	71	20	0	0
Vacant Developed Lots	139	190	142	141	90	148	156	156	141
Starts	40	25	56	21	66	13	12	0	15
Housing Inventory	52	44	76	61	105	95	82	61	64
Closings	27	33	24	36	22	23	25	21	12

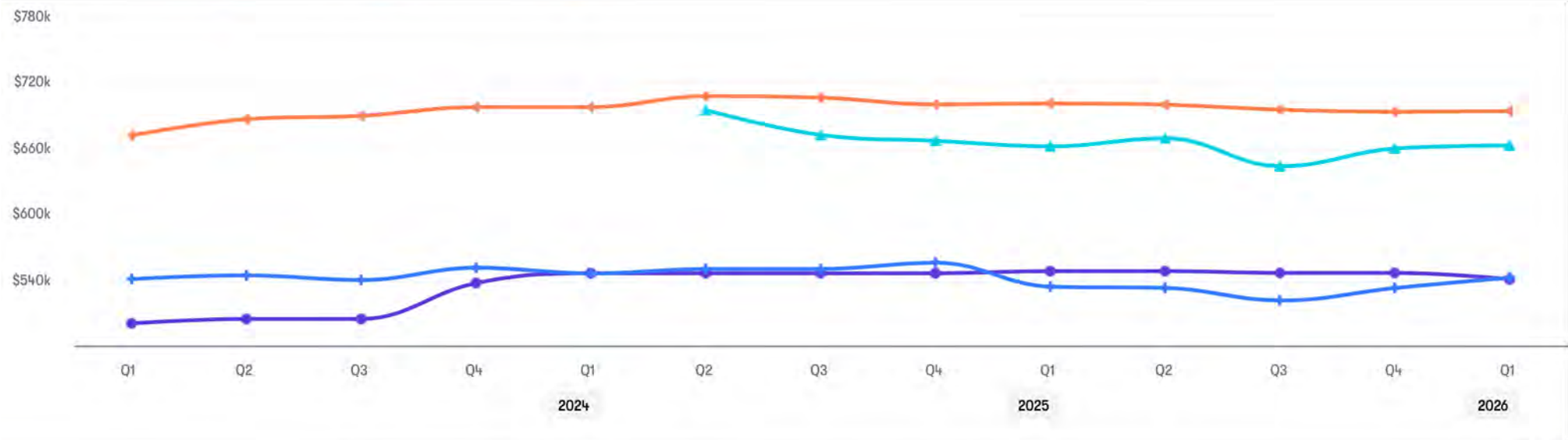
Pricing

	1Q 24	2Q 24	3Q 24	4Q 24	1Q 25	2Q 25	3Q 25	4Q 25	1Q 26
Average List Price	\$387,367	\$447,367	\$445,733	\$445,700	\$442,633	\$442,533	\$440,733	\$442,100	\$441,500
Avg. List Price per SQ FT	\$202	\$233	\$232	\$232	\$230	\$230	\$229	\$230	\$225
Average Closing Price	-	\$663,905	\$642,382	\$599,364	\$545,266	\$532,017	\$554,920	\$669,600	\$584,974

Floor Plans by Builder

Average List Price by Builder

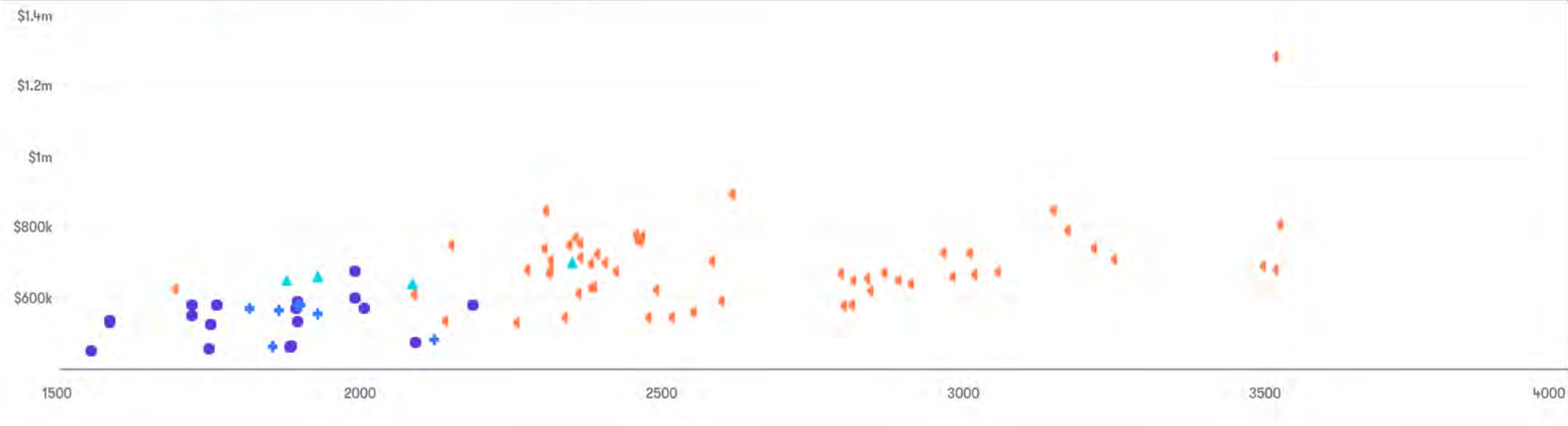
● David Weekley Homes
 ▲ Holt Homes Inc
 + Lennar NW Inc (OR)
 ■ Stone Bridge Homes NW LLC



Builder Floor Plan Positioning

1Q 2026

● David Weekley Homes
 ▲ Holt Homes Inc
 + Lennar NW Inc (OR)
 ■ Stone Bridge Homes NW LLC



Floor Plans by Builder

David Weekley Homes

PLAN NAME	OFFERED IN SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES	FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
Averages							1,840	\$547,875	\$547,875	\$546,278	\$546,278	\$540,389	\$295
Payton	David Weekley Homes - Villa Se	68x100	4	3.5	2	2	2,185	\$610,000	\$610,000	\$610,000	\$610,000	\$580,000	\$265
Crownridge	David Weekley Homes - Classic	68x100	3	2.5	2	2	2,089	\$474,000	\$474,000	\$474,000	\$474,000	\$474,000	\$227
Quinn	David Weekley Homes - Classic	68x100	2	2.5	2	3	2,005	\$619,000	\$619,000	\$619,000	\$619,000	\$571,000	\$285
Sidney II	David Weekley Homes - Classic	68x100	4	2.5	2	2	1,990	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$302
Sidney	David Weekley Homes - Classic	68x100	4	2.5	2	2	1,990	\$676,000	\$676,000	\$676,000	\$676,000	\$676,000	\$340
Providence	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,894	\$533,000	\$533,000	\$533,000	\$533,000	\$533,000	\$281
Providence II	David Weekley Homes - Classic	68x100	3	2.5	2	-	1,894	\$590,000	\$590,000	\$590,000	\$590,000	\$590,000	\$312
Jonah	David Weekley Homes - Classic	68x100	2	2.5	2	3	1,892	\$598,000	\$598,000	\$598,000	\$598,000	\$570,000	\$301
Metzler	David Weekley Homes - Classic	68x100	4	2.5	2	2	1,885	\$464,000	\$464,000	\$464,000	\$464,000	\$464,000	\$246
Butterwick	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,882	\$461,000	\$461,000	\$461,000	\$461,000	\$461,000	\$245
Harrigan	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,762	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000	\$329
Olympus	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,750	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000	\$300
Briarvine	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,748	\$456,000	\$456,000	\$456,000	\$456,000	\$456,000	\$261
Northport	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,719	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$320
Northport II	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,719	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000	\$337
Ratcliff	David Weekley Homes - Villa Se	68x100	3	2.5	2	2	1,583	-	-	\$531,000	\$531,000	\$531,000	\$335

Floor Plans by Builder

David Weekley Homes

PLAN NAME	OFFERED IN						FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES							
Averages							1,840	\$547,875	\$547,875	\$546,278	\$546,278	\$540,389	\$295
Harland	David Weekley Homes - Villa Se	68x100	3	2.5	2	2	1,583	-	-	\$536,000	\$536,000	\$536,000	\$339
Tophill	David Weekley Homes - Classic	68x100	3	2.5	2	2	1,552	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$290

Floor Plans by Builder

Holt Homes Inc

PLAN NAME	OFFERED IN							1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES	FIN. SQ FT ↓						
Averages							2,060	\$661,667	\$669,000	\$643,500	\$659,750	\$662,500	\$323
2351	Holt Homes Inc	68x100	4	3.0	2	2	2,351	-	-	\$719,000	\$719,000	\$700,000	\$298
2084	Holt Homes Inc	68x100	4	2.5	2	2	2,084	\$685,000	\$675,000	\$615,000	\$670,000	\$640,000	\$307
1929	Holt Homes Inc	68x100	3	2.5	2	2	1,929	\$650,000	\$650,000	\$600,000	\$650,000	\$660,000	\$342
1877	Holt Homes Inc	68x100	3	2.5	2	2	1,877	\$650,000	\$682,000	\$640,000	\$600,000	\$650,000	\$346

Floor Plans by Builder

+ Lennar NW Inc (OR)

PLAN NAME	OFFERED IN						FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES							
Averages							1,820	\$533,727	\$532,583	\$521,167	\$532,583	\$542,000	\$295
Castella	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	2,120	\$482,000	\$482,000	\$482,000	\$482,000	\$482,000	\$227
Cabot	Lennar NW Inc (OR) - Jubilee C	68x100	3	3.0	2	2	1,929	\$555,000	\$555,000	\$555,000	\$555,000	\$555,000	\$288
Palmer	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	1,901	\$580,000	\$580,000	\$544,000	\$580,000	\$580,000	\$305
Calloway	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	1,894	\$580,000	\$580,000	\$548,000	\$580,000	\$580,000	\$306
Maple	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	0	2	1,863	\$565,000	\$565,000	\$531,000	\$565,000	\$565,000	\$303
Natalia Triply	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	3	1,858	\$530,000	\$530,000	\$530,000	\$530,000	-	\$285
Capistrano	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	1,853	\$462,000	\$462,000	\$462,000	\$462,000	\$462,000	\$249
Newport	Lennar NW Inc (OR) - Jubilee C	68x100	3	3.0	2	3	1,835	\$547,000	\$547,000	\$547,000	\$547,000	-	\$298
Clark	Lennar NW Inc (OR) - Jubilee C	68x100	4	2.5	2	2	1,814	\$570,000	\$570,000	\$573,000	\$570,000	\$570,000	\$314
Nora	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	3	1,789	-	\$520,000	\$516,000	\$520,000	-	\$291
Natalia	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	1,496	\$500,000	\$500,000	\$500,000	\$500,000	-	\$334
Nadine	Lennar NW Inc (OR) - Jubilee C	68x100	3	2.5	2	2	1,483	\$500,000	\$500,000	\$466,000	\$500,000	-	\$337

Floor Plans by Builder

Stone Bridge Homes NW LLC

PLAN NAME	OFFERED IN SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES	FIN. SQ FT ↓	OFFERED IN					\$/SQ FT
								1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	
Averages							2,638	\$700,818	\$699,582	\$695,036	\$693,200	\$693,768	\$267
3524	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	3,524	\$809,000	\$809,000	\$809,000	\$809,000	\$809,000	\$230
3515	Stone Bridge Homes NW LLC	68x100	5	2.5	2	2	3,515	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$193
Hood	Stone Bridge Homes NW LLC	68x100	5	3.5	2	2	3,514	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000	\$1,285,000	\$366
3495	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	3,495	\$691,000	\$691,000	\$691,000	\$691,000	\$691,000	\$198
3247	Stone Bridge Homes NW LLC	68x100	4	3.0	3	2	3,247	\$709,000	\$709,000	\$709,000	\$709,000	\$709,000	\$218
3215	Stone Bridge Homes NW LLC	68x100	4	3.0	3	2	3,215	\$742,000	\$742,000	\$742,000	\$742,000	\$742,000	\$231
3170	Stone Bridge Homes NW LLC	68x100	4	4.0	2	2	3,170	\$792,000	\$792,000	\$792,000	\$792,000	\$792,000	\$250
399T	Stone Bridge Homes NW LLC	68x100	5	2.5	3	2	3,147	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000	\$270
3055	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	3,055	\$674,000	\$674,000	\$674,000	\$674,000	\$674,000	\$221
3017	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	3,017	\$666,000	\$666,000	\$666,000	\$666,000	\$666,000	\$221
3008	Stone Bridge Homes NW LLC	68x100	5	2.5	3	2	3,008	\$727,000	\$727,000	\$727,000	\$727,000	\$727,000	\$242
2980	Stone Bridge Homes NW LLC	68x100	4	2.5	3	2	2,980	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$221
2965	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,965	\$728,000	\$728,000	\$728,000	\$728,000	\$728,000	\$246
2910	Stone Bridge Homes NW LLC	68x100	5	2.5	3	2	2,910	\$640,000	\$640,000	\$640,000	\$640,000	\$640,000	\$220
2891	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,891	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$225
Mazama	Stone Bridge Homes NW LLC	68x100	4	2.5	3	2	2,868	\$672,000	\$672,000	\$672,000	\$672,000	\$672,000	\$234

Floor Plans by Builder

Stone Bridge Homes NW LLC

PLAN NAME	OFFERED IN	SECTIONS					FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
		LOT DIM	BR	BA	GARAGE	STORIES							
Averages						2,638	\$700,818	\$699,582	\$695,036	\$693,200	\$693,768	\$267	
2844	Stone Bridge Homes NW LLC	68x100	3	2.5	3	2	2,844	\$620,000	\$620,000	\$620,000	\$620,000	\$620,000	\$218
2840	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,840	\$655,000	\$655,000	\$655,000	\$655,000	\$655,000	\$231
2816	Stone Bridge Homes NW LLC	68x100	5	3.0	3	2	2,816	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000	\$231
2813	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,813	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000	\$206
2800	Stone Bridge Homes NW LLC	68x100	5	2.5	2	2	2,800	\$578,000	\$578,000	\$578,000	\$578,000	\$578,000	\$206
2795	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	2,795	\$670,000	\$670,000	\$670,000	\$670,000	\$670,000	\$240
2616	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	2,616	\$895,000	\$895,000	\$895,000	\$895,000	\$895,000	\$342
2597	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,597	\$591,000	\$591,000	\$591,000	\$591,000	\$591,000	\$228
Brooks	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,582	\$710,000	\$710,000	\$710,000	\$710,000	\$705,000	\$273
2550	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,550	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$220
2515	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,515	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$217
2488	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,488	\$623,000	\$623,000	\$623,000	\$623,000	\$623,000	\$250
2477	Stone Bridge Homes NW LLC	68x100	5	2.5	2	2	2,477	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$220
2465	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,465	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000	\$314
2463	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	2,463	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	\$309
Britt	Stone Bridge Homes NW LLC	68x100	5	2.5	2	2	2,459	\$799,000	\$799,000	\$764,000	\$764,000	\$764,000	\$311

Floor Plans by Builder

Stone Bridge Homes NW LLC

PLAN NAME	OFFERED IN	SECTIONS					FIN. SQ FT ↓	1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
		LOT DIM	BR	BA	GARAGE	STORIES							
Averages						2,638	\$700,818	\$699,582	\$695,036	\$693,200	\$693,768	\$267	
2456	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	2,456	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000	\$318
Stella	Stone Bridge Homes NW LLC	68x100	3	3.0	2	2	2,422	\$790,000	\$756,000	\$711,000	\$676,000	\$676,000	\$279
Rouge	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,405	\$749,000	\$749,000	\$685,000	\$655,000	\$700,000	\$291
Salish	Stone Bridge Homes NW LLC	68x100	3	3.0	2	2	2,390	\$720,000	\$720,000	\$720,000	\$720,000	\$725,000	\$303
2385	Stone Bridge Homes NW LLC	68x100	4	2.0	2	1	2,385	\$631,000	\$631,000	\$631,000	\$631,000	\$631,000	\$265
2382	Stone Bridge Homes NW LLC	68x100	3	2.0	2	2	2,382	\$697,000	\$697,000	\$697,000	\$697,000	\$697,000	\$293
2380	Stone Bridge Homes NW LLC	68x100	5	3.0	2	2	2,380	\$629,000	\$629,000	\$629,000	\$629,000	\$629,000	\$264
Forsberg	Stone Bridge Homes NW LLC	68x100	5	2.5	2	2	2,362	\$715,000	\$715,000	\$715,000	\$715,000	\$715,000	\$303
2362	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,362	\$755,000	\$755,000	\$755,000	\$755,000	\$755,000	\$320
2360	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,360	\$613,000	\$613,000	\$613,000	\$613,000	\$613,000	\$260
2355	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,355	\$770,000	\$770,000	\$770,000	\$770,000	\$770,000	\$327
2344	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,344	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$320
2338	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,338	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$233
Abiqua	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,313	\$740,000	\$706,000	\$706,000	\$706,000	\$706,000	\$305
Wilson	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,313	\$745,000	\$745,000	\$716,000	\$680,000	\$680,000	\$294
Deschutes	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,312	\$747,000	\$747,000	\$670,000	\$670,000	\$670,000	\$290

Floor Plans by Builder

Stone Bridge Homes NW LLC

PLAN NAME	OFFERED IN							1Q 2025	2Q 2025	3Q 2025	4Q 2025	1Q 2026	\$/SQ FT
	SECTIONS	LOT DIM	BR	BA	GARAGE	STORIES	FIN. SQ FT ↓						
Averages							2,638	\$700,818	\$699,582	\$695,036	\$693,200	\$693,768	\$267
2306	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,306	\$847,000	\$847,000	\$847,000	\$847,000	\$847,000	\$367
2305	Stone Bridge Homes NW LLC	68x100	4	3.0	2	2	2,305	\$740,000	\$740,000	\$740,000	\$740,000	\$740,000	\$321
Hawthorne	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,276	-	-	-	-	\$680,000	\$299
2258	Stone Bridge Homes NW LLC	68x100	3	2.5	2	2	2,258	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000	\$235
Siletz	Stone Bridge Homes NW LLC	68x100	4	2.5	2	2	2,150	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$349
2138	Stone Bridge Homes NW LLC	68x100	3	2.5	2	2	2,138	\$535,000	\$535,000	\$535,000	\$535,000	\$535,000	\$250
2087	Stone Bridge Homes NW LLC	68x100	3	2.0	2	1	2,087	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$292
1692	Stone Bridge Homes NW LLC	68x100	3	2.0	2	1	1,692	\$626,000	\$626,000	\$626,000	\$626,000	\$626,000	\$370

Recorded Closings by Builder

David Weekley Homes

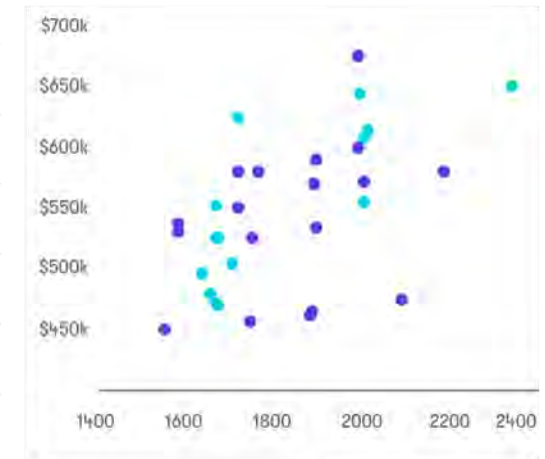
Last 4 Quarters

Closing Price vs. List Price

Differential

-4.4%

1Q 2025 List Price Closing Price



ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$565,412	1,816	\$304		
3328 Se Arrowhead Ave	2,178	-	-	\$550,000	-	-	03/30/26	Priority Home Mortgage LP
3690 Se 83rd Ave	3,485	-	-	\$659,300	-	-	03/27/26	Priority Home Mortgage LP
3311 Se Triumph Ave	3,920	-	-	\$565,595	-	-	03/27/26	Priority Home Mortgage LP
3436 Se Cape Ln	1,742	-	-	\$565,000	-	-	03/26/26	Priority Home Mortgage LP
8148 Se Newberry St	1,742	3	3.0	\$478,681	1,656	\$289	06/30/25	US Bank NA
8142 Se Newberry St	2,178	3	3.0	\$525,465	1,674	\$314	06/27/25	Cmg Mortgage Inc
3262 Se Hemera Ln	2,614	4	3.0	\$555,459	2,005	\$277	06/26/25	US Bank NA
8136 Se Newberry St	2,178	3	3.0	\$524,579	1,668	\$315	06/13/25	Cmg Mortgage Inc
8432 Se Stonecrop Ln	1,742	3	3.0	\$495,000	1,639	\$302	05/30/25	Cmg Mortgage Inc
8088 Se Newberry St	1,742	3	3.0	\$470,000	1,676	\$280	05/29/25	US Bank NA
3476 Se 82nd Ave	2,614	3	3.0	\$624,990	1,717	\$364	05/27/25	Cmg Mortgage Inc
3498 Se 82nd Ave	2,614	3	3.0	\$614,990	2,015	\$305	05/27/25	US Bank NA
8118 Se Newberry St	2,178	3	3.0	\$552,418	1,668	\$331	05/23/25	US Bank NA
8100 Se Newberry St	2,178	3	3.0	\$504,000	1,704	\$296	05/22/25	Cmg Mortgage Inc
3421 Se 82nd Ave	2,614	3	3.0	\$649,990	2,337	\$278	05/15/25	Cmg Mortgage Inc
3460 Se Cape Ln	2,178	-	-	\$683,625	-	-	05/15/25	US Bank NA

Recorded Closings by Builder

 **David Weekley Homes**

Last 4 Quarters

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$565,412	1,816	\$304		
3270 Se Flash Ln	2,614	4	3.0	\$608,320	2,005	\$303	05/14/25	Cmg Mortgage Inc
8106 Se Newberry St	1,742	3	3.0	\$471,550	1,670	\$282	05/13/25	*Unknown
3432 Se 82nd Ave	2,614	3	3.0	\$643,869	1,993	\$323	04/16/25	Cmg Mortgage Inc

Recorded Closings by Builder

Lennar Homes

Last 4 Quarters

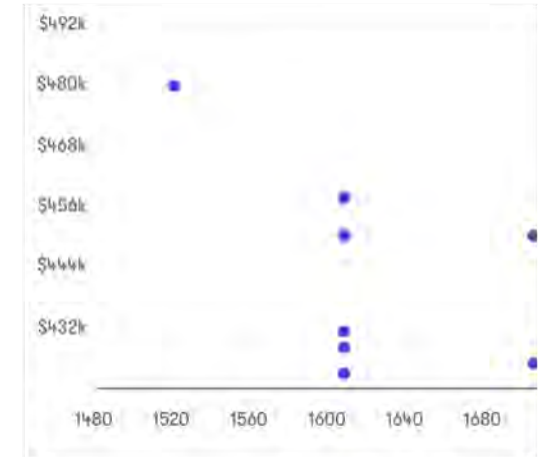
Closing Price vs. List Price

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$434,025	1,621	\$274		
3315 Se Equinox Ln	1,742	-	-	\$406,900	-	-	08/25/25	Cmg Mortgage Inc
3323 Se Equinox Ln	1,742	-	-	\$399,900	-	-	08/07/25	(CASH TRANSACTION)
3331 Se Equinox Ln	2,178	-	-	\$402,900	-	-	08/07/25	(CASH TRANSACTION)
3307 Se Equinox Ln	2,178	-	-	\$454,900	-	-	06/27/25	Lennar Mortgage LLC
3339 Se Equinox Ln	2,178	3	3.0	\$449,900	1,608	\$280	05/29/25	Lennar Mortgage LLC
3371 Se Equinox Ln	3,485	3	3.0	\$457,400	1,608	\$284	05/29/25	Lennar Mortgage LLC
3256 Se Equinox Ln	2,178	3	3.0	\$422,900	1,608	\$263	05/21/25	Lennar Mortgage LLC
3293 Se Equinox Ln	2,178	3	3.0	\$430,900	1,608	\$268	05/07/25	Lennar Mortgage LLC
3347 Se Equinox Ln	1,742	3	3.0	\$449,900	1,705	\$264	04/28/25	Lennar Mortgage LLC
3429 Se Shadow Ln	2,178	3	3.0	\$479,900	1,521	\$316	04/25/25	Lennar Mortgage LLC
3268 Se Equinox Ln	1,742	3	3.0	\$424,900	1,705	\$249	04/17/25	Lennar Mortgage LLC
3292 Se Equinox Ln	2,178	3	3.0	\$427,900	1,608	\$266	03/31/25	Lennar Mortgage LLC

Differential

-

● Closing Price



Recorded Closings by Builder

Stone Bridge Homes NW LLC

Last 4 Quarters

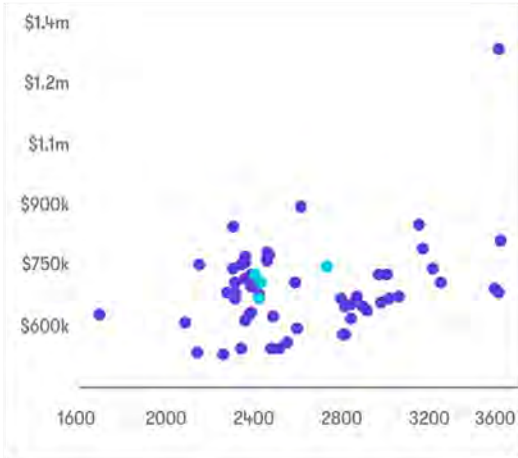
Closing Price vs. List Price

ADDRESS	LOT SQ FT	BR	BA	CLOSING PRICE	FIN. SQ FT	\$/SQ FT	CLOSING DATE	LENDER
Averages				\$733,080	2,499	\$285		
8169 Se Quincy St	3,049	5	3.0	\$669,600	2,421	\$277	10/06/25	Cornerstone First Mortgage Inc
8292 Se Orion Ln	3,920	5	3.0	\$744,900	2,736	\$272	09/25/25	Wells Fargo Bank Na
8289 Se Quincy St	3,920	-	-	\$820,000	-	-	07/14/25	Zillow Home Loans LLC
8284 Se Orion Ln	3,049	4	3.0	\$705,900	2,436	\$290	06/26/25	Rocket Mortgage LLC
8161 Se Quincy St	3,049	4	3.0	\$725,000	2,401	\$302	04/18/25	United Wholesale Mortgage LLC

Differential

-5.4%


1Q 2025 List Price Closing Price



Subdivision Profile

Reed's Crossing MPC: (remaining phases)

Developed by Brookfield Residential

 Future Single-Family
Hillsboro, OR

45.494183 N -122.90202 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
68'

Lot Size Range (SQ FT)
6,800

Survey Quarter
1Q 2026

Lot Status

Total Lots	2800
Futures	2800
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0


Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Riverside at Butternut Woods

Developed by Riverside Homes (OR)

 **Future Single-Family**
Beaverton, OR

45.485114 N -122.90964 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
100'

Lot Size Range (SQ FT)
11,000

Survey Quarter
1Q 2026

Lot Status

Total Lots	39
Futures	39
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0


Active Builders

Riverside Homes (OR)

Subdivision Profile

Rosedale Parks Vendage Reserve (remaining phases)

Developed by Pahlisch Homes Inc

 Future Single-Family
Hillsboro, OR

45.492847 N -122.92023 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Characteristics
Recreation Center, Pool, Golf Course, Full Maintenance

Lot Width Range
45'

Lot Size Range (SQ FT)
4,500

Survey Quarter
1Q 2026

Lot Status

Total Lots	565
Futures	565
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Taxes & Fees

HOA
\$141


Active Builders

Pahlisch Homes Inc

Subdivision Profile

17525 SW Stark St

Developed by KTN Group LLC

 **Future Single-Family**
Beaverton, OR

45.519979 N -122.85753 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
48'

Lot Size Range (SQ FT)
4,800

Survey Quarter
1Q 2026

Lot Status

Total Lots	5
Futures	5
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0


Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Chelsea Crest

Developed by Roake

 **Future Single-Family**
Beaverton, OR

45.513948 N -122.89335 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
55'

Lot Size Range (SQ FT)
5,500

Survey Quarter
1Q 2026

Lot Status

Total Lots	5
Futures	5
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0


Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0

Subdivision Profile

Mary Mount

Developed by Van Loo 2 Associates LLC

 **Future Single-Family**
Beaverton, OR

45.499536 N -122.8816 W



CBSA
Portland-Vancouver-Hillsboro, OR-WA

County
Washington

Lot Width Range
60'

Lot Size Range (SQ FT)
6,000

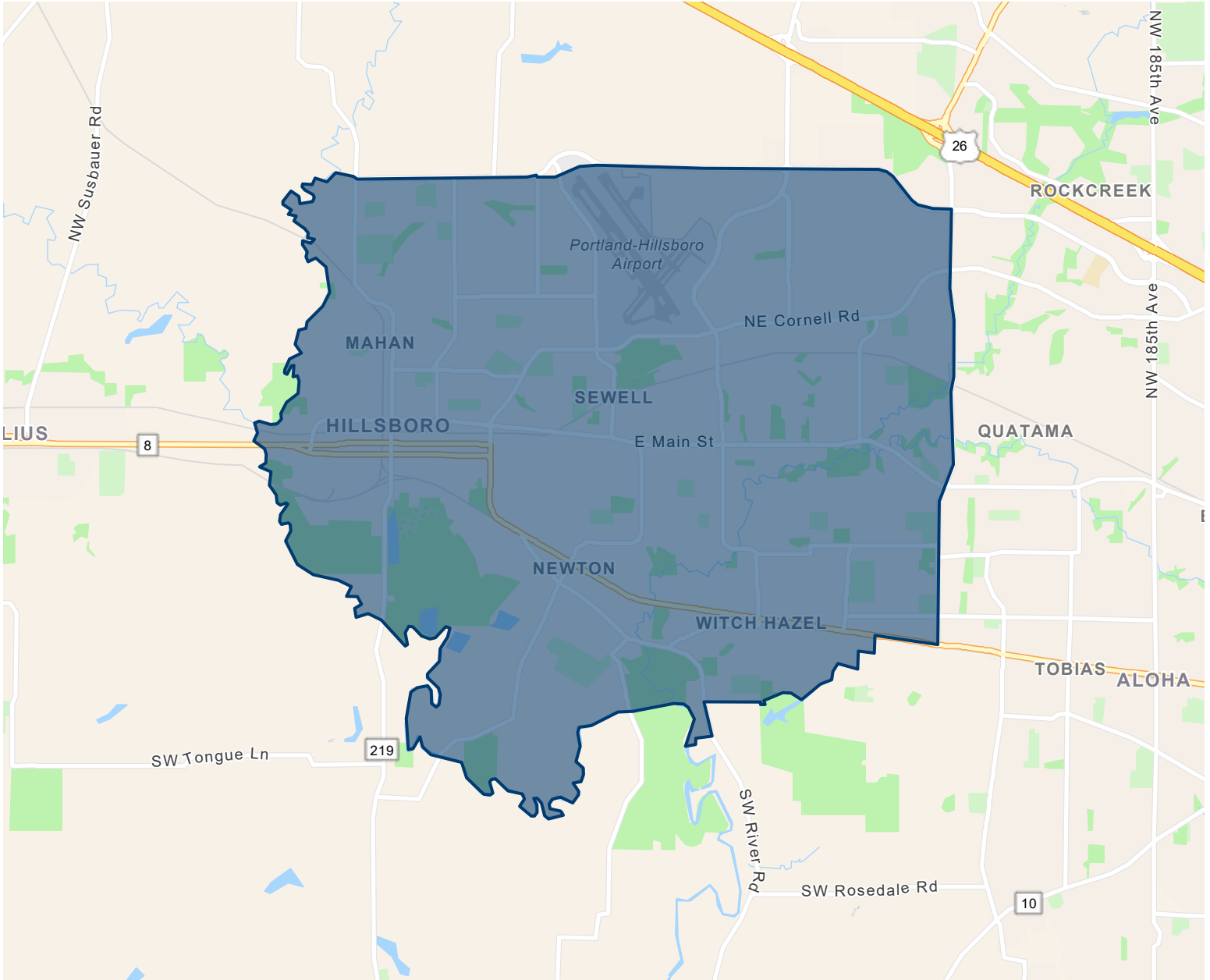
Survey Quarter
1Q 2026

Lot Status

Total Lots	6
Futures	6
Vacant Developed Lots	0
Total Housing Inventory	0
Occupied	0

Inventory

Total Housing Inventory	0
Under Construction	0
Finished Vacant	0
Models	0



Key Facts



85,581

Total Population



101,711

Median Household Income



30,850

Total Households



198,842

Median Net Worth



2.74

Average Household Size

Transportation To Work



5.2%

Took Public Transportation



7.6%

Carpooled



3.0%

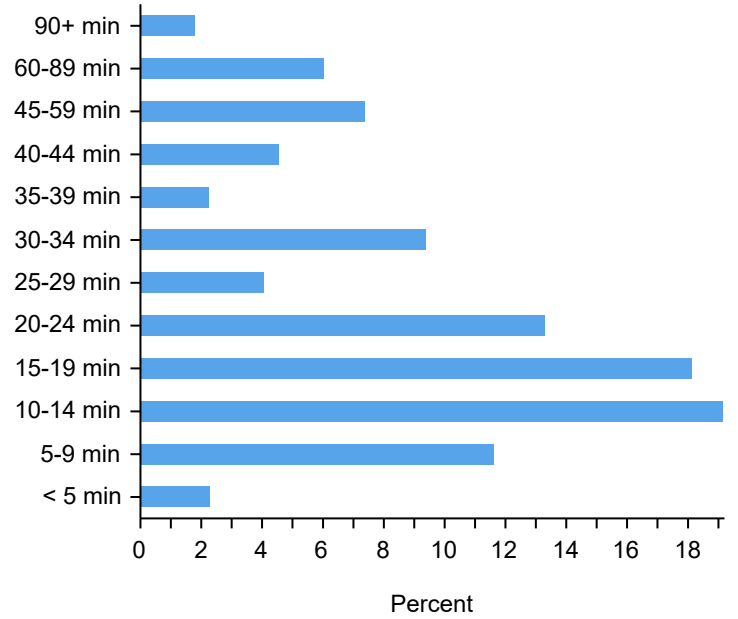
Walked to Work



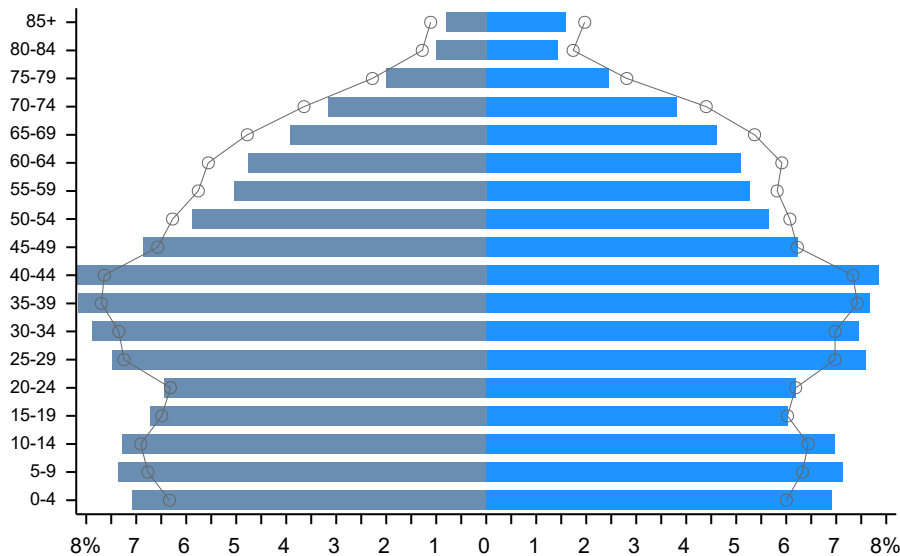
0.8%

Bike to Work

Average Travel Time To Work



Age Pyramid



The largest group:

2023 Males Age 40-44

The smallest group:

2023 Males Age 85+

Dots show comparison to

Washington County

Households by income

The largest group: \$100,000 - \$149,999 (23.4%)

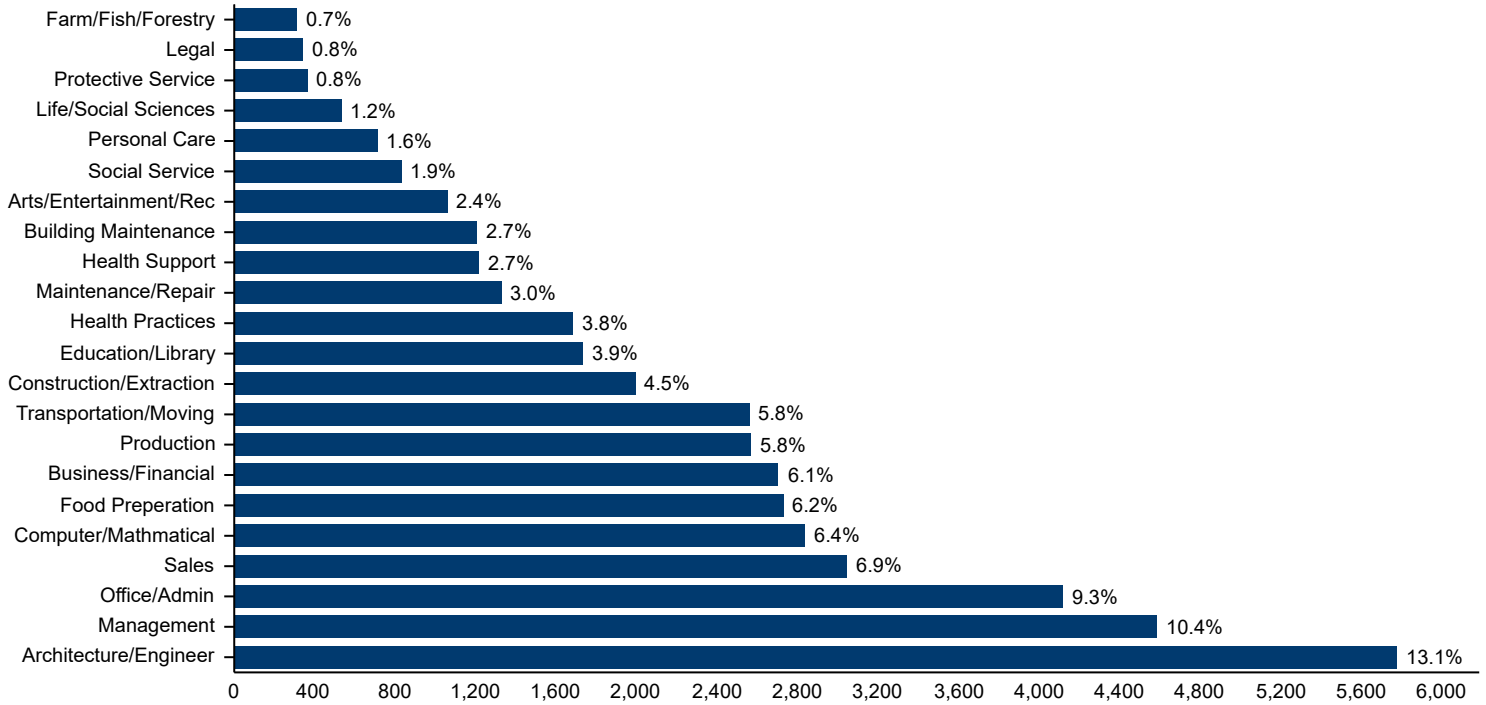
The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff
<\$15,000	4.9%	-0.9%
\$15,000 - \$24,999	3.4%	-1.2%
\$25,000 - \$34,999	5.2%	-0.5%
\$35,000 - \$49,999	6.5%	-0.8%
\$50,000 - \$74,999	16.3%	+1.2%
\$75,000 - \$99,999	12.4%	-0.2%
\$100,000 - \$149,999	23.4%	+3.8%
\$150,000 - \$199,999	13.4%	+0.5%
\$200,000+	14.5%	-1.9%

Bars show deviation from

Washington County

Employment By Industry



Pets



37%

Household Owns a Dog



21%

Household Owns a Cat



\$31,990,043

Annual Pet Spending

Education



9%

No High School Diploma



20%

High School Graduate



30%

Some College



42%

Bachelor's/Grad/Prof Degree

Annual Household Spending



\$2,742

Apparel & Services



\$4,684

Eating Out



\$8,197

Groceries



\$8,440

Health Care