



REAL ESTATE 2008

HERE IS YOUR ANNUAL REPORT

WILSONVILLE RESIDENTIAL & SURROUNDING AREA ACREAGE SALES FOR 2008

Wilsonville Residential Sales

<u>Closed Sales</u>	<u>Address</u>	<u>Subdivision</u>	<u>Sq. Ft.</u>	<u>Bdrm/Bath</u>		<u>List Price</u>	<u>Sold Price</u>
Residence	27520 SW Stafford Rd	Wilsonville	1560	3	1	\$199,000	\$190,000
Residence	30995 SW Magnolia Ave	Old Town	832	3	1	\$184,900	\$197,500
Residence	30535 SW Magnolia Ave	Old Town	960	2	1	\$219,900	\$199,500
Residence	30520 SW Boones Ferry Rd	Old Town	1450	3	1	\$300,000	\$228,000
Residence	10592 SW Coleman Lp	Silver Creek	1352	3	2.5	\$225,000	\$230,500
Residence	11258 SW Churchill	Fox Chase	1710	3	2	\$269,000	\$240,000
Residence	28645 SW Canyon Creek S Rd	Canyon Creek	1544	3	1.5	\$239,000	\$248,000
Residence	11343 SW Churchill	Fox Chase	1365	3	2	\$269,000	\$254,000
Residence	10350 SW Bryton Ct	Montebello	1785	3	2	\$275,000	\$255,000
Residence	30519 SW Ruth St	Village at Main	1631	3	2.5	\$275,000	\$259,000
Residence	29882 SW Camelot St	Park at Merryfield	1560	3	2	\$299,000	\$260,000
Residence	27118 SW Wood Ave	Canyon Creek	1208	3	2	\$264,500	\$260,000
Residence	11615 SW Preakness	Fox Chase	1886	3	2.5	\$264,900	\$260,000
Residence	10475 SW Pleasant Pl	Serene Acres	1200	3	2	\$249,900	\$260,200
Residence	31233 SW Chia Lp	Kalyca Terrace	1432	3	2.5	\$269,000	\$262,250
Residence	7823 SW Tournament	Courtside Estates	1103	3	2	\$274,000	\$267,500
Residence	10363 SW Franklin Ln	Silvercreek Estates	1498	3	2.5	\$275,000	\$270,000
Residence	30895 SW Magnolia Ave	Old Town	1410	3	2	\$279,900	\$272,500
Residence	30780 SW Magnolia Ave	Old Town	1112	3	1	\$275,000	\$274,000
Residence	29862 SW Minkler Ln	Silver Creek Estates	1498	3	2.5	\$282,500	\$282,500
Residence	29440 SW Teton Way	Parkwood Estates	1619	3	2	\$289,999	\$285,000
Residence	30543 SW Ruth St	Village at Main	1643	3	2.5	\$289,000	\$287,800
Residence	10278 SW Evergreen Ct	Jaci Park	1562	3	2.5	\$289,950	\$289,950
Residence	30824 SW Salmon Ln	Day Dream Ranch	1440	3	2	\$299,900	\$290,000
Residence	30588 SW Ruth St	Village at Main	1644	3	2.5	\$288,000	\$293,000
Residence	10266 SW Evergreen Ct	Jaci Park	1566	3	2.5	\$290,000	\$299,700
Residence	11242 SW Champoeg Dr	Rivergreen	1844	3	2.5	\$316,900	\$310,000
Residence	30490 SW Ruth St	Village at Main	1778	3	2.5	\$312,000	\$312,000
Residence	27158 SW Wood Ave	Canyon Creek	1576	3	2.5	\$309,900	\$314,000
Residence	29370 SW Villebois Dr	Villebois	1830	3	2.5	\$323,900	\$315,000
Residence	28416 SW Wagner St	Landover	2061	4	3	\$319,900	\$319,900
Residence	11663 SW Jamaica	Fox Chase	1789	3	2.5	\$328,800	\$322,000
Residence	31070 SW Willamette Way W	Rivergreen	2156	4	2	\$329,900	\$324,000
Residence	11214 SW McKenzie Ct	Rivergreen	2030	3	2.5	\$319,900	\$324,500
Residence	11784 SW Grenoble St	Villebois	2362	3	3	\$339,900	\$325,000
Residence	28457 SW Meadows Lp	Wilsonville Meadows	1672	3	2	\$338,900	\$330,000
Residence	29385 SW Teton Way	Parkwood Estates	1717	3	2	\$339,900	\$330,000
Residence	29803 SW Lancelot Ln	Park at Merryfield	1989	4	2.5	\$334,900	\$334,900
Residence	30950 SW Salmon Ln	Day Dream Ranch	1799	3	2	\$350,000	\$337,000
Residence	28701 SW Costa Cir	Villebois	1856	3	2.5	\$349,900	\$345,000
Residence	12012 SW Lausanne St	Villebois	1707	3	2.5	\$348,085	\$348,400
Residence	12012 SW Lausanne St	Villebois	1732	3	2.5	\$322,408	\$348,500

<u>Closed Sales</u>	<u>Address</u>	<u>Subdivision</u>	<u>Sq. Ft.</u>	<u>Bdrm/Bath</u>	<u>List Price</u>	<u>Sold Price</u>
Residence	7726 SW Vlahos Dr	Villebois	1781	3 2	\$356,900	\$350,000
Residence	28725 SW Costa Cir	Villebois	1803	3 2.5	\$374,900	\$351,000
Residence	30566 SW Kensington Pl	Morey's Landing	1988	3 2.5	\$379,900	\$354,900
Residence	30762 SW Orchard Dr	Morey's Landing	2433	3 2.5	\$395,000	\$359,000
Residence	12008 SW Lausanne St	Villebois	1732	3 2.5	\$361,364	\$361,506
Residence	12004 SW Lausanne St	Villebois	1803	3 2.5	\$364,645	\$364,645
Residence	7598 SW Roanoke Dr	Canyon Creek	3374	4 2.5	\$379,900	\$366,000
Residence	12031 SW Lausanne St	Villebois	1803	3 2.5	\$371,665	\$371,665
Residence	28646 SW Meadows Lp	Wilsonville Meadows	2055	3 2	\$399,900	\$375,000
Residence	28209 SW Wagner St	Landover	2088	4 3	\$377,435	\$375,950
Residence	10744 SW Barber St	Villebois	2216	3 2.5	\$379,000	\$377,435
Residence	12023 SW Lausanne St	Villebois	1803	3 2.5	\$378,270	\$378,270
Residence	11030 SW Parkview Drive	Morey's Landing	2576	3 2.5	\$399,000	\$380,000
Residence	7544 SW Roanoke Dr	Canyon Creek	2437	3 2.5	\$399,900	\$380,000
Residence	12016 SW Lausanne St	Villebois	1707	3 2.5	\$385,040	\$381,750
Residence	30612 SW Orchard Dr	Morey's Landing	2600	4 2.5	\$399,000	\$385,000
Residence	26720 SW Colvin Ln	Canyon Creek	1794	3 2.5	\$399,900	\$387,000
Residence	29363 SW Villebois Dr	Villebois	1987	3 2.5	\$399,900	\$388,000
Residence	12020 SW Lausanne St	Villebois	1803	3 2.5	\$389,500	\$388,813
Residence	28468 SW Wagner St	Landover	1878	3 2.5	\$390,735	\$390,000
Residence	10765 SW London Ln	Villebois	2319	3 2.5	\$390,000	\$390,000
Residence	10722 SW Barber St	Villebois	2248	2 2.5	\$388,813	\$390,735
Residence	12035 SW Lausanne St	Villebois	1803	3 2.5	\$391,410	\$391,410
Residence	10511 SW Brockway Dr	Morey's Landing	2494	3 2.5	\$414,900	\$398,000
Residence	7145 SW Bouchaine St	Arbor Crossing	2248	3 2.5	\$398,000	\$399,000
Residence	6855 SW Fernbrook Ct	Wilsonville Meadows	2289	4 2.5	\$399,900	\$399,900
Residence	11832 SW Palermo Street	Villebois	1803	3 2.5	\$372,400	\$401,540
Residence	31139 SW Willamette Way	Rivergreen	2307	4 2.5	\$399,500	\$402,000
Residence	30961 SW Orchard Dr	Morey's Landing	2481	4 2.5	\$409,000	\$405,000
Residence	6589 SW Stratford Ct	Landover	2509	5 3	\$419,780	\$405,000
Residence	10940 SW Parkview Dr	Morey's Landing	2201	3 2.5	\$415,000	\$410,000
Residence	10799 SW London Ln	Villebois	2539	3 2.5	\$424,845	\$411,000
Residence	10822 SW Barber St	Villebois	2248	3 2.5	\$411,900	\$411,900
Residence	10886 SW Parkwood Ct	Park at Merryfield	2340	4 2.5	\$422,900	\$415,000
Residence	28528 SW Cascade Lp	Wilsonville Meadows	3048	4 2.5	\$439,900	\$415,000
Residence	10749 SW London Ln	Villebois	2539	3 2.5	\$417,000	\$417,000
Residence	11966 SW Surrey St	Villebois	1957	3 2.5	\$418,440	\$418,440
Residence	12011 SW Lausanne St	Villebois	1993	3 2.5	\$419,900	\$419,900
Residence	10920 SW Matzen Dr	Day Dream Ranch	2358	4 2.5	\$425,000	\$420,000
Residence	10565 SW Brockway Dr	Morey's Landing	2703	4 2.5	\$429,500	\$420,000
Residence	7373 SW Glenwood Dr	Wilsonville Meadows	2575	3 2.5	\$424,500	\$420,000
Residence	29732 SW Young Way	Park at Merryfield	2337	4 2.5	\$439,900	\$425,000
Residence	29371 SW Villebois Dr	Villebois	1993	3 2.5	\$427,031	\$427,031
Residence	29689 SW Yosemite Way	Parkwood Estates	2180	4 2.5	\$447,800	\$432,500
Residence	29509 SW Kings Ct	Park at Merryfield	2370	4 2.5	\$439,000	\$433,500
Residence	11989 SW Lausanne St	Villebois	1987	3 2.5	\$431,899	\$433,560
Residence	11985 SW Lausanne St	Villebois	1987	3 2.5	\$434,060	\$434,060
Residence	10820 SW London Ln	Villebois	2912	4 2.5	\$479,900	\$435,000
Residence	7558 SW Roanoke Dr	Canyon Creek	3267	4 2.5	\$439,500	\$437,000
Residence	31277 SW Kensington Dr	Morey's Landing	2703	4 2.5	\$432,500	\$437,000
Residence	10825 SW London Ln	Villebois	2567	3 3	\$437,905	\$437,905
Residence	29078 SW Monte Carlo Ave	Villebois	2576	3 2.5	\$439,900	\$439,000
Residence	11977 SW Lausanne St	Villebois	2576	3 2.5	\$469,900	\$447,400
Residence	10530 SW Sunnyside Dr	Morey's Landing	2351	4 2.5	\$449,900	\$449,000
Residence	10865 SW Hunt Ct	Hazelwood Estates	2808	3 2.5	\$489,500	\$450,000
Residence	11831 SW Grenoble Street	Villebois	2576	3 2.5	\$479,900	\$450,000
Residence	12005 SW Lausanne St	Villebois	2846	4 3	\$479,000	\$450,000
Residence	29074 SW Monte Carlo St	Villebois	2846	4 3	\$449,900	\$454,000

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Residence	31153 SW Willamette Way W	Rivergreen	2950	4 2.5	\$459,000	\$457,000
Residence	31182 SW Willamette Way	Rivergreen	2751	4 2.1	\$485,000	\$465,000
Residence	11826 SW Palermo Street	Villebois	2355	4 3	\$456,045	\$465,045
Residence	26857 SW McLeod St	Canyon Creek	3439	4 3	\$470,555	\$467,000
Residence	28656 SW Costa Cir	Villebois	2706	4 2.5	\$499,900	\$470,000
Residence	10756 SW London Ln	Villebois	2775	3 2.5	\$474,995	\$470,555
Residence	12027 SW Lausanne St	Villebois	2355	3 3	\$509,542	\$475,000
Residence	7182 SW Bouchaine St	Arbor Crossing	2721	3 2.5	\$499,900	\$484,000
Residence	28254 SW Morningside Ave	Canyon Creek	2860	3 2.5	\$499,000	\$499,000
Residence	11965 SW Lausanne St	Villebois	2832	4 3	\$499,999	\$499,900
Residence	11964 SW Lausanne St	Villebois	3118	4 2.5	\$569,900	\$530,000
Residence	29298 SW San Remo Ct	Villebois	3902	5 3.1	\$558,000	\$558,000
Residence	11968 SW Lausanne St	Villebois	3118	3 2.5	\$599,900	\$560,000
Residence	29264 SW San Remo Ct	Villebois	3902	5 3.5	\$624,900	\$579,000
Residence	11993 SW Lausanne St	Villebois	4202	5 3.5	\$649,900	\$599,000
Residence	11960 SW Lausanne St	Villebois	3532	3 2.5	\$599,900	\$599,900
Residence	11699 SW Normandy Ln	Villebois	4202	5 4	\$599,900	\$599,900
Residence	32117 SW Willamette Way E	Rivergreen	3130	3 2.5	\$598,900	\$600,000
Residence	7889 SW Rockbridge St	Canyon Creek	3397	4 2.5	\$649,900	\$617,500
Residence	11980 SW Lausanne St	Villebois	3718	5 3.5	\$659,825	\$620,000
Residence	12013 SW Grenoble St	Villebois	3718	4 3	\$633,629	\$633,629
Residence	11984 SW Lausanne St	Villebois	3118	4 2.5	\$660,000	\$652,000
Residence	8565 SW Miami	Day Dream River Est	4311	5 4.5	\$659,900	\$659,500
Residence	11830 SW Grenoble St	Villebois	3718	4 3	\$652,000	\$669,900
Residence	28610 SW Costa Cir	Villebois	3718	4 3	\$675,775	\$676,000
Residence	28357 SW Morningside Ave	Canyon Creek	3328	4 3	\$729,000	\$700,000
Residence	7078 SW Cedar Pointe Dr	Pointe Cedar	3713	4 2.5	\$739,000	\$719,000
Residence	6953 SW Cedar Pointe Ln	Pointe Cedar	3429	3 3.5	\$774,945	\$762,500
Residence	28604 SW Costa Cir	Villebois	4202	5 4	\$775,000	\$774,945
Residence	12001 SW Grenoble Street	Villebois	3718	3 3	\$798,137	\$798,137
Residence	31267 SW Willamette Way	Rivergreen	4077	4 2.5	\$859,900	\$825,000

Wilsonville/Sherwood Acreage Sales

<u>Closed Sales</u>	<u>Address</u>	<u>City</u>	<u>Sq. Ft.</u>	<u>Bdrm/Bath</u>	<u>Acres</u>	<u>List Price</u>	<u>Sold Price</u>
Residence	17374 SW Swank Rd	Sherwood	1032	2 1	3.77	\$389,000	\$372,000
Residence	20555 SW 216 th Pl	Sherwood	1388	3 2.1	2.51	\$419,900	\$375,000
Residence	28288 SW Ladd Hill Rd	Sherwood	1896	3 2	2.25	\$424,900	\$415,000
Residence	20789 SW 216 th Pl	Sherwood	1988	3 3	1.23	\$459,000	\$415,000
Residence	19990 SW Edy Rd	Sherwood	1027	3 1	1.24	\$415,000	\$415,000
Residence	5780 SW Advance Rd	Wilsonville	1817	3 2.50	1.30	\$479,000	\$452,000
Residence	22685 SW Conifer Dr	Sherwood	2000	3 2	4.97	\$499,000	\$490,000
Residence	21290 SW Chapman Rd	Sherwood	3571	4 2.5	6.32	\$519,000	\$518,500
Residence	16271 SW Bell Rd	Sherwood	1800	3 2	5.00	\$539,000	\$529,000
Residence	12360 SW Tooze Rd	Sherwood	1966	4 2.5	1.52	\$549,900	\$535,000
Residence	17595 SW Seiffert Rd	Sherwood	2148	3 2.5	5.08	\$599,000	\$549,600
Residence	29700 SW Ladd Hill Rd	Sherwood	1747	3 1.5	4.60	\$575,000	\$550,000
Residence	25895 SW Rein Rd	Sherwood	2458	4 3	5.01	\$569,900	\$568,000
Residence	19215 SW Edy Rd	Sherwood	2770	3 3	4.77	\$649,900	\$635,000
Residence	28800 SW 35 th Dr	Wilsonville	2910	4 3	2.00	\$775,000	\$720,000
Residence	13681 SW Morgan Rd	Sherwood	2661	3 3	5.24	\$775,000	\$775,000
Residence	28505 SW Grahams Ferry	Sherwood	3170	5 2.5	2.00	\$798,000	\$779,000
Residence	24110 SW Mt Creek Rd	Sherwood	3769	4 2.5	2.81	\$849,900	\$789,000
Residence	18015 SW Mountain Home Rd	Sherwood	3348	3 2.5	16.8	\$899,900	\$810,000
Residence	22140 SW Schmeltzer Rd	Sherwood	3982	4 3.5	6.81	\$849,900	\$811,500
Residence	13691 SW Morgan Rd	Sherwood	3450	4 3	5.00	\$850,000	\$820,000
Residence	32880 SW Bell Rd	Sherwood	1570	2 2	20.12	\$855,000	\$855,000

<u>Closed Sales</u>	<u>Address</u>	<u>City</u>	<u>Sq. Ft.</u>	<u>Bdrm/Bath</u>		<u>Acres</u>	<u>List Price</u>	<u>Sold Price</u>
Residence	23750 SW Gage Rd	Wilsonville	2472	3	1	6.71	\$865,000	\$865,000
Residence	22525 SW Schmeltzer Rd	Sherwood	4000	4	3.5	4.83	\$949,900	\$875,000
Residence	19095 SW Salmonberry Dr	Sherwood	6833	5	3.1	1.63	\$999,000	\$999,000
Residence	24432 SW Gage Rd	Wilsonville	4436	4	3.5	1.00	\$1,080,000	\$1,000,000
Residence	20050 SW Kruger Rd	Sherwood	1140	2	1	38.60	\$2,600,000	\$1,050,000
Residence	17901 SW Kramien Rd	Wilsonville	4690	3	3.5	9.32	\$1,500,000	\$1,280,000
Residence	26909 SW Labrousse Rd	Sherwood	6037	5	3.5	1.54	\$1,499,000	\$1,375,000
Residence	24121 SW Newland R	Wilsonville	5845	5	4.5	7.37	\$1,450,000	\$1,375,000
Residence	16091 SW Wilsonville Rd	Wilsonville	2392	3	3	9.45	\$1,500,000	\$1,400,000
Residence	4385 SW Homesteader Rd	Wilsonville	5466	5	4.5	5.47	\$1,649,900	\$1,500,000
Residence	24680 SW Grand Vista Ln	Sherwood	7824	4	5.5	4.12	\$1,799,000	\$1,800,000
Residence	4369 SW Eastgate Dr	Wilsonville	6117	4	5.5	2.70	\$2,199,000	\$1,970,000
Residence	24716 SW Quarryview Dr	Wilsonville	7047	5	5.5	5.70	\$2,399,000	\$1,985,000
Residence	5422 SW Eastgate Dr	Wilsonville	7827	5	5.5	10.97	\$1,995,000	\$1,995,000
Residence	24979 SW Quarryview Dr	Wilsonville	9692	3	4.5	2.80	\$2,295,000	\$2,295,000
Residence	2890 SW Riverfront Ter	Wilsonville	13000	5	5.5	20.00	\$4,250,000	\$3,800,000

The Properties listed above have been listed or sold by various participants in the MLS.

SELLER'S VERSUS BUYER'S MARKET

To help keep you informed of the local real estate market, Kathleen mails a market report for listings and sales in the area monthly as well as a year-end report (see above). The market has changed drastically in the past year with more foreclosures than ever recorded before. This has changed the value of everyone's property, and unfortunately, caused values to go lower. As a seller, this is not necessarily good news. Prices have dropped, and sellers are negotiating prices to get properties sold. Sellers may want to hold their property until the market improves or sell to free up capital for making a smart investment for the future based on lower values. Interest rates are at all time lows – 4.5%-5% recently for a 30 year fixed rate conventional mortgage (subject to credit and verifiable income).

What does this mean to you? This is an excellent time to make that investment for your future so you don't say in a year or two, "I wish I would have..." So if you are in need of help to purchase or sell a home or investment property, please call an experienced Broker. Kathleen Walmsley has the real estate experience to help you make a smart purchase or sale. Kathleen lives in Wilsonville, and has nearly 20 years of real estate experience. Elite Realty Group is conveniently located one block off I-5 at Wilsonville Road and Town Center Loop West. We are easy to find for buyers coming off the freeway! Don't wait, call Kathleen to help you with your real estate needs.

Elite Realty Group

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Kathleen Walmsley
Oregon Principal Broker

