



Property Investment Profile™



Dear Pinnacle,

Here is an updated Property Investment Profile (PIP) report summarizing current real estate activity in your area. This data is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to receive a more detailed version which takes into account the particulars of your home, please contact me directly and I will be happy to provide a comprehensive Comparative Market Analysis (CMA).

P.S. - Any information you provide to me will be kept strictly confidential.

Report Prepared on 05/31/2010



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NEIGHBORHOOD FLASH

0
New Property Listings in last 14 days

3
Properties Pending Sale

1
Recently Sold Properties

MARKET INFORMATION



Currently FOR SALE
 Avg. Days on Market: 134 Days
 Listings Currently for Sale: 15
 Newest Listing: 05/12/2010
 Shortest/Longest: 19 Days / 363 Days

Recently SOLD
 Avg. Days to Sell: 25 Days
 Total Sales: 1
 Last Sale: 05/25/2010
 Shortest/Longest: 25 Days / 25 Days
 Months of Supply: 15**
 **Estimated time to sell current listing inventory. 6 months is considered a balanced market



FOR SALE DATA

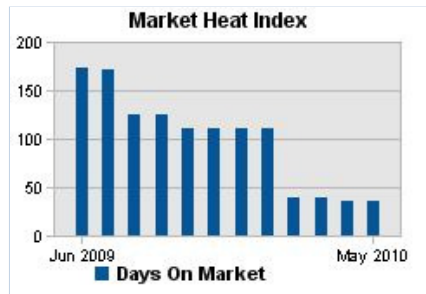
	List Price	\$/SqFt.	DOM
Average	\$436,510	378	134
High	\$1,299,000	600	363
Low	\$210,000	296	19

PENDING DATA

	List Price	\$/SqFt.	DOM
Average	\$327,733	341	87
High	\$494,200	389	139
Low	\$230,000	301	50

SOLD DATA

	List Price	Sale Price	\$ Diff	% Diff	\$/SqFt.	DOM
Average	\$279,900	\$262,500	\$-17,400	-6.63%	344	25
High	\$279,900	\$262,500	\$-17,400	-6.63%	344	25
Low	\$279,900	\$262,500	\$-17,400	-6.63%	344	25



For Pinpoint pricing on this property, please contact me directly



**1255 NW 9th AVE
Portland, 97209**

MLS Number: [10043313](#)
Days on Market: 19
\$/SqFt: \$354

Property Type: CONDO
Year built: 2004
Bedrooms:
Baths: 1
SqFt.: 729

List Price: \$258,000
Description:
PEARL STUDIO w/FULL Wall of South-facing Windows(over 25')VIEWS of Lush Trees and Landscaping. Great Light, High Ceilings, Hardwoods throughout, SS Appliances, Walk-In Closet, Parking Space #29 & Storage #138. Tanner Springs & Fields Parks, Streetcar, Shops, Galleries, Restaurants. Platinum LEED Neighborhood.

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10034989](#)
Days on Market: 38
\$/SqFt: \$418

Property Type: CONDO
Year built: 2004
Bedrooms:
Baths: 1
SqFt.: 634

List Price: \$265,000
Description:
South facing 8th floor condo with a balcony. Hardwood floors in kitchen, dining and sleeping area. Tiled bathroom. SS appliances. Custom closet, Window treatment.large windows, short walk to Tanner Springs park, street car and shopping

FOR SALE



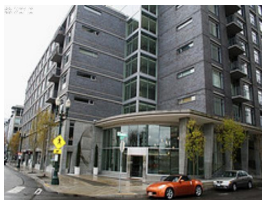
**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10031608](#)
Days on Market: 48
\$/SqFt: \$600

Property Type: CONDO
Year built: 2004
Bedrooms: 3
Baths: 2.1
SqFt.: 2,165

List Price: \$1,299,000
Description:
3 Mountain View from this beautiful penthouse. On top of the Pinnacle with 900 square feet of outdoor living it is simply breathtaking. This rare 3br/den opt. has Lrg. Mstr.suite w/sitting rm., gorgeous kitchen w/slab granite and pro-appliances. Remote blinds thru-out+ add'l storage

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10023057](#)
Days on Market: 83
\$/SqFt: \$304

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 691

List Price: \$210,000
Description:
Nice studio unit in Pinnacle. Hardwood floors in Kitchen, Fmlyrm, bdrm. Custom window treatment, closet, entertainment center SS appliances. Washer and dryer included. Easy walk to shopping, parks street car and fine dining.

FOR SALE



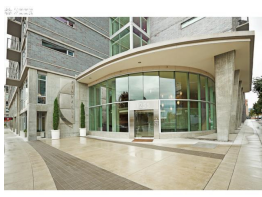
**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10020666](#)
Days on Market: 81
\$/SqFt: \$339

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 943

List Price: \$319,900
Description:
Large 1-bedroom corner unit w/ balcony. Great river views. Walls of windows, high ceilings, hardwood floors, gas range, large walk-in closet & spacious bath. Entertain your guests on the 7th floor patio! Awesome location, walk to parks, streetcar, restaurants & more! Second home, well-cared for & rarely used. Includes parking, storage & appliances. A must see!

FOR SALE



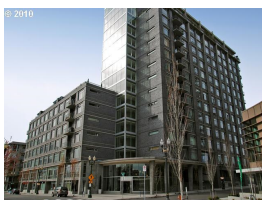
**1255 NW 9th AVE
Portland, 97209**

MLS Number: [10019041](#)
Days on Market: 86
\$/SqFt: \$336

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 800

List Price: \$269,000
Description:
Spacious and private. Walk-in closet off the master. Extraordinary (and little known) view from the 7th floor community patio. Stop by and see an unusual perspective of the Pearl. Parking space P56 and storage unit S23 included.

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

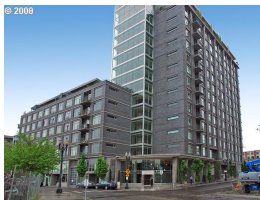
MLS Number: [10018944](#)
Days on Market: 86
\$/SqFt: \$305

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 2
SqFt.: 1,896

List Price: \$579,000
Description:
Luxurious two story penthouse in the Pearl w/incredible east facing views! 30x15 ft. private terrace w/sweeping panorama of city, river & mtns. Gourmet kitchen boasts top of the line appliances & fixtures, pantry & wine fridge. Versatile, open floor plan w/high end finishes & wood floors throughout. Main floor den easily partitioned w/built-ins & murphy bed. Short sale opportunity.

FOR SALE





**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10017552](#)
Days on Market: 90
\$/SqFt: \$296

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 2
SqFt: 1,500

List Price: \$443,900
Description:
Stunning 2-story Penthouse! Huge 420 sq.ft. Terrace on Upper Floor + 80 sq.ft. Deck on Main floor. Penthouse Boasts luxurious soaking Tub, Marble Fireplace and Gourmet Kitchen with Sub-Zero appliances. Office/Den Includes Built-in Storage PLUS Full Size Wall Bed! Both Floors Wired for Surround Sound. Breathtaking Western Views!

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10012993](#)
Days on Market: 105
\$/SqFt: \$385

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt: 779

List Price: \$299,900
Description:
True one bedroom unit in the Pearl's Pinnacle building. South facing unit has wood floors, stainless steel appliances, open living spaces with floor to ceiling windows bringing in lots of natural light. Living room with balcony overlooks courtyard. View of city & Tanner Springs Park. Close to the trolley, river esplanade & all the Pearl has to offer. Washer & Dryer included.

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10008464](#)
Days on Market: 120
\$/SqFt: \$336

Property Type: CONDO
Year built: 2004
Bedrooms:
Baths: 1
SqFt: 818

List Price: \$275,000
Description:
Perfect condo with a great view for an on-the-go lifestyle in the heart of the PEARL DISTRICT; great shopping and restaurants. Beautiful sky view, and view of Steel Bridge, Broadway bridge and Willamette River. Meticulously kept, artistically chic interior, and this condo has its own parking space and storage unit.

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10006151](#)
Days on Market: 129
\$/SqFt: \$483

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt: 1,211

List Price: \$585,000
Description:
SW corner unit with incredible city views. Floor to ceiling window walls on SW corner!!! Large wrap around deck on the 11th floor. On streetcar line. Custom double shades, ceiling fans, washer and dryer included. Deeded parking and storage. Fabulous Pearl District living!

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [9082641](#)
Days on Market: 217
\$/SqFt: \$372

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt: 776

List Price: \$289,000
Description:
The Pinnacle building - sleek, contemporary style in the Pearl District. A quiet building set in a vibrant, urban neighborhood. This 4th floor unit has been an immaculately maintained second home. Gorgeous dark hardwood floors, large bath, south facing patio and secured parking and storage. Near beautiful Tanner Springs Park.

FOR SALE



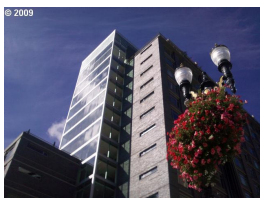
**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [9075852](#)
Days on Market: 247
\$/SqFt: \$471

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt: 1,210

List Price: \$570,000
Description:
Stunning corner condo with bright open floor plan. Large windows w/view of Tanner Springs Park. Gorgeous finishes. Gourmet kitchen w/stainless appl'c & wine refrigerator. Electric window coverings, beautiful hardwoods. Large covered patio. Both bedrooms have baths. Murphy bed can be folded up and room used as family room. Near street car and popular Pearl shopping & restaurants

FOR SALE



**1255 NW 9TH AVE
Portland, 97209**

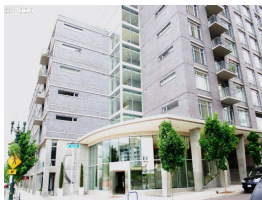
MLS Number: [9070657](#)
Days on Market: 301
\$/SqFt: \$318

Property Type: CONDO
Year built: 2004
Bedrooms:
Baths: 1
SqFt: 818

List Price: \$259,950
Description:
Fabulous condo loft in the heart of Portland's high demand Pearl District! Popular Pinnacle building with view of downtown, the Broadway & Steel bridges, and the Willamette River. Great location close to everything, and an elegant interior with upscale finishes. Huge window let in the light and provide incredible views of the city day or night. A truly special unit!

FOR SALE





**1255 NW 9th AVE
Portland, 97209**

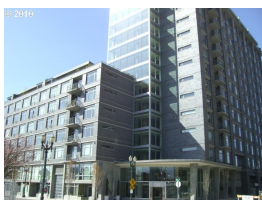
MLS Number: [9042572](#)
Days on Market: 363
\$/SqFt: \$351

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1.1
SqFt.: 1,780

List Price: \$625,000

Description:
Fabulous opportunity for live work space in the Pearl, with it's own street level private entrance. This large 2 level unit zoned for commercial/residential use features 10ft. ceilings floor to ceiling windows, designer window treatments, dark stained hand scraped floors, stainless steel appliances, ample storage, and it's own parking and storage unit. A must see!

FOR SALE



**1255 NW 9th AVE
Portland, 97209**

MLS Number: [10017030](#)
Days on Market: 50
\$/SqFt: \$333

Property Type: CONDO
Year built: 2004
Bedrooms:
Baths: 1
SqFt.: 691

List Price: \$230,000

Description:
Great Open Spaces in this Pinnacle Studio Condo. Hardwood Floors in Kitchen, Dining, Sleeping and Living Areas with fully Tiled-Bathroom and Large Shower, Stainless Steel Refrigerator and Gas Range, Washer/Dryer, Custom Closet & Window Treatments. Angled views of the River, Encore's Eco-Roof and The Fields Park. Parking Space #147 and Storage Unit #2 included in sale.

PENDING



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10005881](#)
Days on Market: 72
\$/SqFt: \$301

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 861

List Price: \$259,000

Description:
Rare gem in Pearl-861 sq ft-True 1 bedroom(not loft)walk-in closet 8x4,1 bath,washer/dryer,storage /parking in secure structure,located NE edge Pearl near Tanner Springs,easy guest parking, custom paint, stainless appliances,hrdwd floors,lg windows living/master, breathtaking views! Must see inside to appreciate this one!

PENDING



**1255 NW 9TH AVE
Portland, 97209**

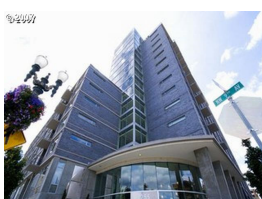
MLS Number: [9087745](#)
Days on Market: 139
\$/SqFt: \$389

Property Type: CONDO
Year built: 2004
Bedrooms: 2
Baths: 2
SqFt.: 1,270

List Price: \$494,200

Description:
Wood Flooring Throughout, Window Screens, Expanded Kitchen Cabinetry, Custom Food Prep Island, Silestone Quartz Countertops, Two Car Tandem Parking, & Large Storage Locker. All Appliances Including LG Washer/Dryer & the Broil Master Propane Grill are Part of the Package. Views of Tanner Springs Park, the New 3 Acre Fields Park (Off-Leash Dog Space), Willamette & West Hills.

PENDING



**1255 NW 9TH AVE
Portland, 97209**

MLS Number: [10032739](#)
Days on Market: 25
\$/SqFt: \$344

Property Type: CONDO
Year built: 2004
Bedrooms: 1
Baths: 1
SqFt.: 764

List Price: \$279,900 Sale Price: \$262,500

Description:
Fantastic loft space with great views! Open and light with West exposure over the courtyard at The Pinnacle. 1 bedroom easily separated off if you desire. Well designed walk in closet. Huge bathroom with tile shower. Kitchen with pantry area. And a DECK!!!

SOLD



MARKET SUMMARY



Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Active	10043313	1255 NW 9th AVE	Portland		1	2004	729	\$258,000	354	19
Active	10034989	1255 NW 9TH AVE	Portland		1	2004	634	\$265,000	418	38
Active	10031608	1255 NW 9TH AVE	Portland	3	2.1	2004	2,165	\$1,299,000	600	48
Active	10023057	1255 NW 9TH AVE	Portland	1	1	2004	691	\$210,000	304	83
Active	10020666	1255 NW 9TH AVE	Portland	1	1	2004	943	\$319,900	339	81
Active	10019041	1255 NW 9th AVE	Portland	1	1	2004	800	\$269,000	336	86
Active	10018944	1255 NW 9TH AVE	Portland	1	2	2004	1,896	\$579,000	305	86
Active	10017552	1255 NW 9TH AVE	Portland	1	2	2004	1,500	\$443,900	296	90
Active	10012993	1255 NW 9TH AVE	Portland	1	1	2004	779	\$299,900	385	105
Active	10008464	1255 NW 9TH AVE	Portland		1	2004	818	\$275,000	336	120
Active	10006151	1255 NW 9TH AVE	Portland	2	2	2004	1,211	\$585,000	483	129
Active	9082641	1255 NW 9TH AVE	Portland	1	1	2004	776	\$289,000	372	217
Active	9075852	1255 NW 9TH AVE	Portland	2	2	2004	1,210	\$570,000	471	247
Active	9070657	1255 NW 9TH AVE	Portland		1	2004	818	\$259,950	318	301
Active	9042572	1255 NW 9th AVE	Portland	1	1.1	2004	1,780	\$625,000	351	363
			Average	1	1	2004	1,117	\$436,510	378	134
			High	3	2	2004	2,165	\$1,299,000	600	363
			Low	1	1	2004	634	\$210,000	296	19

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Pending Sale	10017030	1255 NW 9th AVE	Portland		1	2004	691	\$230,000	333	50
Pending Sale	10005881	1255 NW 9TH AVE	Portland	1	1	2004	861	\$259,000	301	72
Pending Sale	9087745	1255 NW 9TH AVE	Portland	2	2	2004	1,270	\$494,200	389	139
			Average	2	1	2004	941	\$327,733	341	87
			High	2	2	2004	1,270	\$494,200	389	139
			Low	1	1	2004	691	\$230,000	301	50

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	Sale Price	\$/SqFt.	DOM
Sold	10032739	1255 NW 9TH AVE	Portland	1	1	2004	764	\$279,900	\$262,500	344	25
			Average	1	1	2004	764	\$279,900	\$262,500	344	25
			High	1	1	2004	764	\$279,900	\$262,500	344	25
			Low	1	1	2004	764	\$279,900	\$262,500	344	25

The statistics presented in Property Investment Profile are compiled monthly based on figures and data generated by RMLS. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Price Range listings utilize the median of the price range for statistical data. Property and statistical data sourced from RMLS is solely for your personal, non-commercial use in buying or selling a property and is deemed reliable but not guaranteed and should be verified. All representations and warranties regarding the information are disclaimed. Reproduction or any other use is prohibited.

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