

Bill MacDonald-PHC

To: Diana MacDonald

Subject: RE: Property Investment Profile from Diana MacDonald for property 15139 SE 80th Street, Newcastle, WA 98059



Dear Bill & Diana,

Here is a Property Investment Profile (PIP) report that will help you evaluate and track the value of your property, which is most likely one of your greatest financial assets.

This report contains extensive information regarding properties in your area that are currently for sale and that have recently sold. The values represented are based on current, detailed information from the regional Multiple Listing Service.

I am here to provide clarification on any figures, and if you would like to receive a more detailed version of this report, taking into account enhancements and nuances of your property, please contact me and I will provide you with a comprehensive Comparative Market Analysis (CMA).

Talk to you soon!



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NEIGHBORHOOD FLASH

0
new property listings in last 14 days

0
properties pending sale

3
recently sold properties

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PROPERTY 15139 SE 80th Street, Newcastle, WA 98059

MARKET INFORMATION



Currently FOR SALE

Avg. Days on Market: 227 Days
Listings Currently for Sale: 9
Newest Listing: 2008/07/03
Shortest/Longest: 33 Days / 508 Days

Recently SOLD

Avg. Days to Sell: 16 Days
Total Sales: 3
Last Sale: 2008/06/25
Shortest/Longest: 1 Days / 23 Days
Months of Supply: **

**Estimated time to sell current listing inventory. 6 months is considered a balanced market

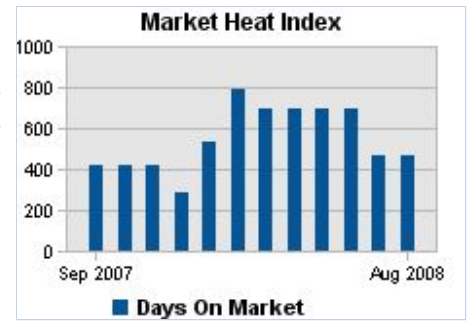


FOR SALE DATA

	List Price	\$/SqFt.	DOM_
Average	\$1,535,760	366	227
High	\$2,199,000	527	508
Low	\$1,248,000	327	33

SOLD DATA

	List Price	Sale Price	\$ Diff	% Diff	\$/SqFt.	DOM
Average	\$1,399,950	\$1,420,000	\$20,050	1.41%	339	16
High	\$1,399,950	\$1,500,000	\$100,050	6.67%	375	23
Low	\$1,399,950	\$1,380,000	\$-19,950	-1.45%	321	1



AUTOMATED MARKET VALUE

\$1,420,000 - \$1,535,760*

Market Value
PRICE THIS HOME



**15210 SE 82nd Ct
Newcastle, 98059**

MLS Number: [27043087](#)
Days on Market: 508
\$/SqFt: \$360

Property Type: RESI
Year built: 2008
Bedrooms: 5
Baths: 4.25
SqFt.: 4,436

[More Photos](#) [Satellite View](#)

List Price: \$1,598,000

Description:
Dean Homes, Inc. presents this exceptional 4-Star Built Green and Energy Star certified home on the Golf Course. Main flr features den, oversized kitchen, guest suite w/full bath plus covered deck w/fireplace for year-round entertaining. A luxurious master suite, unique library/loft & spacious bonus rm w/the latest in-home theater wiring complete the upper level. All of this & a 4-car garage w/plenty of room for toys for your entire household. Fantastic golf course views. A/C! Home is Complete.

FOR SALE



**8222 155th Ave SE
Newcastle, 98059**

MLS Number: [27183163](#)
Days on Market: 301
\$/SqFt: \$527

Property Type: RESI
Year built: 2008
Bedrooms: 4
Baths: 3.5
SqFt.: 4,171

[More Photos](#) [Satellite View](#)

List Price: \$2,199,000

Description:
Elegant master-on-the-main plan sitting high above the fairway. Highest quality finishes, marble, travertine, granite, plus decorator touches throughout. HUGE 45ft.long kitchen/great room Boitano Construction has become known for...perfect for entertaining. This is the ideal home for those ready to downsize, but not give up any of the luxury. Chef's kitchen with all the finest appliances. Completion date summer, 2008. Still time to customize to your particular needs!

FOR SALE



**15407 SE 83rd Ln
Newcastle, 98059**

MLS Number: [27201272](#)
Days on Market: 340
\$/SqFt: \$349

Property Type: RESI
Year built: 2007
Bedrooms: 4
Baths: 4.5
SqFt.: 4,300

[More Photos](#) [Satellite View](#)

List Price: \$1,499,950

Description:
Best value in The Reserve! Flanked by a greenbelt & 3,000 acre park on a cul-de-sac lot. Superior craftsmanship & many extra upgrades found only in customs. Elite kitchen w/48 Subzero,Viking cooktop,plethora of cherry cabinets. Open flrpln w/soaring ceilings accented by a 30'stone frpl & wall of windows. Sky bridge leads to a sep.luxurious master ensemble. Media/bonus rm has surround sound. Main flr guest suite. Den w/fpl & private deck. Water feature,super size gar,&lots of storage,air cond...

FOR SALE



**15210 SE 82nd Ct
Newcastle, 98059**

MLS Number: [27203671](#)
Days on Market: 508
\$/SqFt: \$360

Property Type: RESI
Year built: 2008
Bedrooms: 5
Baths: 4.25
SqFt.: 4,436

[More Photos](#) [Satellite View](#)

List Price: \$1,598,000

Description:
Dean Homes, Inc. presents this exceptional 4-Star Built Green and Energy Star certified home on the Golf Course. Main flr features den, oversized kitchen, guest suite w/full bath plus covered deck w/fireplace for year-round entertaining. A luxurious master suite, unique library/loft & spacious bonus rm w/the latest in-home theater wiring complete the upper level. All of this & a 4-car garage w/plenty of room for toys for your entire household. Fantastic golf course views. A/C! Home is Complete.

FOR SALE



**15206 SE 80th St
Newcastle, 98059**

MLS Number: [28027986](#)
Days on Market: 172
\$/SqFt: \$346

Property Type: RESI
Year built: 2008
Bedrooms: 4
Baths: 3.5
SqFt.: 4,281

[More Photos](#) [Satellite View](#)

List Price: \$1,479,990

Description:
Fabulous golf course view of the 3rd fairway of the China Creek Course! New homes built by Park@Phantom Lake Partners, a member of the Murray Franklyn family of companies. Lot 144, the Laurelglen, features a gracious, open foyer; chef's kitchen w/ slab granite counters & natural stone backsplash, cherry cabinets, SS appliances. Elegant master suite has sitting area, spa-like bath w/ dual head shower & spacious walk in closet. Covered patio off kitchen is perfect for entertaining year round! A/C!

FOR SALE



**14741 SE 83rd Pl
Newcastle, 98059**

MLS Number: [28077889](#)
Days on Market: 95
\$/SqFt: \$328

Property Type: RESI
Year built: 2004
Bedrooms: 4
Baths: 3.5
SqFt.: 3,810

[More Photos](#) [Satellite View](#)

List Price: \$1,248,000

Description:
Another Lockwood Lozier masterpiece. Pure elegant top-of-the-line accoutrements & tasteful decoration draw you in as you enter this exquisite home of stylish sophistication blended w/comfort & warmth. 4 bedrooms, 3.5 baths, 3 fireplaces, .64 acre estate-like yard. Motivated seller.

FOR SALE



**15116 SE 82nd Ct
Newcastle, 98059**

MLS Number: [28107634](#)
Days on Market: 46
\$/SqFt: \$365

Property Type: RESI
Year built: 2004
Bedrooms: 4
Baths: 4
SqFt.: 3,830

[More Photos](#) [Satellite View](#)

List Price: \$1,399,000

Description:
Serenity & retreat living in The Reserve at the Newcastle Golf Course--home is in a quiet cul-de-sac and backs to a picture-perfect greenbelt with views of the golf course. Chef's kitchen has rich cherry cabinetry, slab granite counters, and stainless steel appliances. Dramatic grand foyer opens to a beautiful home with custom millwork & wrought iron details. The oversized bedrooms combined with custom millwork make this home both luxurious & functional.

FOR SALE





**15323 SE 82nd St
Newcastle, 98059**

MLS Number: [28110805](#)
Days on Market: 40
\$/SqFt: \$329

Property Type: RESI
Year built: 2004
Bedrooms: 4
Baths: 3.5
SqFt.: 4,150

[More Photos](#) [Satellite View](#)

List Price: \$1,365,000

Description:
Stunning Chaffey resale in The Reserve at Newcastle. Private setting, lush gardens, comfortable spaces and move in condition. 4 bedrooms, 3.5 baths, upper level media room with wet bar and huge deck, fully fenced gardens with patio, water feature, play yard and 3 car garage. Minutes away from golf or dinner in this sought after private community.

FOR SALE



**15222 SE 82nd Ct
Newcastle, 98059**

MLS Number: [28115925](#)
Days on Market: 33
\$/SqFt: \$327

Property Type: RESI
Year built: 2004
Bedrooms: 4
Baths: 3.5
SqFt.: 4,390

[More Photos](#) [Satellite View](#)

List Price: \$1,434,900

Description:
Best Value Out There! Now Reuduced another \$100,000. \$560,000 off original list price!Stunning Contemporary 2 Story Home Overlooking the Fairway in The Reserve at Newcastle. Magnificent Foyer Boast a Grand Staircase and 20ft Vaulted Ceilings. Home Features 4 bedrooms, 3.5 Bathrooms, Kitchen with Viking Appliances, Extensive use of Stone Throughout, Built-ins, Master Suite with Firelace, and Luxurious Bathroom. Enjoy Bonus Room and Media Room Upstairs. Outdoor Living w/ Built in BBQ

FOR SALE



**8027 SE 149th Pl SE/Lot
9
Newcastle, 98059**

MLS Number: [27094963](#)
Days on Market: 1
\$/SqFt: \$375

Property Type: RESI
Year built: 2007
Bedrooms: 4
Baths: 3.75
SqFt.: 4,000

[More Photos](#) [Satellite View](#)

List Price: \$1,399,950 Sale Price: \$1,500,000

Description:
A stunning staircase with wrought iron railings and grand skylight welcomes you into this exceptional Dean Home. The main floor features a den, oversized kitchen, and a main level game room with a covered patio that overlooks the tranquil greenbelt setting. A luxurious master suite, unique library/loft and spacious theatre room complete the upper level. All of this and a 4 car garage providing endless storage and room for toys for your entire household. Built Green home.

SOLD



**15407 SE 83rd Ln
Newcastle, 98059**

MLS Number: [28012666](#)
Days on Market: 23
\$/SqFt: \$321

Property Type: RESI
Year built: 2007
Bedrooms: 4
Baths: 4.5
SqFt.: 4,300

[More Photos](#) [Satellite View](#)

List Price: \$1,399,950 Sale Price: \$1,380,000

Description:
Best value in The Reserve! Flanked by a greenbelt & 3,000 acre park on a cul-de-sac lot. Superior craftsmanship & many extra upgrades found only in customs. Elite kitchen w/48 Subzero,Viking cooktop,plethora of cherry cabinets. Open flrpln w/soaring ceilings accented by a 30'stone frpl & wall of windows. Sky bridge leads to a sep.luxurious master ensemble. Media/bonus rm has surround sound. Main flr guest suite. Den w/fpl & private deck. Water feature,super size gar,lots of storage,air cond...

SOLD



**15407 SE 83rd Ln
Newcastle, 98059**

MLS Number: [28013568](#)
Days on Market: 23
\$/SqFt: \$321

Property Type: RESI
Year built: 2007
Bedrooms: 4
Baths: 4.5
SqFt.: 4,300

[More Photos](#) [Satellite View](#)

List Price: \$1,399,950 Sale Price: \$1,380,000

Description:
Best value in The Reserve! Flanked by a greenbelt & 3,000 acre park on a cul-de-sac lot. Superior craftsmanship & many extra upgrades found only in customs. Elite kitchen w/48 Subzero,Viking cooktop,plethora of cherry cabinets. Open flrpln w/soaring ceilings accented by a 30'stone frpl & wall of windows. Sky bridge leads to a sep.luxurious master ensemble. Media/bonus rm has surround sound. Main flr guest suite. Den w/fpl & private deck. Water feature,super size gar,lots of storage,air cond...

SOLD



MARKET SUMMARY



Contact
SCHEDULE APPOINTMENT

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	\$/SqFt.	DOM
Active	27043087	15210 SE 82nd Ct	Newcastle	5	4.25	2008	4,436	\$1,598,000	360	508
Active	27183163	8222 155th Ave SE	Newcastle	4	3.5	2008	4,171	\$2,199,000	527	301
Active	27201272	15407 SE 83rd Ln	Newcastle	4	4.5	2007	4,300	\$1,499,950	349	340
Active	27203671	15210 SE 82nd Ct	Newcastle	5	4.25	2008	4,436	\$1,598,000	360	508
Active	28027986	15206 SE 80th St	Newcastle	4	3.5	2008	4,281	\$1,479,990	346	172
Active	28077889	14741 SE 83rd Pl	Newcastle	4	3.5	2004	3,810	\$1,248,000	328	95
Active	28107634	15116 SE 82nd Ct	Newcastle	4	4	2004	3,830	\$1,399,000	365	46
Active	28110805	15323 SE 82nd St	Newcastle	4	3.5	2004	4,150	\$1,365,000	329	40
Active	28115925	15222 SE 82nd Ct	Newcastle	4	3.5	2004	4,390	\$1,434,900	327	33
			Average	4	3.83	2006	4,200	\$1,535,760	366	227
			High	5	4.50	2008	4,436	\$2,199,000	527	508
			Low	4	3.50	2004	3,810	\$1,248,000	327	33

Status	MLS	Address	City	Bed	Bath	Yr. Built	SqFt.	List Price	Sale Price	\$/SqFt.	DOM
Sold	27094963	8027 SE 149th Pl SE/Lot 9	Newcastle	4	3.75	2007	4,000	\$1,399,950	\$1,500,000	375	1
Sold	28012666	15407 SE 83rd Ln	Newcastle	4	4.5	2007	4,300	\$1,399,950	\$1,380,000	321	23
Sold	28013568	15407 SE 83rd Ln	Newcastle	4	4.5	2007	4,300	\$1,399,950	\$1,380,000	321	23
			Average	4	4.25	2007	4,200	\$1,399,950	\$1,420,000	339	16
			High	4	4.50	2007	4,300	\$1,399,950	\$1,500,000	375	23
			Low	4	3.75	2007	4,000	\$1,399,950	\$1,380,000	321	1

The statistics presented in Property Investment Profile are compiled monthly based on figures and data generated by NWMLS. Due to possible reporting inconsistencies, Days on Market (DOM), average prices and rates of appreciation should be used to analyze trends only. Property and statistical data sourced from NWMLS 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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