

Mortgage rates climb higher to 3.17%+

- Comparing 2021 to 2020 through February, the average home sale price in Portland has increased 14.8%.
- Summerfield, King City and Highlands are some of the hottest Portland neighborhoods to move to in the Portland Area.
- The current home inventory absorption rate is less than 1.0 - meaning buyers have less than one month of inventory of residential properties. A balanced market requires five to six months. With demand that high, local homes for sale are going under contract 24 to 36 hours after they are put on the market. It is not surprising to see multiple offers on a property.

Go to KenMillerAssociates.net/listings55 to find current mortgage rates

**How much could your home sell for?
Call us to find out.**

Sincerely,
Ken Miller
CEO and Founder

Recent Home Sales in Summerfield

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
ATTACHED	15945 SW BRENTWOOD CT	2	2	1915	\$449,900	\$234	Feb-21
HOUSE	15880 SW ALDERBROOK CIR	2	2	1320	\$385,000	\$291	Feb-21
CONDO	15565 SW 114TH CT #23	2	2	1128	\$265,000	\$234	Feb-21
ATTACHED	9425 SW BRENTWOOD PL	2	2	1848	\$338,000	\$182	Feb-21
CONDO	15437 SW 114TH CT #90	2	2	1002	\$239,900	\$239	Mar-21
HOUSE	15760 SW ALDERBROOK CIR	2	2	1447	\$519,800	\$359	Mar-21
ATTACHED	15810 SW GREENS WAY	2	2	1291	\$375,000	\$290	Mar-21
CONDO	15525 SW 114 CT #27	2	2	1128	\$275,000	\$243	Mar-21

Recent Home Sales in King City

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
HOUSE	11720 SW KING GEORGE DR	2	1.5	1080	\$322,000	\$298	Feb-21
HOUSE	16525 SW QUEEN MARY AVE	2	1	1034	\$360,000	\$348	Feb-21
HOUSE	12382 SW KING GEORGE DR	2	1	1014	\$367,000	\$361	Mar-21
HOUSE	16060 SW QUEEN VICTORIA PL	2	1	1040	\$365,000	\$350	Mar-21
ATTACHED	16960 SW MATADOR LN	2	1	1008	\$328,000	\$325	Mar-21
CONDO	12120 SW ROYAL CT #D	2	1	960	\$194,900	\$203	Mar-21
CONDO	12115 SW KING ARTHUR ST	1	1	832	\$175,000	\$210	Mar-21
HOUSE	16116 SW KING CHARLES AVE	2	1	1086	\$340,000	\$313	Mar-21

Recent Home Sales in Highlands

Type	Address	Bed	Bath	sq.ft.	Selling Price	\$/sq.ft.	Sales Date
CONDO	16248 SW 130TH TER #19	1	1	816	\$185,000	\$226	Nov-20
HOUSE	16033 SW 129TH TER	2	2	1475	\$424,000	\$287	Dec-20
CONDO	16286 SW 130TH TER #60	2	2	1042	\$235,000	\$225	Dec-20
CONDO	16233 SW 130TH TER #47	2	2	1336	\$275,000	\$205	Jan-21
CONDO	16363 SW 130TH TER #97	2	2	1128	\$260,000	\$230	Jan-21
HOUSE	12598 SW DICKSON ST	2	2	1296	\$387,000	\$298	Feb-21
HOUSE	16289 SW 129TH TER	2	2	1395	\$465,000	\$333	Feb-21
CONDO	16389 SW 130TH TER #93	2	2	1200	\$240,000	\$200	Mar-21

We're Here to Help

We're a brokerage specializing exclusively in the active 55+ communities of Summerfield, King City and Highlands. We are active members of the communities we serve equipping us with insider knowledge and sensitivity to our neighbors and their families during important life transitions.



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For Sale In Our Neighborhood

Summerfield



BEAUTIFUL SUMMERFIELD GOLF COURSE HOME

15655 SW OAKHILL LN
2 Bedroom 2 Bath

\$434,900
Total SQFT: 1820

Light & bright 2 bedroom, 2 bath townhome on one of the nicest golf courses in the state of Oregon. Hardwood floors in the kitchen w/a nook to watch the wildlife and a skylight. Living room with a great view of the golf course & includes a fireplace to cozy up to. Dining room large enough for the upcoming family gatherings. Large master bedroom w/ double vanities, separate walk-in shower and tub area and a walk-in closet. Plenty of deck room for happy hour or a cup of coffee in the morning.

How much could your home sell for? Call us at 503-639-0630 to find out!

King City



12456 SW KING GEORGE DR **\$349,950**
2 Bedroom 1 Bath **Total SQFT: 1050**

Sought after one level with expansive view of the KCCA golf course, located on the 7th tee. Maintained home and hot water heater. Hardwood floors, and easy care vinyl siding. Low maintenance yard with patio and sprinklers front and back. Relaxing setting to enjoy your retirement years.

PENDING

King City



16116 SW KING CHARLES AVE **\$340,000**
2 Bedroom 1 Bath **Total SQFT: 1086**

Affordable, sought after KCCA one level with lovely golf course view. Vinyl windows, forced air gas heat and under carpet in bedroom. Oversize garage with area. Extra long and wide driveway. Large covered patio area with easy care yard—perfect relaxing setting to enjoy a morning cup of coffee or evening glass of wine. Quiet culdesac location with wonderful neighbors!

SOLD

Summerfield



15810 SW GREENS WAY **\$375,000**
2 Bedroom 2 Bath **Total SQFT: 1291**

Nice 1 level, great location on golf course. Attached end unit has 2 bedrooms, 2 baths, eat room w/ sliders from the golf course. Double garage has good storage & laundry room with utility sink. In front is brick enclosed courtyard with beautiful water feature and room for entertaining. Lots to do in this friendly 55+ community.

SOLD

Summerfield



10425 SW GREENLEAF TER **\$420,000**
2 Bedroom 2 Bath **Total SQFT 1980**

Plenty of room in this lovely Townhome in the great community of Summerfield. Beautiful tile floors say hello as you enter! Hardwood flrs make a statement thru most of the lower level. Updated kitchen w/ wood & granite counters, built in stove w/ range hood & lovely new cabinets. In walking distance to the clubhouse & a rm w/ gas fireplace & view of golf course. Two masters w/ walk-in shower & closet! A den to use as office or sewing room or! Must see!

King City



12088 SW KING ARTHUR ST #C **\$210,000**
2 Bedroom 1 Bath **Total SQFT: 1014**

Super cute 2 bd., 1 ba. condo includes spacious living areas with plenty of storage and large slider out to your covered deck. Enjoy active and relaxed living in the 55+ community of King City with many amenities including clubhouse, library, lawn bowling, shuffle board, 2 pools, spa/hot tub. Golf is optional w/ affordable packages available. Don't miss out on this great place to live!!!

Highlands



16389 SW 130TH TER #93 **\$240,000**
2 Bedroom 2 Bath **Total SQFT: 1200**

Light and Bright upper condo. End Unit.

SOLD

Summerfield



15525 SW 114TH CT #27 **\$275,000**
2 Bedroom 2 Bath **Total SQFT: 1128**

Condo in the great community of Summerfield. Laminate flooring going thru kitchen, dining and living room. Includes built-in kitchen island, dishwasher, and walk-in pantry. Great fireplace and a great view of trees and wildlife.

SOLD

Highlands



16457 SW 130TH TER #108 **\$245,000**
2 Bedroom 2 bath **Total SQFT: 1002**

Fabulous opportunity so enjoy the carefree lifestyle of the Highlands. Full wall of mirrors in Dining Room gives light and depth. Plantation shutters throughout. Newer light fixtures, water heater and refrigerator. Tile flooring in entry, kitchen and hall bath. Washer/Dryer in hall closet. Good Storage. Shaded patio, perfect for morning coffee and visiting with friends. Well run Condo association. The monthly HOA of \$320 preserves your investment.

King City



12088 SW KING ARTHUR ST #A **\$180,000**
2 Bedroom 1 Bath **Total SQFT: 952**

A picture is worth a Thousand words!! Bring your TLC and make your dreams come true with this bedroom Condo with a SPECTACULAR VIEW. Enjoy the cascades, mountains, hot air sightings, sunsets and 4th of July fireworks right from your patio. Spacious living room, full size washer/dryer. Storage room. Large master bedroom with walk-in closet.

Summerfield



15840 SW GREENS WAY **\$375,000**
2 Bedroom 2 Bath **Total SQFT: 1291**

Nice & clean 1 level, 2 bdrm/2 bath townhouse w/ a great location on one of the best golf courses in the area. Great patio area to watch the golf and lots of counter space, and the kitchen is put back in kitchen). Spacious living room w/ gas fireplace. Master with double closets and walk in shower. Master bedroom & living room w/ sliders out to patio. Double garage has good storage. Lots to do in this friendly 55+ community. Don't let this one get away!

PENDING