

# COMPARATIVE MARKET ANALYSIS



**676 Breezy Way Northeast, Albany, Oregon  
97322**

PREPARED FOR  
**Scott and Megan Lee**

FEBRUARY 26, 2025

# Michael Krasilovsky

## Experience:

- RE/MAX Lifetime Achievement Award
- RE/MAX Hall of Fame
- Master Certified Negotiation Expert, Accredited Buyer's Representative, Accredited Commercial Professional, Pricing Strategy Advisor
- Full service broker representing buyers and sellers, residential & income property.
- Rental property investor and manager since 2009.
- REALTOR® on retainer with Archibald Relocation & Real Estate Services

## Affiliations:

- RE/MAX Integrity, Licensed Principal Broker in the State of Oregon
- Willamette Association of REALTORS®
- National Association of REALTORS®
- Real Estate Buyer's Agent Council

## Education:

- Masters: University of Florida
- Bachelors: Oberlin College

## Community:

- Charitable gifts made with every real estate transaction to local charities through The Integrity Foundation



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# Michael Krasilovsky, Principal Broker

## Team K Realty at RE/MAX Integrity

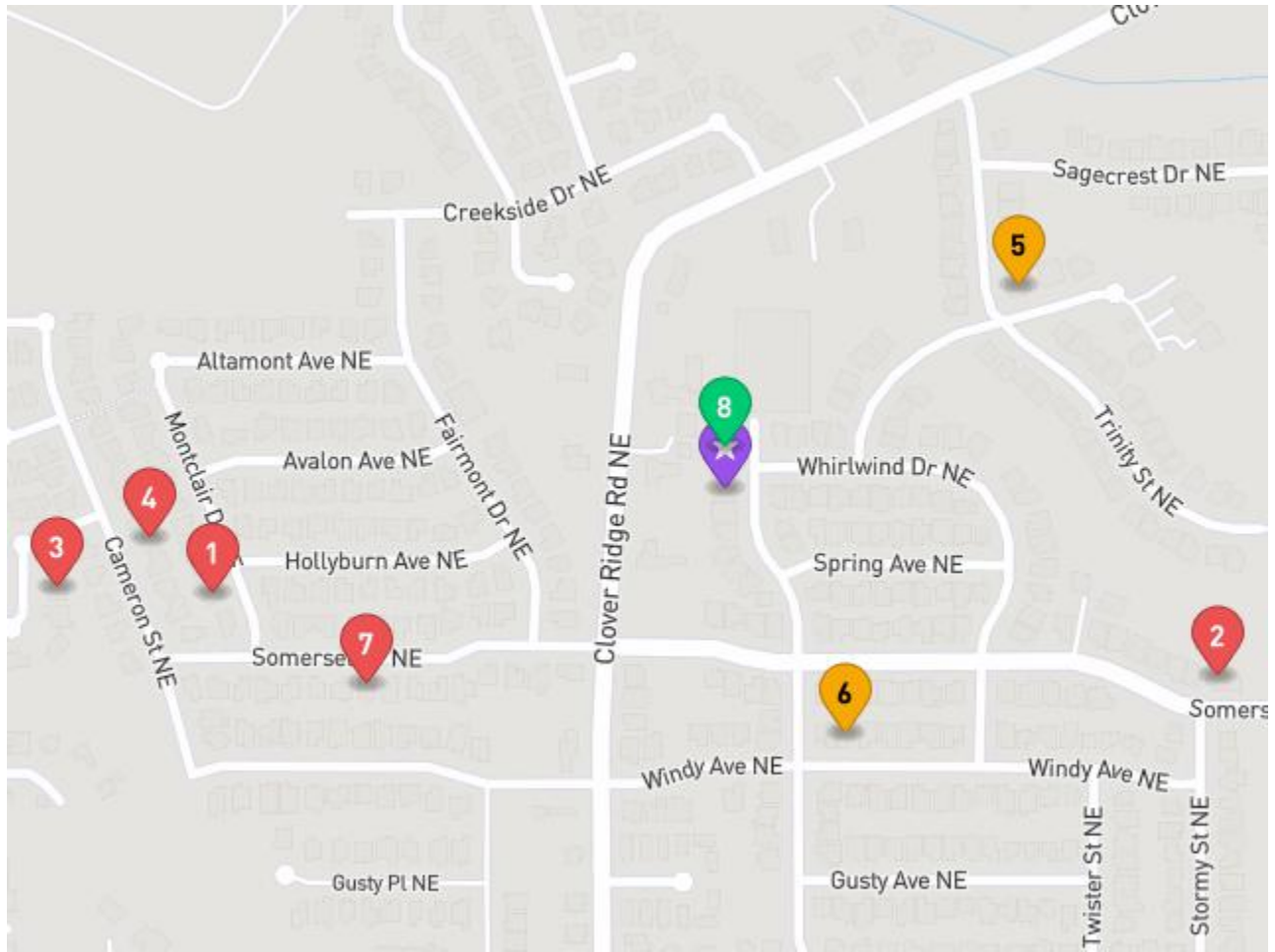
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Web [www.TeamKRealty.com](http://www.TeamKRealty.com)





	MLS #	Status	Address	Price
0	Subject		676 Breezy Way Northeast, Albany, Oregon 97322	
1	822614	S	522 Montclair Dr	\$389,000
2	820102	S	4223 Somerset Dr	\$400,000
3	821125	S	553 Avalon Ct	\$401,000
4	819793	S	593 Cameron St	\$405,000
5	824009	P	821 Trinity St	\$405,000
6	824934	P	4013 Windy Av	\$405,000
7	818473	S	3826 Somerset Av	\$418,000
8	825157	A	704 Breezy Way NE	\$429,900

Status: S = Sold, P = Active Under Contract, A = Active

**Sold Listings**

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
522 Montclair Dr	3	2.00	2005	1,152	5,700	\$389,000	1/21/25
4223 Somerset Dr	3	2.00	2005	1,290	6,098	\$400,000	9/13/24
553 Avalon Ct	3	2.00	2008	1,238	6,098	\$401,000	10/15/24
593 Cameron St	3	2.00	2006	1,242	5,662	\$405,000	1/24/25
3826 Somerset Av	3	2.00	2004	1,152	5,662	\$418,000	9/20/24
Averages				1,214	5,899	\$402,600	

**Active Under Contract Listings**

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
821 Trinity St	3	2.00	2007	1,229	5,663	\$405,000	
4013 Windy Av	3	2.00	2006	1,136	5,663	\$405,000	
Averages				1,182	5,663	\$405,000	

**Active Listings**

Address	Beds	Baths	YrBlt	SqFt	Lot Size	Price	Sold Date
704 Breezy Way NE	3	2.00	2006	1,633	5,227	\$429,900	
Averages				1,633	5,227	\$429,900	

**S 522 Montclair Dr, Albany**

**\$389,000**

## Listing information

Courtesy of ZOA REALTY

<b>MLS#:</b> 822614	<b>Beds:</b> 3	<b>SqFt:</b> 1,152	<b>Sold Date:</b> 1/21/25
<b>Status:</b> Sold	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2005	<b>DOM:</b> 92

## Features

**Acres:** 0.13 **Lot Size:** 5700.0 **Dining:** Area (Combination) **Dishwasher:** Yes **Disposal:** Yes  
**Fenced Yard:** Yes **Flooring:** Laminate **Foundation:** Continuous **Heating / Cooling:** Forced Air, Gas, Heat Pump **HOA:** No Association **Home Warranty:** Negotiable **Landscape:** Yes  
**Outbuildings:** Shed **Patio:** Patio **Roof:** Composition, Shingle **Sewer City:** Yes **Siding Style:** Board & Batt, Lap **Siding:** Fiber Cement **View:** Territorial **Water Heater:** Gas **Water:** City

## Remarks

This light and bright 3/2 features an open floor plan with vaulted ceilings and updated flooring throughout. Fresh paint inside and out, new blinds, and a new sink in the kitchen. New screens on most windows. The AC unit and gas water heater are both just 2 years old. Enjoy RV parking with a dedicated pad, plus a spacious shed for storage or possible workshop. The fenced yard offers privacy and plenty of outdoor space. Move-in ready with all the updates you need!

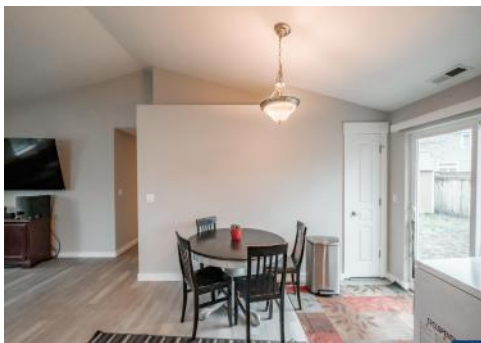


Information is deemed reliable but not guaranteed.

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S 522 Montclair Dr, Albany

\$389,000



**S 4223 Somerset Dr, Albany**

**\$400,000**

## Listing information

*Courtesy of WINDERMERE HERITAGE*

<b>MLS#:</b> 820102	<b>Beds:</b> 3	<b>SqFt:</b> 1,290	<b>Sold Date:</b> 9/13/24
<b>Status:</b> Sold	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2005	<b>DOM:</b> 38

## Features

**Acres:** 0.14 **Lot Size:** 6098.0 **Dining:** Area (Combination) **Dishwasher:** Yes **Disposal:** Yes  
**Fenced Yard:** Yes **Fireplace:** Gas, Living Room **Floodplain:** No **Flooring:** Laminate  
**Foundation:** Continuous **Heating / Cooling:** Gas, Central AC, Forced Air **HOA:** No Association  
**Patio:** Covered Deck **Roof:** Composition **Security System:** Owned **Sewer City:** Yes **Siding Style:** Lap **Siding:** Fiber Cement **Water Heater:** Gas **Water:** City

## Remarks

Beautiful single-level 3 bed 2 bath home located in Somerset Meadows. Step inside and be greeted with an open floor plan w/vaulted ceilings, a great size kitchen and a cozy living area that features a custom gas fireplace. Great size primary bedroom with access to backyard. Sit and relax under the covered deck that the backyard offers. Enjoy the green space that backs up to the home. Conveniently located and walking distance to elementary and middle school.



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S 4223 Somerset Dr, Albany

\$400,000



S **553 Avalon Ct, Albany**

**\$401,000**

**Listing information**

*Courtesy of KELLER WILLIAMS REALTY -ALBANY*

<b>MLS#:</b> 821125	<b>Beds:</b> 3	<b>SqFt:</b> 1,238	<b>Sold Date:</b> 10/15/24
<b>Status:</b> Sold	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2008	<b>DOM:</b> 40

**Features**

**Acres:** 0.14 **Bonus Rooms:** Mudroom **Dining:** Area (Combination) **Dishwasher:** Yes **Disposal:** Yes **Dual Living:** No **Fenced Yard:** Yes **Floodplain:** No **Flooring:** Laminate, Other(Refer to Remarks) **Foundation:** Continuous **Greenhome:** No **Accessibility:** No **Heating / Cooling:** Central AC, Other (Refer to Remarks) **HOA:** No Association **Home Warranty:** No **Landscape:** Yes **Lot Type:** Irregular **Outbuildings:** Shed **Patio:** Covered Patio, Patio **Roof:** Composition **Security System:** No **Sewer City:** Yes **Siding Style:** Board & Batt **Siding:** Wood **Timber:** No **View:** Territorial **Water Heater:** Electric **Water:** City

**Remarks**

Welcome to this charming single story home, perfect for comfortable and convenient living. This 1238 Sqft home has 3 bedrooms and 2 bathrooms all on a single level. The home features an open concept living, dining and entertainment area as well as a laundry/mudroom. The fully fenced backyard has a covered concrete patio perfect for enjoying the outdoors and a tool shed for storage. List Broker is seller.



*Information is deemed reliable but not guaranteed.*

S 553 Avalon Ct, Albany

\$401,000



**S 593 Cameron St, Albany**

**\$405,000**

Listing information		<i>Courtesy of RE/MAX INTEGRITY ALBANY BRANCH</i>	
<b>MLS#:</b> 819793	<b>Beds:</b> 3	<b>SqFt:</b> 1,242	<b>Sold Date:</b> 1/24/25
<b>Status:</b> Sold	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2006	<b>DOM:</b> 179

**Features**  
**Acres:** 0.13 **Dining:** Area (Combination) **Dishwasher:** Yes **Disposal:** Yes **Fenced Yard:** Yes  
**Fireplace:** Gas, Living Room **Floodplain:** No **Flooring:** Carpet, Vinyl **Foundation:** Continuous  
**Greenhome:** No **Accessibility:** No **Heating / Cooling:** Central AC, Forced Air, Gas **HOA:**  
 Association With No Fee **Home Warranty:** No **Landscape:** Yes **Lot Type:** Dimension Above  
**Patio:** Covered Deck **Roof:** Composition, Shingle **Security System:** No **Sewer City:** Yes **Siding**  
**Style:** Board & Batt, Lap, T111 **Siding:** Composite, Fiber Cement **Water Heater:** Gas **Water:** City,  
 Connected

**Remarks**  
 Home back on the market due to no fault of the home. Now vacant and in great condition, ready to close. Very nice 3 bedroom 2 bath home. Open floor plan, fenced back yard with patio. Gas fireplace in living room, gas forced air heat, central air conditioning.



*Information is deemed reliable but not guaranteed.*

S 593 Cameron St, Albany

\$405,000



**P 821 Trinity St, Albany**

**\$405,000**

Listing information		Courtesy of REALTYNET	
<b>MLS#:</b> 824009	<b>Beds:</b> 3	<b>SqFt:</b> 1,229	<b>List Date:</b> 12/20/24
<b>Status:</b> Active Under Contract	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2007	<b>DOM:</b> 17

**Features**

**Acres:** 0.13 **Lot Size:** 5663.0 **Dishwasher:** Yes **Disposal:** Yes **Dual Living:** No **Fenced Yard:** Yes **Fireplace:** Electric, Living Room **Floodplain:** No **Flooring:** Vinyl **Heating / Cooling:** Central AC, Forced Air **HOA:** No Association **Home Warranty:** Negotiable **Landscape:** Yes **Patio:** Patio **Roof:** Shingle **Security System:** No **Sewer City:** Yes **Siding Style:** Lap **Siding:** Fiber Cement **Water Heater:** Gas **Water:** City, Connected

**Remarks**

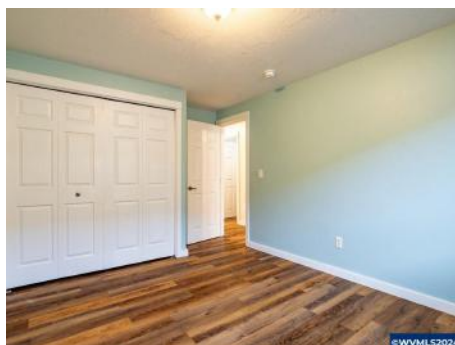
Accepted Offer with Contingencies. This nicely improved home features a remodeled kitchen with stainless steel appliances, custom hardwood cabinets, and tile backsplash. Southern-facing kitchen and living room with vaulted ceilings offer natural light and an open feel. Custom built-ins in the living room with electric fireplace. Luxury vinyl plank flooring throughout the home, a new water heater, newer appliances, central A/C, and more. 220v outlet in garage for EV charging or power tools. Fire pit area in back yard. Move-in ready!



Information is deemed reliable but not guaranteed.

P 821 Trinity St, Albany

\$405,000



P **4013 Windy Av, Albany**

**\$405,000**

Listing information		<i>Courtesy of NEXTHOME REALTY CONNECTION</i>	
<b>MLS#:</b> 824934	<b>Beds:</b> 3	<b>SqFt:</b> 1,136	<b>List Date:</b> 1/24/25
<b>Status:</b> Active Under Contract	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2006	<b>DOM:</b> 20

**Features**

**Acres:** 0.13 **Lot Size:** 5663.0 **Bonus Rooms:** Breakfast Room/Nook **Dining:** Area (Combination)  
**Dishwasher:** Yes **Disposal:** Yes **Fenced Yard:** Yes **Floodplain:** No **Flooring:** Carpet, Luxury Vinyl Plank, Vinyl **Foundation:** Continuous **Heating / Cooling:** Gas, Central AC, Forced Air **HOA:** Association With No Fee **Landscape:** Yes **Lot Type:** Irregular **Patio:** Covered Patio, Patio **Roof:** Composition, Shingle **Security System:** No **Sewer City:** Yes **Siding Style:** Lap **Siding:** Fiber Cement **View:** Territorial **Water Heater:** Electric **Water:** City

**Remarks**

Accepted Offer with Contingencies. Welcome to 4013 Wendy Ave in Albany,OR. This charming turn-key home has been thoughtfully updated, making it the perfect place to settle in and enjoy. This cozy three-bed, two bath single level home is fully landscaped, which enhances the curb appeal and provide a serene outdoor space for relaxation or entertaining. Located in desirable neighborhood. You will benefit from easy I-5 access making commuting a breeze. Don't miss the chance to make this delightful home your own!



*Information is deemed reliable but not guaranteed.*



P 4013 Windy Av, Albany

\$405,000



S **3826 Somerset Av, Albany**

**\$418,000**

Listing information			Courtesy of TOMSON BURNHAM, LLC
<b>MLS#:</b> 818473	<b>Beds:</b> 3	<b>SqFt:</b> 1,152	<b>Sold Date:</b> 9/20/24
<b>Status:</b> Sold	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2004	<b>DOM:</b> 90

Features
<p><b>Acres:</b> 0.13 <b>Bonus Rooms:</b> Workshop <b>Dining:</b> Area (Combination) <b>Dishwasher:</b> Yes <b>Disposal:</b> Yes <b>Dual Living:</b> No <b>Fenced Yard:</b> Yes <b>Flooring:</b> Carpet, Luxury Vinyl Plank <b>Foundation:</b> Continuous <b>Greenhome:</b> No <b>Heating / Cooling:</b> Central AC, Forced Air, Gas, Heat Pump <b>HOA:</b> No Association <b>Home Warranty:</b> No <b>Landscape:</b> Yes <b>Lot Type:</b> Irregular <b>Outbuildings:</b> Shed <b>Patio:</b> Deck <b>Roof:</b> Composition <b>Security System:</b> No <b>Sewer City:</b> Yes <b>Siding Style:</b> Lap, T111 <b>Siding:</b> Fiber Cement, Wood <b>View:</b> Territorial <b>Water Heater:</b> Gas <b>Water:</b> City</p>

**Remarks**

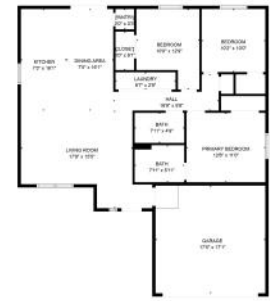
Move-in ready, cute single level home in Clover Ridge that has gone through extensive remodeling. Full RV pad w/30amp power plug. Recent updates include: new kitchen counters, backsplash, pulls and appliances, luxury laminate flooring, new carpeting in bedrooms, blinds, interior paint, exterior paint, garage shelving, & exterior pavers. Roof was replaced in 2024. Also has had recent sewer line repair. Includes custom privacy fencing, fire pit, backyard deck and 10x12 shed with power. Easy highway access.



Information is deemed reliable but not guaranteed.

S 3826 Somerset Av, Albany

\$418,000



A **704 Breezy Way NE, Albany**

**\$429,900**

**Listing information**

*Courtesy of COLDWELL BANKER MOUNTAIN WEST REAL ESTATE, INC.*

<b>MLS#:</b> 825157	<b>Beds:</b> 3	<b>SqFt:</b> 1,633	<b>List Date:</b> 2/3/25
<b>Status:</b> Active	<b>Baths:</b> 2.00	<b>YrBlt:</b> 2006	<b>DOM:</b> 21

**Features**

**Acres:** 0.12 **Lot Size:** 5227.0 **Dining:** Area (Combination) **Dishwasher:** Yes **Disposal:** Yes  
**Dual Living:** No **Fenced Yard:** Yes **Floodplain:** No **Flooring:** Laminate, Vinyl **Foundation:**  
 Continuous **Greenhome:** No **Heating / Cooling:** Gas, Central AC, Forced Air **HOA:** No  
 Association **Home Warranty:** Negotiable **Landscape:** No **Outbuildings:** Shed **Patio:** Covered  
 Patio **Roof:** Composition **Sewer City:** Yes **Siding:** Fiber Cement **Water Heater:** Gas **Water:**  
 City

**Remarks**

A single story home with an open floor plan located in a desirable neighborhood. Offers 3 full bed and 2 full baths. Updated engineered vinyl flooring through out. Stainless steal appliances in the kitchen. Vaulted ceilings. Large office/bedrooms with remote controlled blinds. Spacious living room. Decent size master bedroom that offers a walk in closet, jetted tubs and walk in shower. Cover patio with a full fenced backyard. Wired for hybrid water heater. Available A/C. Plenty of storage. NO HOA



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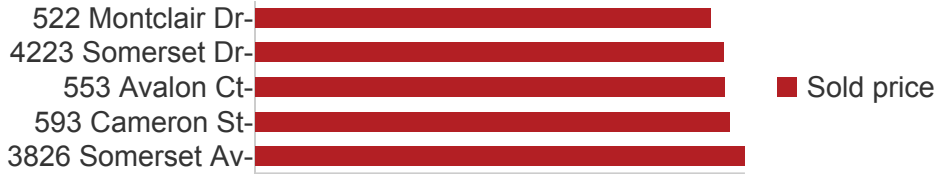
A 704 Breezy Way NE, Albany

\$429,900



## Sold Listings

Number of listings	5
Lowest price	\$389,000
Average price	\$402,600
Highest price	\$418,000
Avg price per sqft	\$332
Avg DOM	88



## Active Under Contract Listings

Number of listings	2
Lowest price	\$405,000
Average price	\$405,000
Highest price	\$405,000
Avg price per sqft	\$343
Avg DOM	19

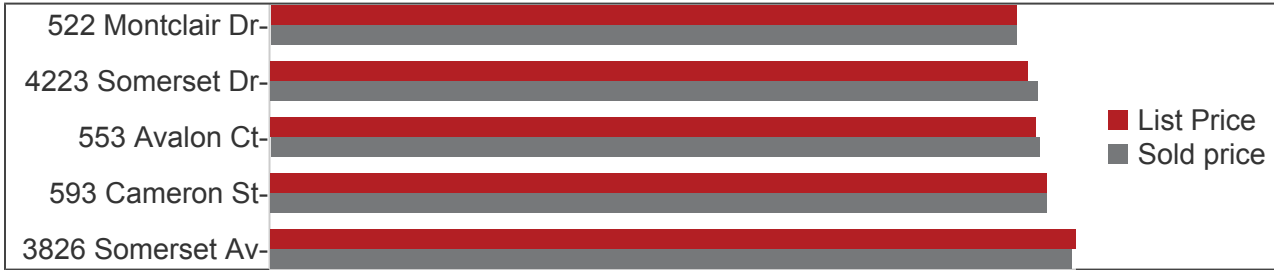
## Active Listings

Number of listings	1
Lowest price	\$429,900
Average price	\$429,900
Highest price	\$429,900
Avg price per sqft	\$263
Avg DOM	21



# SOLD PROPERTY ANALYSIS

# ANALYSIS



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
522 Montclair Dr	\$389,000	\$389,000	100.00%	92	\$338
4223 Somerset Dr	\$395,000	\$400,000	101.27%	38	\$310
553 Avalon Ct	\$399,000	\$401,000	100.50%	40	\$324
593 Cameron St	\$405,000	\$405,000	100.00%	179	\$326
3826 Somerset Av	\$435,000	\$418,000	96.09%	90	\$363
Averages	\$404,600	\$402,600	99.57%	88	\$332

Analysis of the comparable properties suggests a list price of:

**\$400,000**

Here are some other pricing factors to consider:

	Low	Median	Average	High	Proj. value \$/sqft
All listings	\$389,000	\$405,000	\$406,613	\$429,900	\$403,230
Active listings	\$429,900	\$429,900	\$429,900	\$429,900	\$325,387
Sold listings	\$389,000	\$401,000	\$402,600	\$418,000	\$410,499