



2540 SW Evening Primrose Dr Redmond, OR 97756



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Realtor | ABR

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🌐 <https://centralorproperties.com>



Real Broker LLC

Bend, OR 97702





2540 SW Evening Primrose Dr, Redmond, OR 97756



Off Market / Public Record • Sold Date: 2/29/2024, Public Record

Closed Price
\$414,500
 Off Market Date 2/29/2024

CMA Recommended Price
\$370,000
 CMA Range
\$347.6K **\$547.8K**
 Last Edited 2/21/2026 Price per Sq Ft \$224

AVM
\$408,000
 AVM Updated 2/19/2026

AVM Estimated Range **\$355K** **\$461K**
 AVM Confidence ★★★★★

AVM Month Change **↑ \$4,000**
 AVM Year Change **↓ 4.22%**

1,655 Sq Ft
2015

Basic Facts

| | |
|--|----------------------------|
| Type | APN/TaxID |
| Mobile/Manufactured | 151317 DC 01100 |
| Price by SqFt | Previously sold |
| \$247 per sq ft | for \$414,500 on 2/29/2024 |
| Land Use | |
| Mobile/Manufactured Home (regardless of Land ownership) | |

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Property Facts

| Name | Public Facts | Agent Refinements |
|-----------------------|--|-------------------|
| Property Type | Mobile/Manufactured | – |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | – |
| Bedrooms | – | 3 |
| Total Baths | – | 2 |
| Full Baths | – | 2 |
| Partial Baths | – | – |
| Living Area (sq ft) | 1,655 | – |
| Building Area (sq ft) | 1,655 | – |
| Lot Size | 5,663 sq ft | – |
| Lot Dimensions | 5663 SF | – |
| Garage (spaces) | 0 | 2 |
| Year Built | 2015 | – |
| Style | Mobile/Manufactured | – |
| Number of Buildings | 2 | – |
| Number of Units | 0 | – |

Legal Description

| | | | |
|---------------|--|-------------------------|---|
| Parcel Number | 151317 DC 01100 | Tax ID | 252690 |
| County | Deschutes County | Census Tract | 410170010.041024 |
| Carrier Route | R013 | Abbreviated Description | LOT:35 SUBD:ASPEN CREEK MANUFACTURED HOME SUBDIVISIO SEC/TWN/RNG/MER:SEC 17 TWN 15 RNG 13 MAP REF:151317-DC |
| Current Use | Mobile/Manufactured Home (regardless of Land ownership) | | |



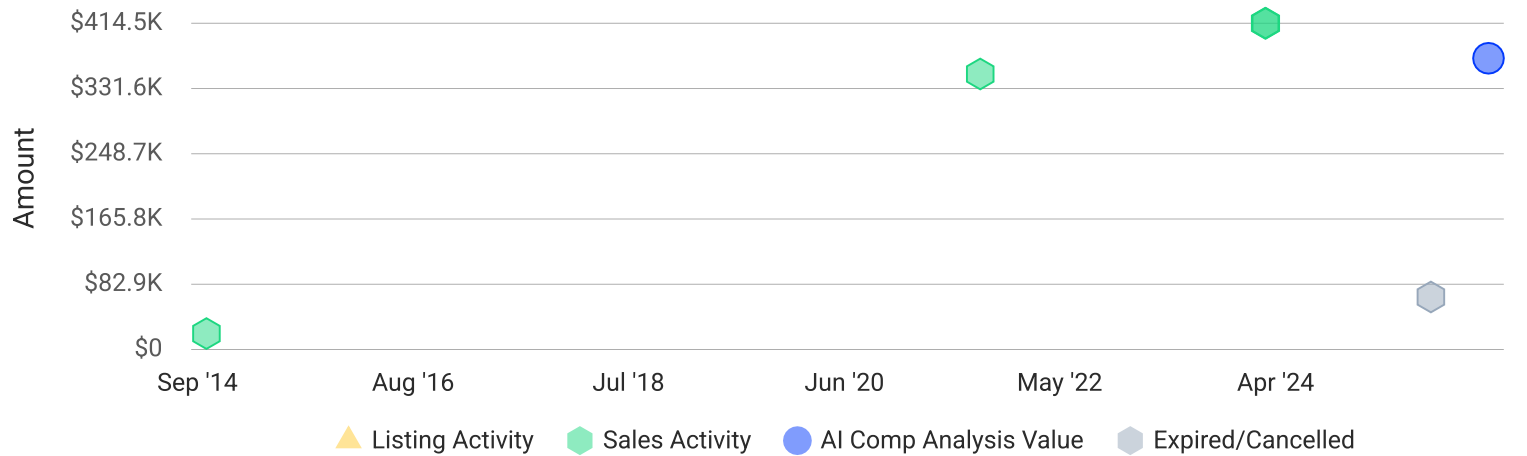
2540 SW Evening Primrose Dr, Redmond, OR 97756

Public Record History

Tax

| Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|
| Total Assessed Value | \$185,570 | \$180,170 | \$174,930 | \$164,900 | \$164,900 |
| Assessor Market Value Year | 2025 | 2024 | 2023 | 2022 | 2021 |
| Assessor Market Value - Land | \$148,500 | \$156,500 | \$139,500 | \$88,000 | \$88,000 |
| Assessor Market Value - Improvements | \$278,200 | \$253,080 | \$300,930 | \$240,390 | \$240,390 |
| Total Assessor Market Value | \$426,700 | \$409,580 | \$440,430 | \$328,390 | \$328,390 |
| Total Tax Amount | \$3,784 | \$3,630 | \$3,472 | \$3,254 | \$3,052 |
| Tax Account ID | 252690 | 252690 | 252690 | 252690 | 252690 |
| Delinquent Year | - | - | - | - | 2020 |

Sales and Financing Activity



| Date | Event | Amount |
|-----------|------------------------|-----------|
| 2/21/2026 | AI Comp Analysis Value | \$370,000 |
| 8/18/2025 | Canceled MLS For Sale | \$66,500 |
| 2/29/2024 | MLS Sale | \$414,500 |
| 2/27/2024 | Sales Activity | \$414,500 |
| 8/16/2021 | MLS Sale | \$350,000 |
| 9/30/2014 | MLS Sale | \$20,000 |



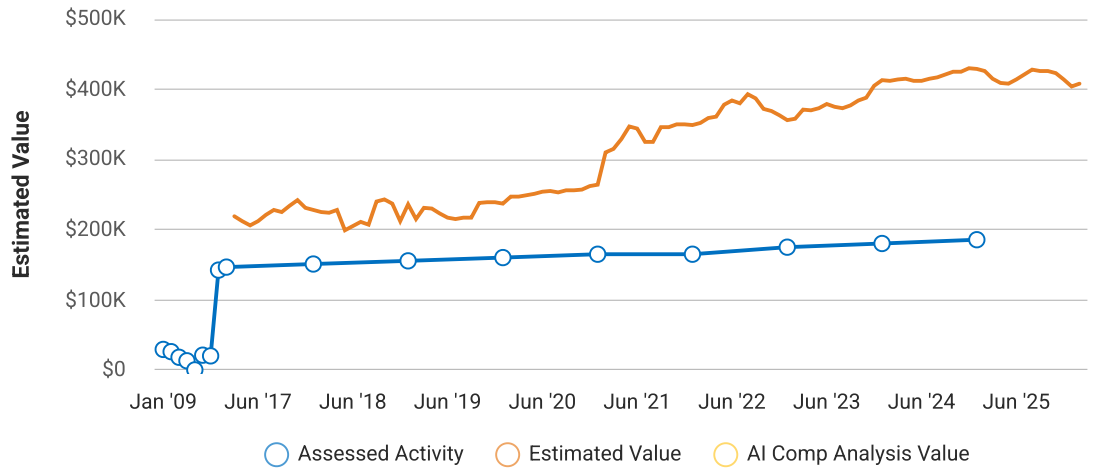
2540 SW Evening Primrose Dr, Redmond, OR 97756

Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



Photos

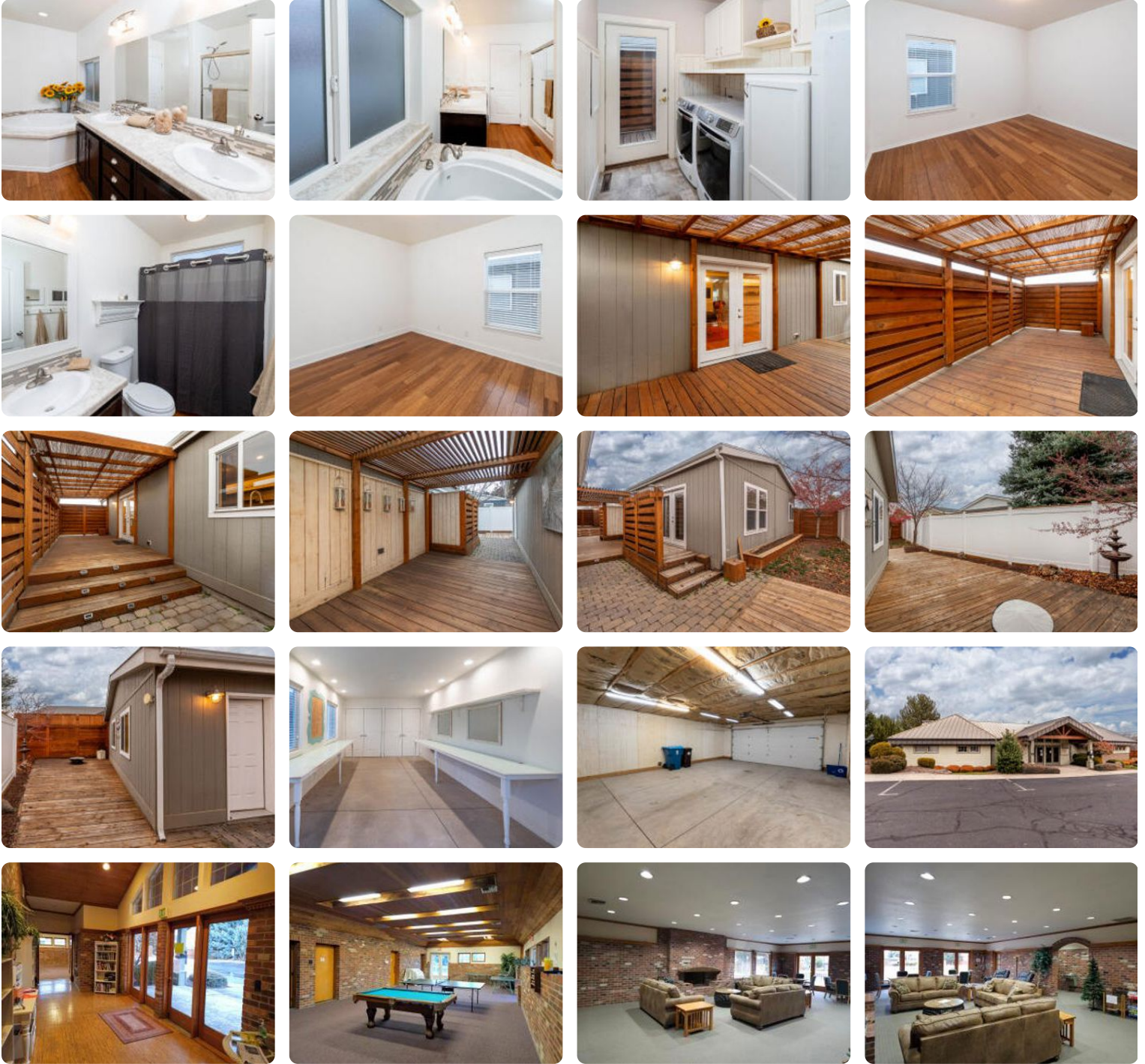
Historical Photos





Photos

Historical Photos





Photos

Historical Photos





Photos

Historical Photos



Pricing Summary

Closed Price

\$414,500

AVM

\$408,000

CMA Recommended Price

Price estimate based on comps.

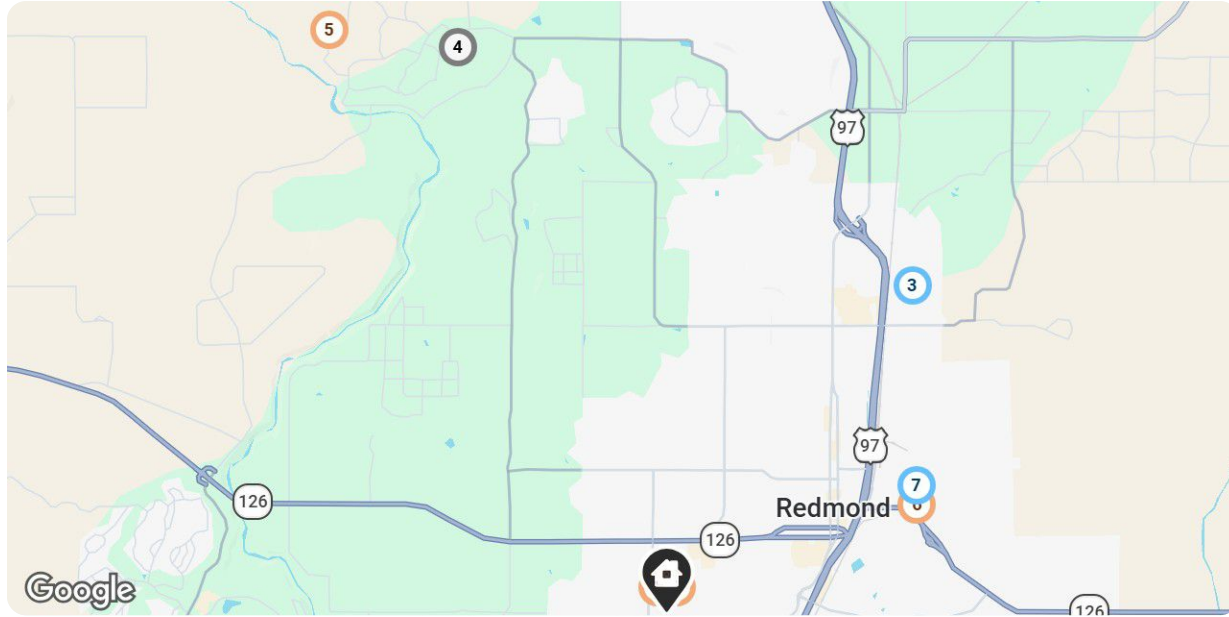
\$370,000

Range: \$348K – \$548K



CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Pending
- Closed

7 properties

| | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | Days in RPR | \$ Per Sq Ft | Price or Est. Value | Similarity Score |
|--|---------------------|--------------|---------------------|------------|------------|-------------|--------------|---------------------|------------------|
| | Mobile/Manufactured | -/- | 1,655 | 5,663 sqft | 2015 | - | - | - | |
| | Mobile/Manufactured | 3/2 | 1,872 | 0.41 acres | 1997 | 111 | \$211 | \$395,000 | Score: 97 |
| | Mobile/Manufactured | 4/2 | 1,782 | 4,792 sqft | 1998 | 65 | \$210 | \$375,000 | Score: 93 |
| | Mobile/Manufactured | 3/2 | 1,901 | 0.28 acres | 2000 | 71 | \$226 | \$429,900 | Score: 81 |

Similarity Score: Most Similar Very Similar Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.



2540 SW Evening Primrose Dr, Redmond, OR 97756

| 7 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | Days in RPR | \$ Per Sq Ft | Price or Est. Value | Similarity Score |
|--------------|--|---------------------|--------------|---------------------|------------|------------|-------------|--------------|---------------------|------------------|
| | <p>2540 SW Evening Primrose Dr Redmond, OR 97756</p> <p>Off Market / Public Record</p> | Mobile/Manufactured | -/- | 1,655 | 5,663 sqft | 2015 | - | - | - | |
| 4 | <p>4715 NW 49th Ln Redmond, OR 97756</p> <p>MLS ID: 220201087</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Windermere Realty Trust</i></p> | Mobile/Manufactured | 3/3 | 1,782 | 2.56 acres | 1989 | 270 | \$236 | \$420,000 | Score: 80 |
| 5 | <p>4967 NW 62nd St Redmond, OR 97756</p> <p>MLS ID: 220210694</p> <p>Closed / For Sale</p> <p><i>Courtesy of Cascade Hasson SIR</i></p> | Mobile/Manufactured | 3/2 | 1,765 | 4.51 acres | 1993 | 24 | \$331 | \$585,000 | Score: 79 |
| 6 | <p>609 SE Evergreen Ave Redmond, OR 97756</p> <p>MLS ID: 220211807</p> <p>Closed / For Sale</p> <p><i>Courtesy of Stellar Realty Northwest</i></p> | Mobile/Manufactured | 3/2 | 1,394 | 0.25 acres | 1996 | 8 | \$265 | \$370,000 | Score: 75 |
| 7 | <p>246 SE 6th St Redmond, OR 97756</p> <p>MLS ID: 220209690</p> <p>Active / For Sale</p> <p><i>Listing Courtesy of Windermere Realty Trust</i></p> | Mobile/Manufactured | 3/2 | 1,323 | 9,148 sqft | 1991 | 150 | \$286 | \$379,000 | Score: 75 |

Similarity Score: ● Most Similar ● Very Similar ● Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison

| | | | | |
|-------------------------|--|--|--|---|
| | | | | |
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 2636 SW Mariposa Loop Redmond, OR 97756 | 2447 SW Mariposa Loop Redmond, OR 97756 | 604 NE Shoshone Dr Redmond, OR 97756 |
| Status | Subject Property | 1 Closed | 2 Closed | 3 Active |
| MLS ID | – | 220207248 | 220207773 | 220212887 |
| Similarity Score | | Score: 97 | Score: 93 | Score: 81 |
| Similarities | | Same number of bedrooms and bathrooms. Similar living area. | Same number of bathrooms. Similar living area. | Same number of bedrooms and bathrooms. |
| Differences | | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1872, Year Built 1997. | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 4, Total Bathrooms 2, Living Area SqFt 1782, Year Built 1998. | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1901, Year Built 2000. |
| Score Notes | | This property is very close to the subject. It has the same number of bedrooms and bathrooms and a comparable living area. The year built is older. | This property is very close with the same number of bathrooms and a similar living area. It offers an additional bedroom. The year built is older. | This property has the same number of bedrooms and bathrooms. The living area is larger, and the year built is more recent than many other comps, though older than the subject. |
| Proximity | | 0.08 Mi. SW | 0.08 Mi. SE | 2.68 Mi. NE |
| Value | – | \$395,000 | \$375,000 | \$429,900 |
| Date | – | 12/31/2025 Closed Date | 11/24/2025 Closed Date | 12/12/2025 List Date |
| Days in RPR | – | 111 | 65 | 71 |
| Price per Sq Ft | – | \$211 | \$210 | \$226 |
| Bedrooms | 3 | 3 | 4 | 3 |
| Total Baths | 2 | 2 | 2 | 2 |
| Living Area | 1,655 | 1,872 | 1,782 | 1,901 |
| Building Area | 1,655 | 1,872 | 1,782 | 1,901 |
| Lot Size | 5,663 sq ft | 0.41 acres | 4,792 sq ft | 0.28 acres |
| Year Built | 2015 | 1997 | 1998 | 2000 |
| Property Type | Mobile/Manufactured | Mobile/Manufactured | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land... | Manufactured On Land | Manufactured On Land | Manufactured On Land |

Highlighted fields were changed by agent to reflect knowledge of this property.





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison

| | | | | |
|-----------------------|--|---|--|---|
| | | | | |
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 2636 SW Mariposa Loop Redmond, OR 97756 | 2447 SW Mariposa Loop Redmond, OR 97756 | 604 NE Shoshone Dr Redmond, OR 97756 |
| Status | Subject Property | 1 Closed | 2 Closed | 3 Active |
| Listing Broker | - | <i>Courtesy of Real Broker</i> | <i>Courtesy of Assist 2 Sell Buyers & Seller</i> | <i>Listing Courtesy of Stellar Realty Northwest</i> |
| Description | - | New roof, interior paint & carpet.park-like tranquility in the heart of redmond, this beautifully maintained ranch-style home on a rare 0.4 acre lot offers serene retreat w/ mature landscaping and a 30-ft... | Looking for an affordable home that offers space, comfort, and convenience? this 4-bedroom, 2-bath home in redmond could be the perfect fit! with 1,782 sq ft of living space on a low-maintenance 0.11-acr... | Come home to this well maintained single-level home on a usable .28-ac corner lot in the sought-after desert meadows community. This 3-bed, 2-bath plan features an open-concept design with... |





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison

| | | | | |
|-------------------------|--|--|--|--|
| | | | | |
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 4715 NW 49th Ln Redmond, OR 97756 | 4967 NW 62nd St Redmond, OR 97756 | 609 SE Evergreen Ave Redmond, OR 97756 |
| Status | Subject Property | 4 Pending | 5 Closed | 6 Closed |
| MLS ID | – | 220201087 | 220210694 | 220211807 |
| Similarity Score | | Score: 80 | Score: 79 | Score: 75 |
| Similarities | | Same number of bedrooms. | Same number of bedrooms and bathrooms. | Same number of bedrooms and bathrooms. |
| Differences | | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 3, Living Area SqFt 1782, Year Built 1989. | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1765, Year Built 1993. | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1394, Year Built 1996. |
| Score Notes | | This property has the same number of bedrooms, but an additional bathroom and a larger living area. It is significantly older than the subject property. | This property features the same bedroom and bathroom count. The living area is comparable, though slightly larger. The year built is older than the subject. | This property features the same bedroom and bathroom count. The living area is smaller, and it was built in 1996, making it older than the subject. |
| Proximity | | 3.99 Mi. NW | 4.51 Mi. NW | 1.84 Mi. E |
| Value | – | \$420,000 | \$585,000 | \$370,000 |
| Date | – | 5/5/2025 List Date | 12/8/2025 Closed Date | 12/16/2025 Closed Date |
| Days in RPR | – | 270 | 24 | 8 |
| Price per Sq Ft | – | \$236 | \$331 | \$265 |
| Bedrooms | 3 | 3 | 3 | 3 |
| Total Baths | 2 | 3 | 2 | 2 |
| Partial Baths | – | 1 | – | – |
| Living Area | 1,655 | 1,782 | 1,765 | 1,394 |
| Building Area | 1,655 | 1,782 | 1,765 | 1,394 |
| Lot Size | 5,663 sq ft | 2.56 acres | 4.51 acres | 0.25 acres |
| Year Built | 2015 | 1989 | 1993 | 1996 |
| Property Type | Mobile/Manufactured | Mobile/Manufactured | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land... | Manufactured On Land | Manufactured On Land | Manufactured On Land |









Highlighted fields were changed by agent to reflect knowledge of this property.





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison

| | | | | |
|-----------------------|--|--|--|---|
| |  |  |  |  |
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 4715 NW 49th Ln Redmond, OR 97756 | 4967 NW 62nd St Redmond, OR 97756 | 609 SE Evergreen Ave Redmond, OR 97756 |
| Status |  Subject Property | 4  Pending | 5  Closed | 6  Closed |
| Listing Broker | – | <i>Listing Courtesy of Windermere Realty Trust</i> | <i>Courtesy of Cascade Hasson SIR</i> | <i>Courtesy of Stellar Realty Northwest</i> |
| Description | – | This 2.56-acre property in the desirable tetherow crossing subdivision has much to offer. This 3-bedroom, 2-bath home features a spacious floor plan with endless possibilities. A detached... | Acreage in tetherow crossing! make your hobby-farm dreams a reality with 4.5 private acres backing blm land, and easy access to the deschutes river. Fully set up for animals with new fencing, a greenhouse,... | Discover this gem with the perfect blend of space and convenience, minutes from the amenities of downtown redmond. This inviting 3-bedroom, 2-bathroom home features natural light in the living, dining and... |





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison



| | | |
|-------------------------|--|--|
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 246 SE 6th St Redmond, OR 97756 |
| Status | Subject Property | 7 Active |
| MLS ID | – | 220209690 |
| Similarity Score | | Score: 75 |
| Similarities | | Same number of bedrooms and bathrooms. |
| Differences | | Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1323, Year Built 1991. |
| Score Notes | | This property matches the subject in bedroom and bathroom count. It has a smaller living area and was built in 1991, making it older. |
| Proximity | | 1.87 Mi. E |
| Value | – | \$379,000 |
| Date | – | 9/24/2025 List Date |
| Days in RPR | – | 150 |
| Price per Sq Ft | – | \$286 |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Living Area | 1,655 | 1,323 |
| Building Area | 1,655 | 1,323 |
| Lot Size | 5,663 sq ft | 9,148 sq ft |
| Year Built | 2015 | 1991 |
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land... | Manufactured On Land |

Highlighted fields were changed by agent to reflect knowledge of this property.





2540 SW Evening Primrose Dr, Redmond, OR 97756

Property Comparison



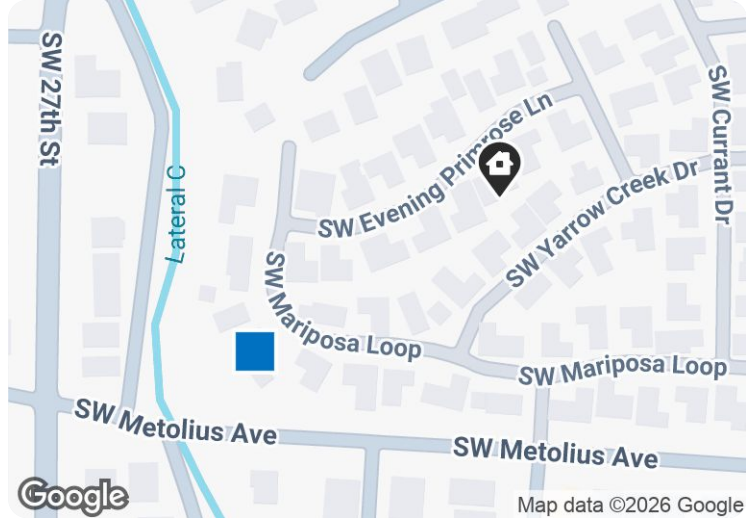
| | | |
|----------------|--|---|
| Address | 2540 SW Evening Primrose Dr Redmond, OR 97756 | 246 SE 6th St Redmond, OR 97756 |
| Status | 📍 Subject Property | 7 ● Active |
| Listing Broker | - | <i>Listing Courtesy of Windermere Realty Trust</i> |
| Description | - | Spacious home just waiting for you. Oversized detached garage with workshop and storage space. Fenced and gated home just minutes from everything redmond has to offer. Plenty of space to... |





2540 SW Evening Primrose Dr, Redmond, OR 97756

① 2636 SW Mariposa Loop Redmond, OR 97756



Closed / For Sale • Sold Date: 12/31/2025, MLS Listing 220207248: 8/7/2025

📍 Subject Property ■ This Property

Closed Price

\$395,000

Closed Date 12/31/2025

Days in RPR 111

Similarity Score: 97

Similarities

Same number of bedrooms and bathrooms. Similar living area.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1872, Year Built 1997.

Score Notes

This property is very close to the subject. It has the same number of bedrooms and bathrooms and a comparable living area. The year built is older.

New roof, interior paint & carpet. park-like tranquility in the heart of redmond, this beautifully maintained ranch-style home on a rare 0.4 acre lot offers serene retreat w/ mature landscaping and a 30-ft diameter pond complete w/ fountain and creek- creating a...

| | Public Facts | Listing Facts |
|-----------------------|---|----------------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,872 | 1,872 |
| Building Area (sq ft) | 1,872 | 1,872 |
| Lot Size | 0.41 acres | 0.41 acres |
| Lot Dimensions | 17860 SF | - |
| Garage | Yes | Yes |
| Garage (spaces) | 0 | 2 |
| Year Built | 1997 | 1997 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Electric, Forced Air, Wood |
| Cooling | - | Central Air |
| Fireplaces | - | Yes |
| Basement | - | None |
| Foundation | - | Concrete Perimeter |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Courtesy of Real Broker





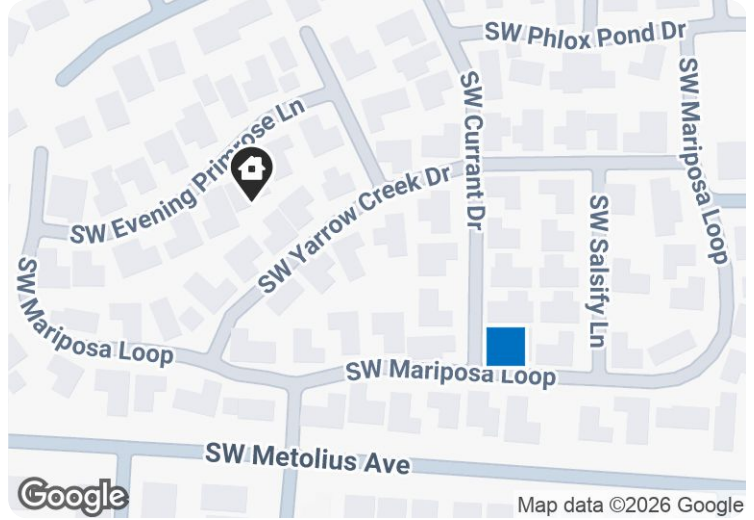
Photos





2540 SW Evening Primrose Dr, Redmond, OR 97756

2 2447 SW Mariposa Loop Redmond, OR 97756



Closed / For Sale • Sold Date: 11/24/2025, MLS Listing 220207773: 8/15/2025

Subject Property This Property

Closed Price

\$375,000

Closed Date 11/24/2025

Days in RPR 65

Similarity Score: 93

Similarities

Same number of bathrooms.

Similar living area.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 4, Total Bathrooms 2, Living Area SqFt 1782, Year Built 1998.

Score Notes

This property is very close with the same number of bathrooms and a similar living area. It offers an additional bedroom. The year built is older.

Looking for an affordable home that offers space, comfort, and convenience? this 4-bedroom, 2-bath home in redmond could be the perfect fit! with 1,782 sq ft of living space on a low-maintenance 0.11-acre lot, it's designed for easy living without sacrificing room to...

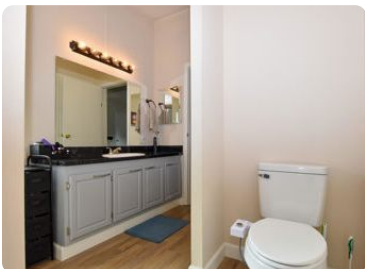
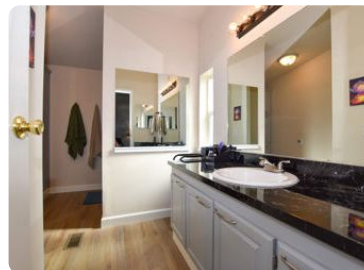
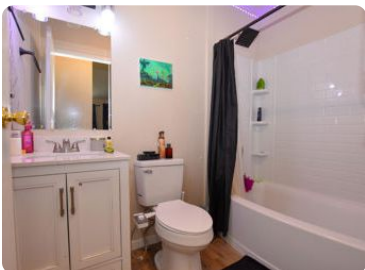
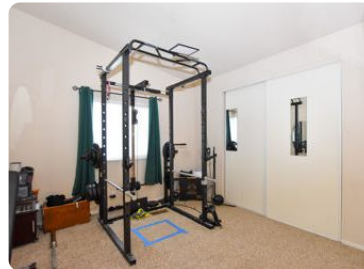
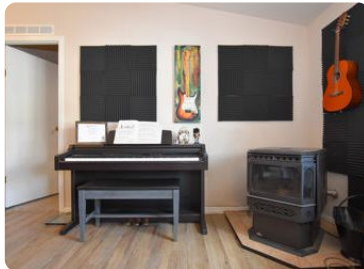
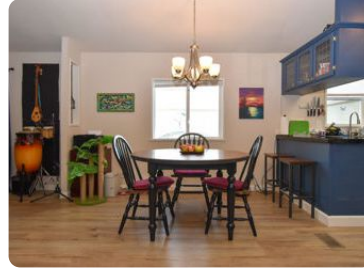
| | Public Facts | Listing Facts |
|-----------------------|---|------------------------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 4 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,782 | 1,782 |
| Building Area (sq ft) | 1,782 | 1,782 |
| Lot Size | 4,792 sq ft | 4,792 sq ft |
| Lot Dimensions | 4792 SF | - |
| Garage | Carport | Yes |
| Garage (spaces) | 0 | 2 |
| Year Built | 1998 | 1998 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Electric, Forced Air, Pellet Stove |
| Cooling | - | Central Air |
| Fireplaces | - | Yes |
| Foundation | - | Block |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Courtesy of Assist 2 Sell Buyers & Seller





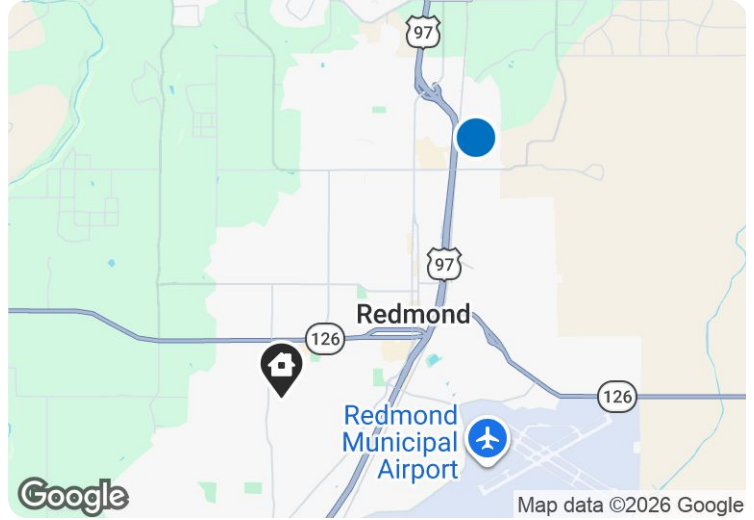
Photos





2540 SW Evening Primrose Dr, Redmond, OR 97756

3 604 NE Shoshone Dr Redmond, OR 97756



Active / For Sale • Active: 12/12/2025

Subject Property This Listing

List Price

\$429,900

List Date 12/12/2025

Days in RPR 71

Similarity Score: 81

Similarities

Same number of bedrooms and bathrooms.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1901, Year Built 2000.

Score Notes

This property has the same number of bedrooms and bathrooms. The living area is larger, and the year built is more recent than many other comps, though older than the subject.

Come home to this well maintained single-level home on a usable .28-ac corner lot in the sought-after desert meadows community. This 3-bed, 2-bath plan features an open-concept design with vaulted ceilings and loads of windows that create a bright and...

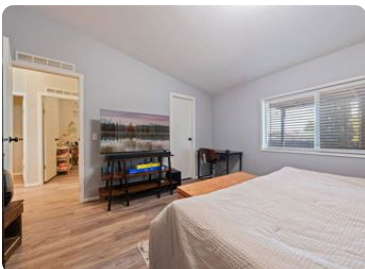
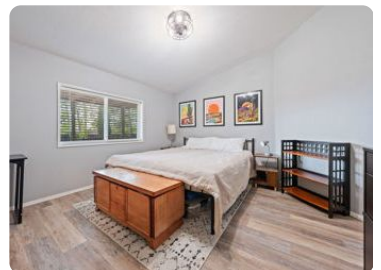
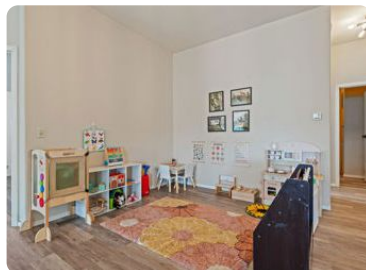
| | Public Facts | Listing Facts |
|-----------------------|---|--|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,901 | 1,901 |
| Building Area (sq ft) | 1,901 | 1,901 |
| Lot Size | 0.28 acres | 0.28 acres |
| Lot Dimensions | 12197 SF | - |
| Garage | Yes | Yes |
| Garage (spaces) | 0 | 2 |
| Year Built | 2000 | 2000 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Electric, Forced Air, Heat Pump, Propane |
| Cooling | - | Central Air, Heat Pump(S) |
| Fireplaces | - | Yes |
| Basement | - | None |
| Foundation | - | Block, Pillar/Post/Pier, Stemwall |
| Number of Buildings | 2 | - |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Listing Courtesy of Stellar Realty Northwest





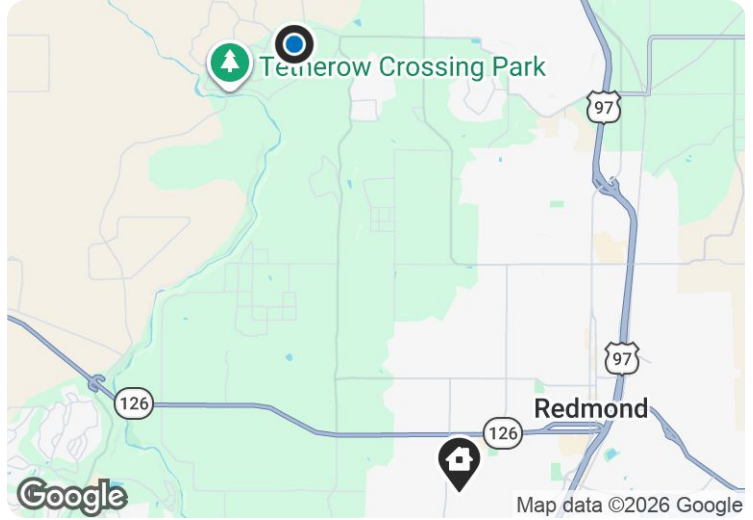
Photos





2540 SW Evening Primrose Dr, Redmond, OR 97756

④ 4715 NW 49th Ln Redmond, OR 97756



🕒 Pending / For Sale • Pending as of 1/30/2026

📍 Subject Property **🕒 This Listing**

List Price

\$420,000

List Date 5/5/2025

Days in RPR 270

Similarity Score: 80

Similarities

Same number of bedrooms.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 3, Living Area SqFt 1782, Year Built 1989.

Score Notes

This property has the same number of bedrooms, but an additional bathroom and a larger living area. It is significantly older than the subject property.

This 2.56-acre property in the desirable tetherow crossing subdivision has much to offer. This 3-bedroom, 2-bath home features a spacious floor plan with endless possibilities. A detached outbuilding makes a great shop or potential extra living space....

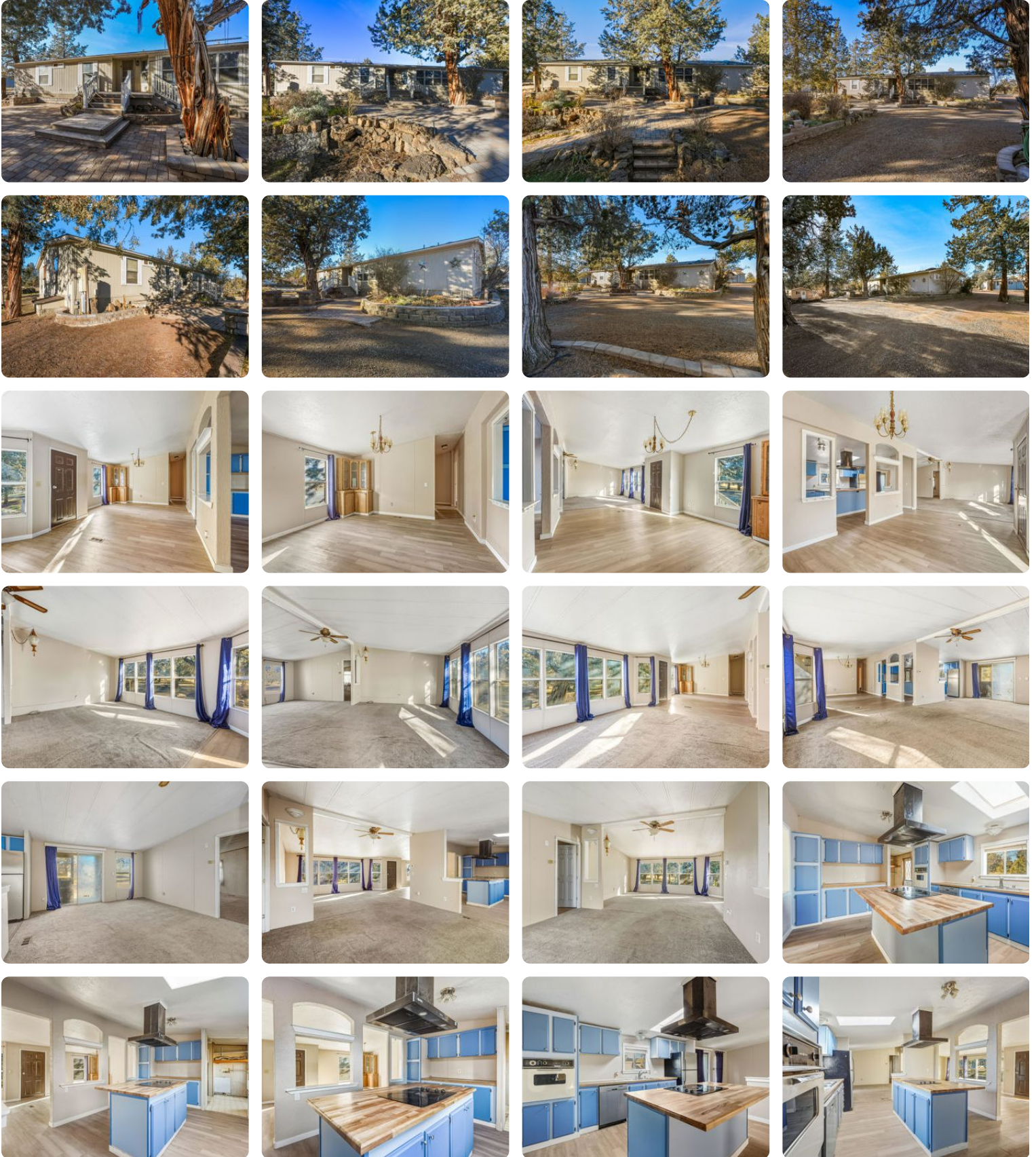
| | Public Facts | Listing Facts |
|-----------------------|---|------------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 3 |
| Full Baths | 2 | 2 |
| Partial Baths | - | 1 |
| Living Area (sq ft) | 1,782 | 1,782 |
| Building Area (sq ft) | 1,782 | 1,782 |
| Lot Size | 2.56 acres | 2.56 acres |
| Lot Dimensions | 2.560 AC | - |
| Garage | - | Yes |
| Garage (spaces) | 0 | - |
| Year Built | 1989 | 1989 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Forced Air, Heat Pump |
| Cooling | - | Ductless, Heat Pump(S) |
| Fireplaces | - | Yes |
| Basement | - | None |
| Foundation | - | Block |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Listing Courtesy of Windermere Realty Trust



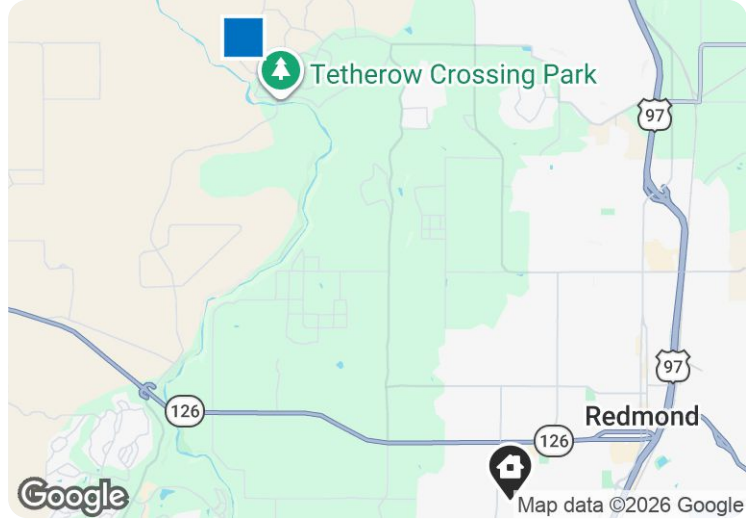


Photos



2540 SW Evening Primrose Dr, Redmond, OR 97756

5 4967 NW 62nd St Redmond, OR 97756



Closed / For Sale • Sold Date: 12/8/2025, MLS Listing 220210694:
10/16/2025

Subject Property This Property

Closed Price

\$585,000

Closed Date 12/8/2025

Days in RPR 24

Similarity Score: 79

Similarities

Same number of bedrooms and bathrooms.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1765, Year Built 1993.

Score Notes

This property features the same bedroom and bathroom count. The living area is comparable, though slightly larger. The year built is older than the subject.

Acreage in tetherow crossing! make your hobby-farm dreams a reality with 4.5 private acres backing blm land, and easy access to the deschutes river. Fully set up for animals with new fencing, a greenhouse, shed, and large detached garage/shop. Move in...

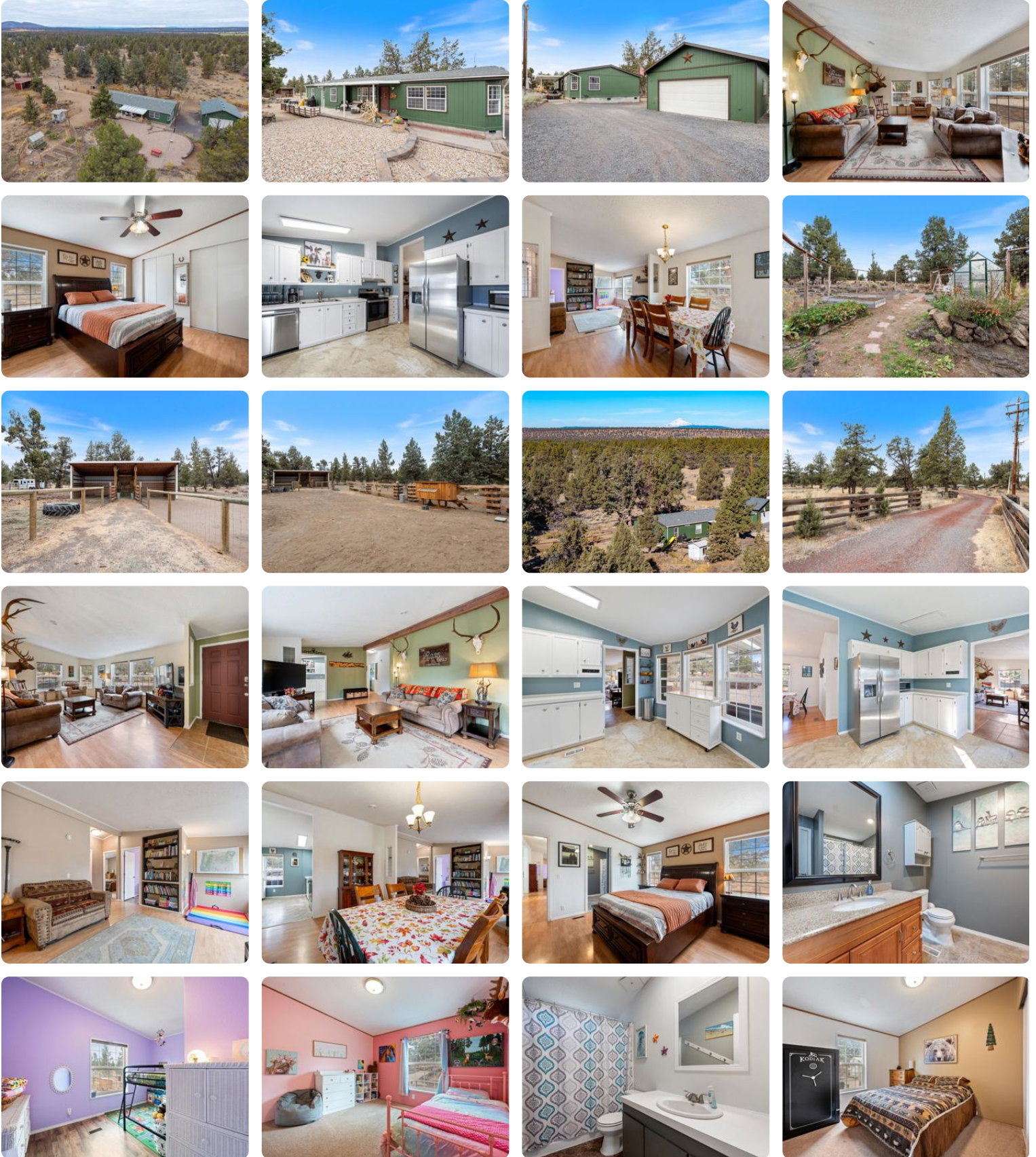
| | Public Facts | Listing Facts |
|-----------------------|---|----------------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,765 | 1,765 |
| Building Area (sq ft) | 1,765 | 1,765 |
| Lot Size | 4.51 acres | 4.51 acres |
| Lot Dimensions | 4.510 AC | - |
| Garage | - | Yes |
| Garage (spaces) | 0 | 2 |
| Year Built | 1993 | 1993 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Electric, Forced Air, Wood |
| Cooling | - | None |
| Fireplaces | - | Yes |
| Basement | - | None |
| Foundation | - | Other |
| Construction | - | Unknown |
| Number of Buildings | 2 | - |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Courtesy of Cascade Haddon SIR





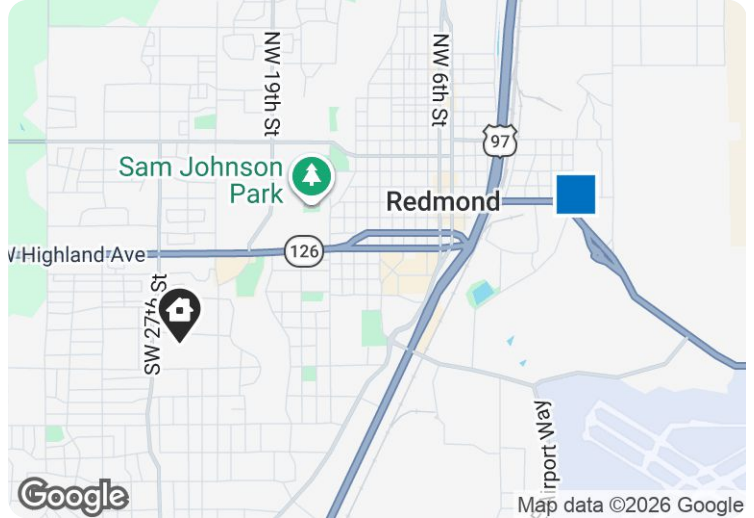
Photos





2540 SW Evening Primrose Dr, Redmond, OR 97756

6 609 SE Evergreen Ave Redmond, OR 97756



Closed / For Sale • Sold Date: 12/16/2025, MLS Listing 220211807: 11/10/2025

Subject Property This Property

Closed Price

\$370,000

Closed Date 12/16/2025

Days in RPR 8

Similarity Score: 75

Similarities

Same number of bedrooms and bathrooms.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1394, Year Built 1996.

Score Notes

This property features the same bedroom and bathroom count. The living area is smaller, and it was built in 1996, making it older than the subject.

Discover this gem with the perfect blend of space and convenience, minutes from the amenities of downtown redmond. This inviting 3-bedroom, 2-bathroom home features natural light in the living, dining and kitchen areas, perfect for daily life and entertaining. The...

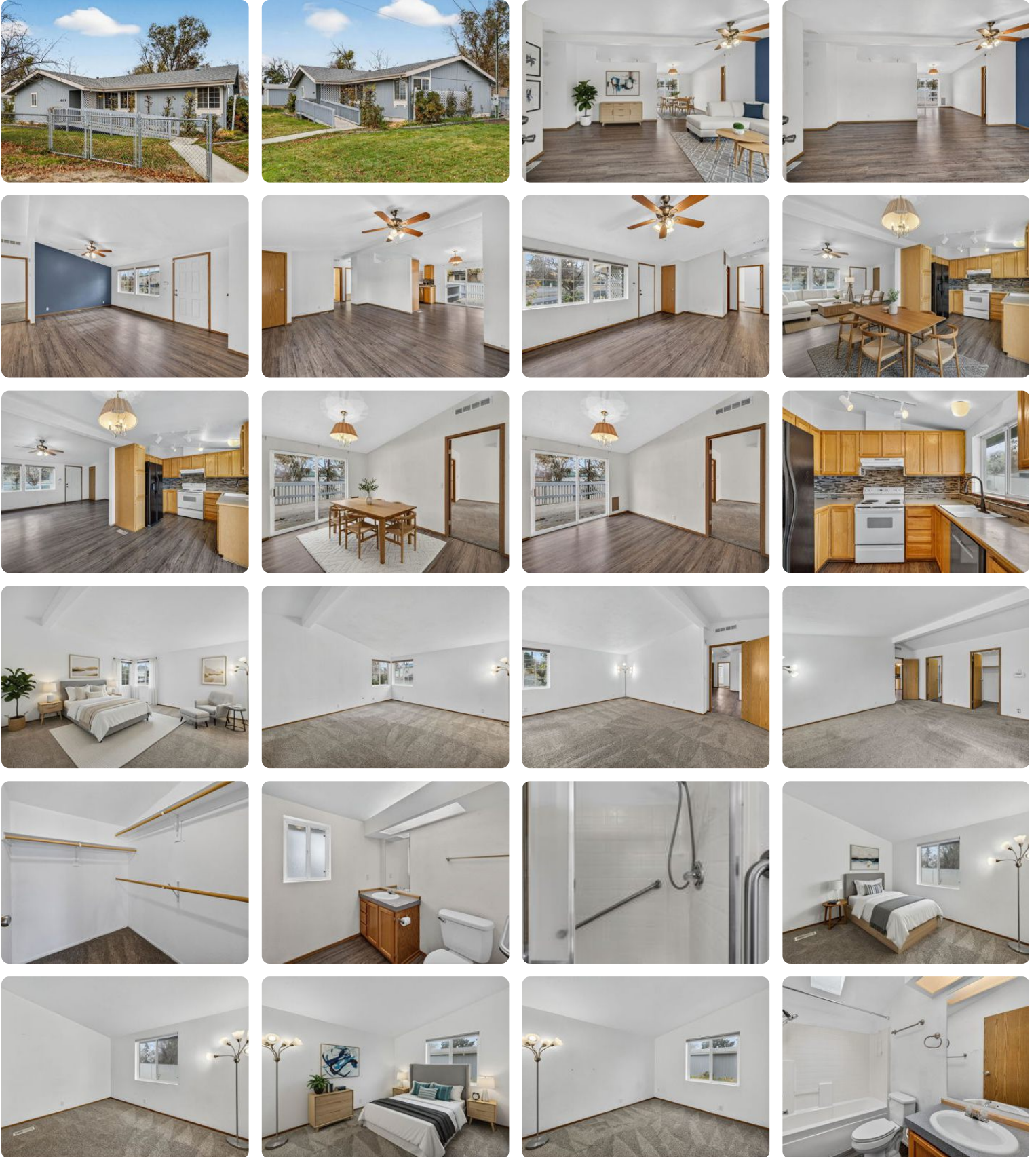
| | Public Facts | Listing Facts |
|-----------------------|---|---------------------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,394 | 1,394 |
| Building Area (sq ft) | 1,394 | 1,394 |
| Lot Size | 0.25 acres | 0.25 acres |
| Lot Dimensions | 10890 SF | - |
| Garage | - | Yes |
| Garage (spaces) | 0 | - |
| Year Built | 1996 | 1996 |
| Style | Mobile/Manufactured | - |
| Roofing | Composition Shingle | Composition |
| Heating | Electric | Electric, Forced Air, Heat Pump |
| Cooling | - | Heat Pump(S) |
| Foundation | Piers | Stemwall |
| Exterior Walls | Other | - |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Courtesy of Stellar Realty Northwest





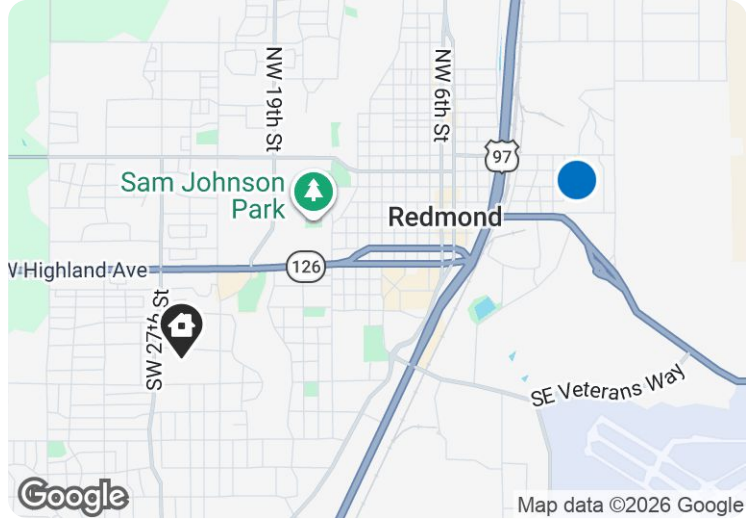
Photos





2540 SW Evening Primrose Dr, Redmond, OR 97756

7 246 SE 6th St Redmond, OR 97756



Active / For Sale • Active: 9/24/2025

Subject Property This Listing

List Price

\$379,000

List Date 9/24/2025

Days in RPR 150

Similarity Score: 75

Similarities

Same number of bedrooms and bathrooms.

Differences

Subject Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1655, Year Built 2015. Comp Property: Bedrooms 3, Total Bathrooms 2, Living Area SqFt 1323, Year Built 1991.

Score Notes

This property matches the subject in bedroom and bathroom count. It has a smaller living area and was built in 1991, making it older.

Spacious home just waiting for you. Oversized detached garage with workshop and storage space. Fenced and gated home just minutes from everything redmond has to offer. Plenty of space to park toys, rv or work vehicles behind the gate. This home is...

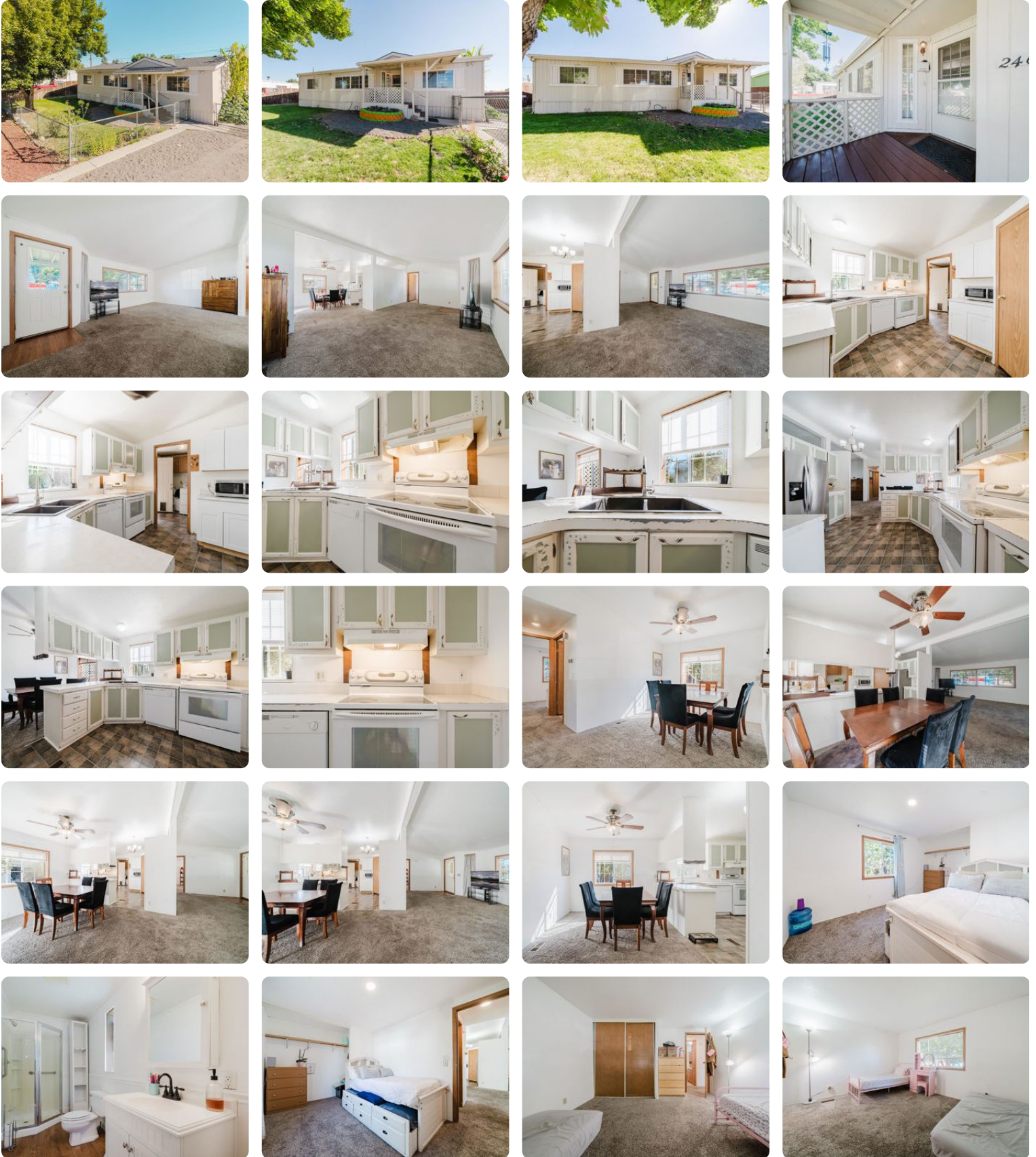
| | Public Facts | Listing Facts |
|-----------------------|---|----------------------|
| Property Type | Mobile/Manufactured | Mobile/Manufactured |
| Property Subtype | Mobile/Manufactured Home (regardless of Land ownership) | Manufactured On Land |
| Bedrooms | 3 | 3 |
| Total Baths | 2 | 2 |
| Full Baths | 2 | 2 |
| Partial Baths | - | - |
| Living Area (sq ft) | 1,323 | 1,323 |
| Building Area (sq ft) | 1,323 | 1,323 |
| Lot Size | 9,148 sq ft | 9,148 sq ft |
| Lot Dimensions | 9148 SF | - |
| Garage | - | Yes |
| Garage (spaces) | 0 | 2 |
| Year Built | 1991 | 1991 |
| Style | Mobile/Manufactured | - |
| Roofing | - | Composition |
| Heating | - | Forced Air |
| Cooling | - | Central Air |
| Basement | - | None |
| Foundation | - | Other |
| Construction | - | Frame |
| Number of Buildings | 2 | - |
| Number of Units | 0 | - |
| Number of Stories | - | One |

Listing Courtesy of Windermere Realty Trust





Photos

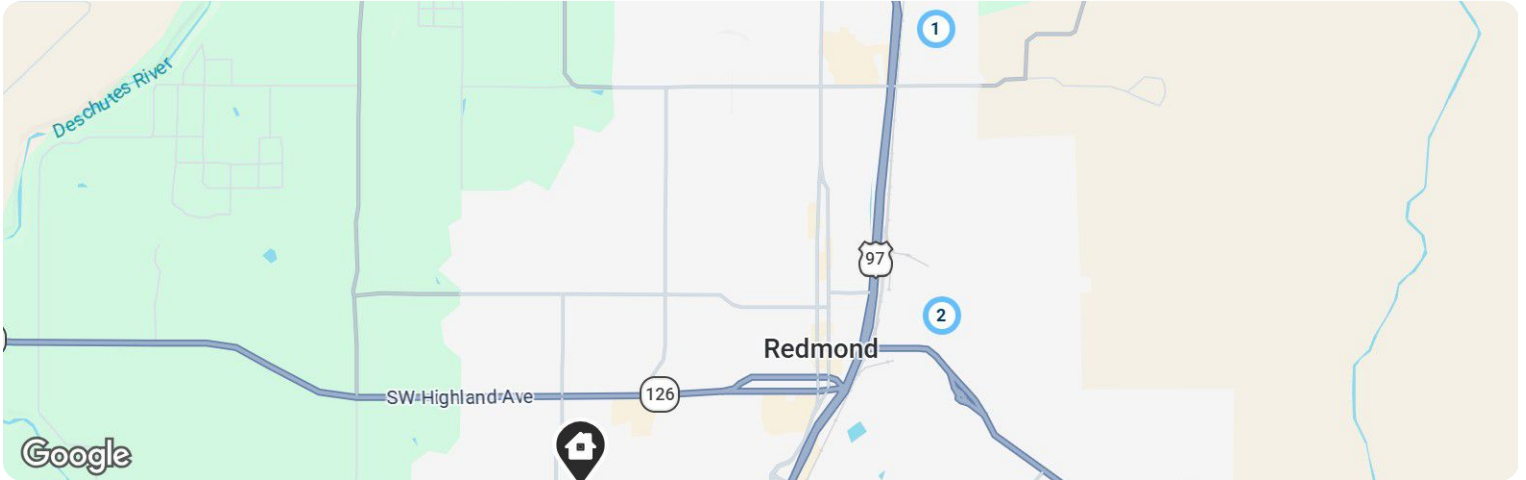




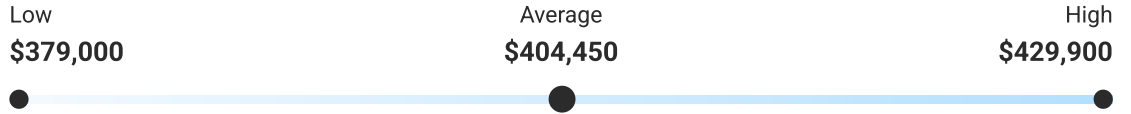
2540 SW Evening Primrose Dr, Redmond, OR 97756

Active Comp Property Stats

Average List Price **\$404,450** Average \$/Sqft **\$256** Average Days in RPR **111**



Active List Price
(2 properties)



| Property Facts | Low | Average | High |
|--------------------|---------|---------|---------|
| Price per Sqft | \$226 | \$256 | \$286 |
| Age | 35 | 30 | 26 |
| Living Area (sqft) | 1,323 | 1,612 | 1,901 |
| Lot Size (sqft) | 9,148 | 10,673 | 12,197 |
| Days in RPR | 71 | 111 | 150 |
| Price per Bedroom | 126,333 | 134,817 | 143,300 |

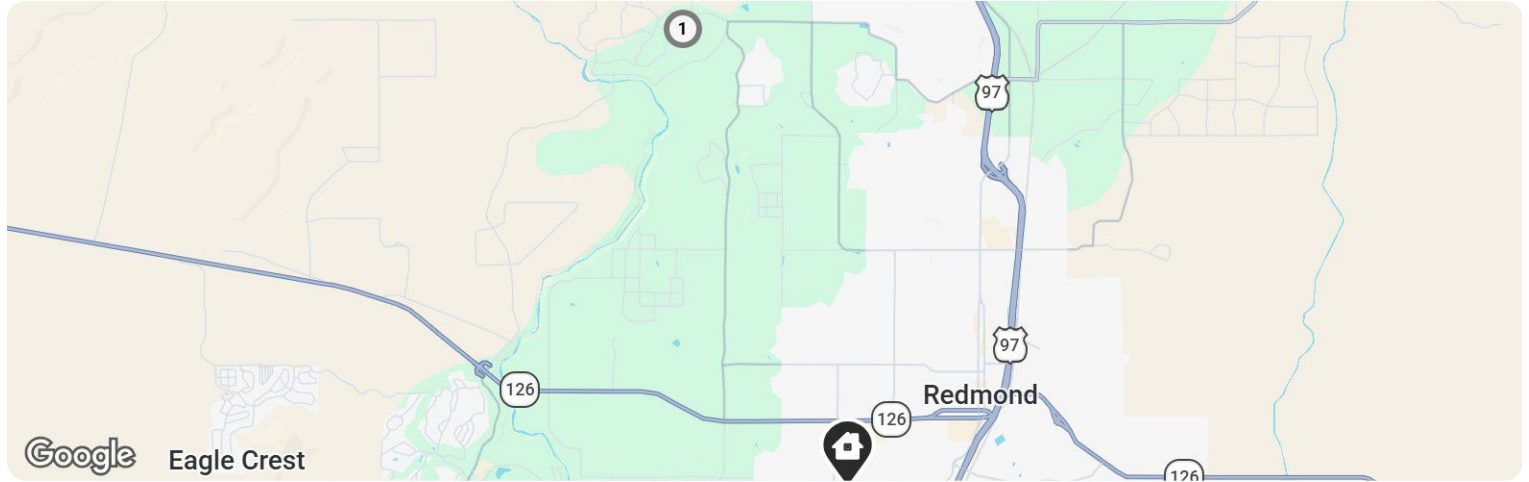




2540 SW Evening Primrose Dr, Redmond, OR 97756

Pending Comp Property Stats

| | | |
|------------------|--------------|-------------|
| List Price | \$/Sqft | Days in RPR |
| \$420,000 | \$236 | 270 |



Pending List Price
(1 property)

List Price
\$420,000

| Property Facts | This Comp |
|---------------------|-----------|
| Price per Sqft | \$236 |
| Age | 37 |
| Living Area (sqft) | 1,782 |
| Lot Size (sqft) | 111,514 |
| Days Until Contract | 270 |
| Days in RPR | 270 |
| Price per Bedroom | 140,000 |

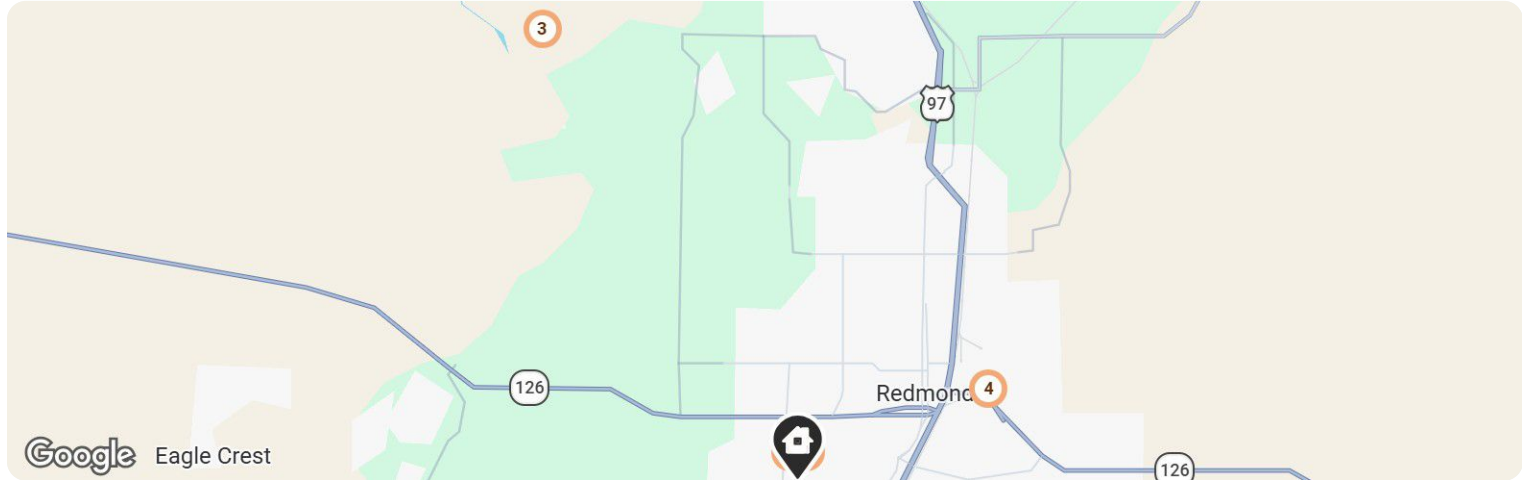




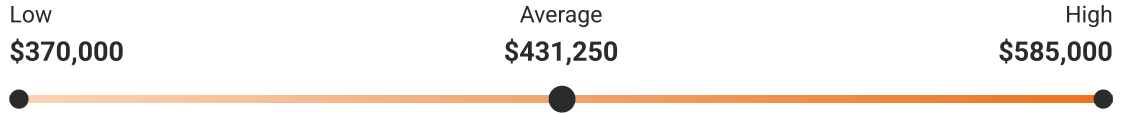
2540 SW Evening Primrose Dr, Redmond, OR 97756

Closed Comp Property Stats

| | | | |
|----------------------|-----------------|-----------------------------|------------------------------|
| Average Closed Price | Average \$/Sqft | Average Days Until Contract | Average Sold to List Price % |
| \$431,250 | \$255 | 52 | 97.8% |



Closed Price (4 properties)



| Property Facts | Low | Average | High |
|----------------------|--------|---------|---------|
| Price per Sqft | \$210 | \$255 | \$331 |
| Sold to List Price % | 92% | 97.8% | 100% |
| Age | 33 | 30 | 28 |
| Living Area (sqft) | 1,394 | 1,703 | 1,872 |
| Lot Size (sqft) | 4,792 | 57,500 | 196,456 |
| Days Until Contract | 8 | 52 | 111 |
| Days in RPR | 8 | 52 | 111 |
| Price per Bedroom | 93,750 | 135,938 | 195,000 |



2540 SW Evening Primrose Dr, Redmond, OR 97756**Price Strategy Options****Below Market****\$345,000**

Listing at \$345,000 positions your home below recent market comparables, aiming to attract high buyer interest and possible multiple offers. This approach may suit properties that benefit from cosmetic upgrades or require a quicker sale.

- This price is about \$208/sqft, under the area's average of \$249-\$254/sqft and below nearby sold comps like 2447 SW Mariposa Loop (\$210/sqft) and 2636 SW Mariposa Loop (\$211/sqft).
- Faster offers likely – 609 SE Evergreen Ave sold in 8 days at \$265/sqft, signaling buyers act quickly on attractively priced homes.
- Longer days on market for pricier actives (71+ days) indicate value homes sell faster.
- Market is showing 4.44 months of inventory, up 36%, suggesting increased competition among sellers.
- This strategy may motivate buyers amidst a rising supply trend and shifting interest.

Market Aligned**\$370,000****AI Recommendation**

Pricing at \$370,000 reflects current market value, aligned with sold comps by size, age, and features. This attracts buyers expecting fair value and positions you for a full price offer with reasonable market time.

- Represents \$224/sqft for a 1655 sqft home—supported by sold comps 2447 SW Mariposa Loop (\$210/sqft) and 609 SE Evergreen Ave (\$265/sqft).
- Comps like 2447 SW Mariposa Loop had just a 1% price reduction before selling and was under contract in 65 days.
- Active comps above \$225/sqft are lingering, but those with moderate pricing (<\$230/sqft) moved faster.
- Typical homes like this in the area are currently listing at a \$249/sqft average.
- Buyers are responding to homes with realistic pricing in a high-inventory environment.

Above Market**\$395,000**

Listing at \$395,000 sets your home above closely matched comps, justified if your property is turnkey, well-staged, or offers upgraded features compared to the competition. This strategy tests the upper range for similar homes in today's market.

- This price puts your home at \$239/sqft—higher than most three-bedroom sold comps, and approaching the active and recent list average.
- 2636 SW Mariposa Loop, larger but older, sold for \$211/sqft after 111 days – above-market pricing here may extend time on market.
- 4967 NW 62nd St, though sold at \$331/sqft, was on a much larger lot and likely exceptional; using it as a ceiling, not a baseline.
- Buyers may negotiate more at this level, especially as inventory is rising and above-market actives are sitting longer.
- Use this for properties with new updates, upgrades, or if minimal competition exists in the micro-location.



2540 SW Evening Primrose Dr, Redmond, OR 97756

Pricing Strategy

Recommended Price

\$370,000

CMA Range

\$347.6K

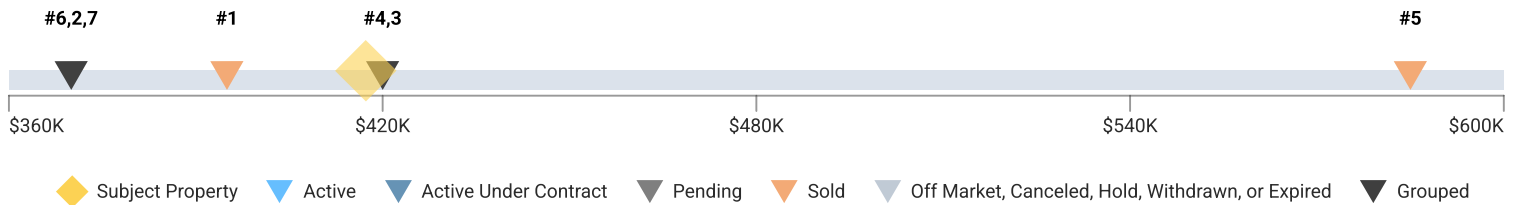
\$547.8K



Last Edited 2/21/2026 Price per Sq Ft \$224

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



Price Rationale

AI recommends \$370,000 as the optimal list price for maximum buyer interest while protecting potential upside. This is supported by nearby comparable sales and local market inventory expansion.

- Reflects current sold and active competitive set, balancing \$210-\$265/sqft solds with market absorption rates and nearby active pricing.
- Reduces risk of extended time on market as inventory builds, ensuring visibility and attracting engaged buyers.
- Recent comps that listed near this price and size closed near list price within the typical market timeframe.
- 97756's increasing inventory (up 36%) suggests avoiding aspirational pricing which may lead to stale listings.
- This approach aligns with agents recommended for achieving full market value while remaining competitive.



2540 SW Evening Primrose Dr, Redmond, OR 97756

AI Summary

Pricing Assessment

The selected list price of \$370,000 (\$224/sqft for 1,655 sqft) sits above the two most reliable, high-similarity recent sales (2447 SW Mariposa Loop at \$210/sqft, 2636 SW Mariposa Loop at \$211/sqft), both of which are larger and older but had moderate HOA dues and amenities.

The price is nearly identical to the recent (but smaller, less similar) closing at 609 SE Evergreen Ave, which was \$370,000 (\$265/sqft), though that property is notably smaller and lacked an HOA.

The price is well below outlier and less reliable comps, such as 4967 NW 62nd St, which sold for \$585,000 (\$331/sqft) but had a much larger lot and is not representative of the typical competitive set.

Active listings with elevated price per sqft (\$226–\$286/sqft) and high DOM (like 246 SE 6th St: 150 DOM) illustrate that higher pricing is causing listings to stagnate as supply rises.

Overall, this pricing strategy aligns with realistic market conditions and buyer expectations given current market trends and comp performance.

Buyer Psychology

Pros

- Buyers see a modern home (built 2015) that is nicer and newer than almost every comp for \$224/sqft—substantially below average active list pricing (\$249/sqft avg) and at the low end for sold comps given the relative newness.
- Compared to older comps, the newer age should be a psychological plus—less maintenance and likely more appealing finishes.
- No major outlier fees or unusual HOA burden to deter value-focused buyers.

Cons

- Some buyers may question why this home is priced lower per sqft than older/similar sized comps (like 2636 and 2447 Mariposa), suspecting deficiencies or needed upgrades.
- If buyers notice the upward months supply trend, they may anticipate negotiating room or feel empowered to offer below asking (buyer's market psychology).
- Buyers comparing active inventory may see similar homes 'sitting' and use that as negotiation leverage.

Potential Outcome Scenarios

Steady Showing Activity, Offer Near List Price With Negotiation Room

The pricing is aligned to market and below most less reliable actives. Expect moderate showing activity and interest, with a likelihood of receiving an offer around list perhaps after some negotiation on closing costs or minor price reduction.

Offers Slightly Below List

Due to rising inventory and cautious buyer sentiment, initial offer(s) are likely to come in below list (\$360,000–\$365,000 range), especially if showing activity is steady but not brisk within the first 2–4 weeks.

Longer Than Average Market Time if Buyer Pool is Thin

While the price is competitive, increased months of supply may stretch DOM if buyers are indecisive, but listing remains attractive versus direct active competition unless new lower-priced listings come on.

AI Opinion

\$370,000 is a market-aligned list price for this home. It reflects above-average condition/age for a 3-bed manufactured in this area, undercuts lingering active listings, and is justifiable by recent comparable closed sales. In the context of rising inventory, pricing significantly higher would likely result in protracted market time and price reductions, while pricing meaningfully lower is not warranted unless urgency is required. Expect standard market time, offers near list, and, depending on presentation and local buyer demand, potentially a quicker sale than the higher-priced actives.

This pricing analysis was generated using AI to assist in evaluating market data and comparable properties. While it offers data-driven insights to help guide your pricing strategy, it may not account for every unique aspect of your home or the current market. We recommend reviewing this report with your real estate professional to make the most informed decision.





2540 SW Evening Primrose Dr, Redmond, OR 97756

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