

# West Portland Housing Update - Resale Only

Key Market Indicators - August 1, 2018

**John L. Scott**  
REAL ESTATE

## Strong Summer Housing Market



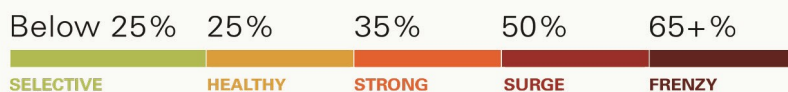
J. Lennox Scott,  
Chairman and CEO

Sales activity for new resale listings up to the \$500,000 price point remains at a frenzy level, although during the summer the sales activity intensity is lower than in the spring market. The market is strong up to \$750,000 with selective buyers in the high-end price range.

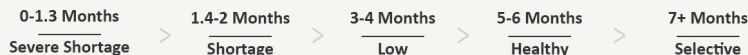
For buyers, the next three months will be the best for selection and availability until March of 2019.

Price Range	Active Listings on August 1st	July New Listings	July Pending Sales	% Pending 1st 30 days (June List)	Sales Activity Indicator	Months Supply (Unsold)	Unsold Listing Supply
0 - 250K	111	95	84	50.0%	Surge	1.3	Severe Shortage
250K - 350K	210	264	230	67.3%	Frenzy	0.9	Severe Shortage
350K - 500K	393	440	352	65.4%	Frenzy	1.1	Severe Shortage
500K - 750K	339	215	152	42.1%	Strong	2.2	Shortage
750K - 1M	124	54	35	26.2%	Healthy	3.5	Low
1M +	77	20	7	18.2%	Selective	11.0	Selective
<b>Total Activity</b>	<b>1254</b>	<b>1088</b>	<b>860</b>	<b>56.3%</b>	<b>Surge</b>	<b>1.5</b>	<b>Shortage</b>

### SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



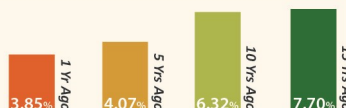
### SCALE: MONTHS SUPPLY



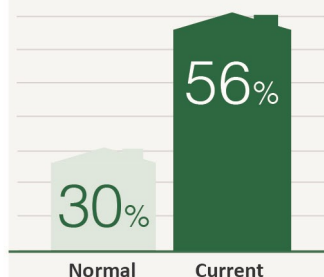
### AMAZING INTEREST RATES

August 1, 2018  
Source: Mortgage News Daily

4.72%



### Average % of New Listings (Pending) in the First 30 Days For July 2018



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