

East Portland Housing Update - Resale Only

Key Market Indicators - September 1, 2018

John L. Scott
REAL ESTATE

Entering the Fall Housing Market

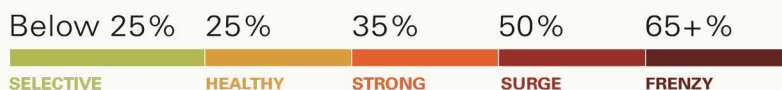


J. Lennox Scott,
Chairman and CEO

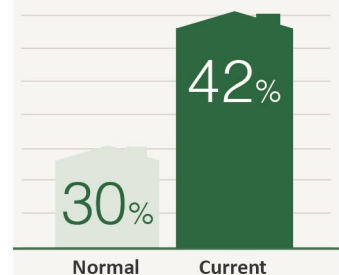
As we enter fall, we continue to see a 'strong' housing market for East Portland, while the luxury market (over \$1M) continues to experience a 'selective' market. We have the advantage of strong job growth (above 2%) and amazing interest rates (mid-4's) which is helping the market hover around two months of supply of inventory. For buyers, the next two months will be the best for selection and availability until spring 2019.

Price Range	Active Listings on September 1st	August New Listings	August Pending Sales	% Pending 1st 30 days (July List)	Sales Activity Indicator	Months Supply (Unsold)	Unsold Listing Supply
0 - 250K	180	147	113	63.3%	Surge	1.6	Shortage
250K - 350K	689	550	390	54.0%	Surge	1.8	Shortage
350K - 500K	1179	822	546	46.3%	Strong	2.2	Shortage
500K - 750K	906	503	305	33.6%	Healthy	3.0	Low
750K - 1M	451	174	68	21.3%	Selective	6.6	Healthy
1M +	429	116	47	15.5%	Selective	9.1	Selective
Total Activity	3834	2312	1469	41.9%	Strong	2.6	Shortage

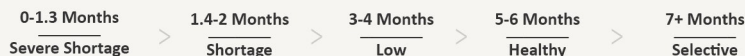
SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



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



SCALE: MONTHS SUPPLY



AMAZING INTEREST RATES

September 1, 2018
Source: Mortgage News Daily



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