

East Portland Housing Update - Resale Only

Key Market Indicators – September Recap

John L. Scott
REAL ESTATE

Strong Housing Market; Down from Spring Surge



J. Lennox Scott,
Chairman and CEO

Overall, there is a higher number of unsold listings on the Eastside of Portland compared to last year. 72 percent of sales activity is below \$500,000, and in this range, we went from a severe shortage to just a shortage of unsold listings. Additionally, there is a strong sales activity intensity below \$500,000. From \$500,000 to \$750,000, there are healthy unsold inventory levels and sales activity intensity. There is selective buyer activity above \$750,000.

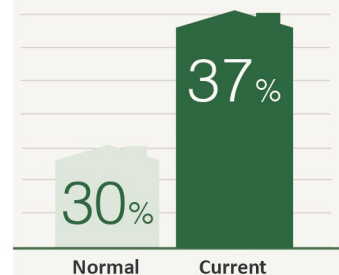
The number one key indicator of a strong housing market, job growth, remains very strong in the Portland area. Additionally, interest rates are currently in the upper four percent. However, interest rates are projected to go higher in 2019.

Price Range	Active Listings on October 1st	September New Listings	September Pending Sales	% Pending 1st 30 days (August List)	Sales Activity Indicator	Months Supply (Unsold)	Unsold Listing Supply
0 - 250K	188	115	92	53.1%	Surge	2.0	Shortage
250K - 350K	726	449	360	46.9%	Strong	2.0	Shortage
350K - 500K	1219	772	512	38.3%	Strong	2.4	Shortage
500K - 750K	899	426	259	31.8%	Healthy	3.5	Low
750K - 1M	448	168	67	16.7%	Selective	6.7	Healthy
1M +	417	109	44	18.1%	Selective	9.5	Selective
Total Activity	3897	2039	1334	37.2%	Strong	2.9	Shortage

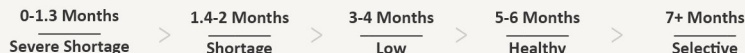
SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



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



SCALE: MONTHS SUPPLY



AMAZING INTEREST RATES

October 1, 2018
Source: Mortgage News Daily



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