

# West Portland Housing Update - Resale Only

## Key Market Indicators – September Recap

**John L. Scott**  
REAL ESTATE

## Strong Housing Market; Down from Spring Frenzy



**J. Lennox Scott,**  
Chairman and CEO

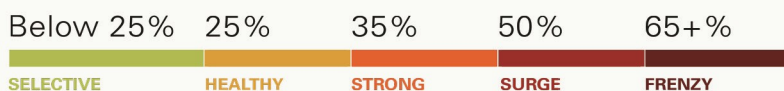
77 percent of sales activity is below \$500,000 on the Westside of Portland. In this range, we have a shortage of unsold listings and a surge level of sales activity intensity.

From \$500,000 to 750,000, there is a shortage of unsold listings and a healthy sales activity intensity. There is healthy buyer activity above \$750,000.

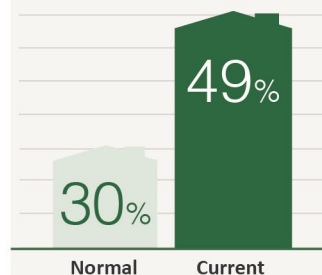
The number one key indicator of a strong housing market, job growth, remains very strong in the Portland area. Additionally, interest rates are currently in the upper four percent. However, interest rates are projected to go higher in 2019.

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	117	84	74	48.9%	Strong	1.6	Shortage
250K - 350K	246	170	142	58.0%	Surge	1.7	Shortage
350K - 500K	412	316	300	51.5%	Surge	1.4	Shortage
500K - 750K	349	182	134	37.1%	Strong	2.6	Shortage
750K - 1M	126	48	11	27.5%	Healthy	11.5	Selective
1M +	69	14	12	41.7%	Strong	5.8	Healthy
<b>Total Activity</b>	<b>1319</b>	<b>814</b>	<b>673</b>	<b>48.6%</b>	<b>Strong</b>	<b>2.0</b>	<b>Shortage</b>

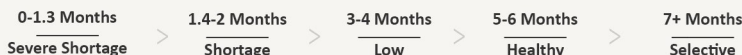
### SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



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



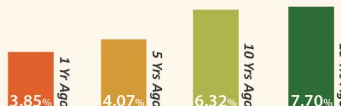
### SCALE: MONTHS SUPPLY



### AMAZING INTEREST RATES

October 1, 2018  
Source: Mortgage News Daily

**4.78%**



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