

# East Portland Housing Update - Resale Only

Key Market Indicators - May 1, 2018

**John L. Scott**  
REAL ESTATE

## The Pre-Summer Market Has Arrived!

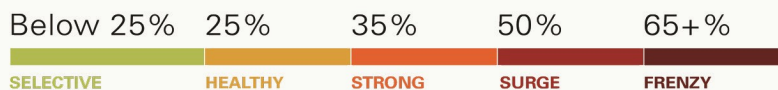


**J. Lennox Scott,**  
Chairman and CEO

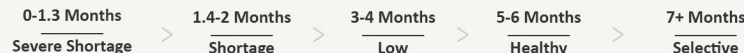
There are currently more new listings than pending sales and this is consistent with the annual housing cycle. Additionally, we are seeing more new resale listings than last year, leading to a higher number of homes going under contract. For home buyers, better times are ahead in the sense that more availability leads to better selection. We expect the market for homes in the more affordable and mid-price ranges to remain very strong.

Price Range	Active Listings on May 1st	April New Listings	April Pending Sales	% of New List (Pending) 1st 30 days	Sales Activity Indicator	Months Supply (Unsold)	Unsold Listing Supply
0 - 250K	192	157	155	58.5%	Surge	1.2	Severe Shortage
250K - 350K	393	467	437	72.4%	Frenzy	0.9	Severe Shortage
350K - 500K	828	770	552	61.3%	Surge	1.5	Shortage
500K - 750K	753	554	341	49.7%	Strong	2.2	Shortage
750K - 1M	359	210	93	40.0%	Strong	3.9	Low
1M +	387	159	54	26.2%	Healthy	7.2	Selective
<b>Total Activity</b>	<b>2,912</b>	<b>2,317</b>	<b>1,632</b>	<b>57.4%</b>	<b>Surge</b>	<b>1.8</b>	<b>Shortage</b>

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



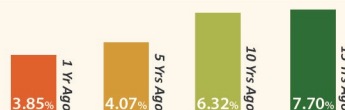
### SCALE: MONTHS SUPPLY



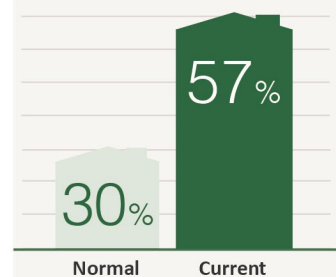
### AMAZING INTEREST RATES

May 1, 2018  
Source: Mortgage News Daily

**4.63%**



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



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503-953-6240

whitney@whitneyminnich.com

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