

West 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

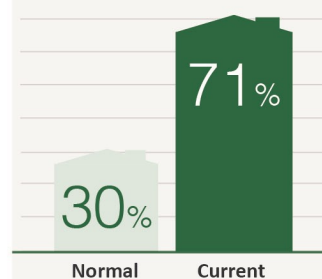
There are currently more new listings than pending sales and this is consistent with the annual housing cycle. Additionally, we are seeing more new resale listings than last year, leading to a higher number of homes going under contract. For home buyers, better times are ahead in the sense that more 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	107	79	82	63.6%	Surge	1.3	Severe Shortage
250K - 350K	167	261	229	84.7%	Frenzy	0.7	Severe Shortage
350K - 500K	315	452	341	79.6%	Frenzy	0.9	Severe Shortage
500K - 750K	306	239	152	54.9%	Surge	2.0	Shortage
750K - 1M	104	53	26	41.3%	Strong	4.0	Low
1M +	87	33	12	23.3%	Selective	7.3	Selective
Total Activity	1,086	1,117	842	70.7%	Frenzy	1.3	Severe Shortage

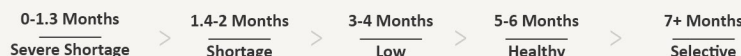
SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



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



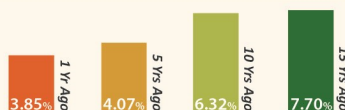
SCALE: MONTHS SUPPLY



AMAZING INTEREST RATES

May 1, 2018
Source: Mortgage News Daily

4.63%



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