

MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Metro Portland, Oregon

August 2019 Reporting Period

August Residential Highlights

Pending sales saw the sole gain this August in the Portland metro area. There were 2,929 pending sales, a 6.1% increase over the 2,760 offers accepted last year in August 2018, but falling 2.3% short of the 2,998 offers accepted last month in July 2019.

Closed sales, at 2,901, decreased 2.2% from the 2,967 closings recorded in August 2018 and fell 1.5% short of the 2,944 closings from July 2019.

New listings (3,757) fared similarly, ending 10.8% lower than in August 2018 (4,214) and 5.3% lower than last month in July 2019 (3,966).

Total market time rose by five days in August to end at 48 days. Inventory held steady at 2.3 months.

Year to Date Summary

Activity is a bit cooler so far in 2019 compared with 2018. New listings (30,458) are down 0.9%, pending sales (21,585) are down 1.1% and closed sales (19,902) are down 3.3%.

Average and Median Sale Prices

Comparing 2019 to 2018 through August, the average sale price has increased 1.0% from \$454,500 to \$458,900. In the same comparison, the median sale price has increased 2.2% from \$401,000 to \$410,000.

Inventory in Months*

| | 2017 | 2018 | 2019 |
|-----------|------|------|------|
| January | 1.7 | 2.2 | 3.3 |
| February | 1.9 | 1.9 | 2.7 |
| March | 1.3 | 1.6 | 2.2 |
| April | 1.7 | 1.8 | 2.2 |
| May | 1.5 | 1.9 | 2.1 |
| June | 1.6 | 2.1 | 2.4 |
| July | 2.1 | 2.4 | 2.3 |
| August | 2.0 | 2.3 | 2.3 |
| September | 2.3 | 3.1 | |
| October | 2.1 | 2.7 | |
| November | 1.9 | 2.8 | |
| December | 1.6 | 2.5 | |

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
+2.2% (\$455,000 v. \$445,300)
Median Sale Price % Change:
+1.9% (\$402,400 v. \$395,000)

For further explanation of this measure, see the second footnote on page 2.

| Portland Metro Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2019 | August | 3,757 | 2,929 | 2,901 | 462,600 | 417,500 | 48 |
| | July | 3,966 | 2,998 | 2,944 | 466,000 | 411,600 | 43 |
| | Year-to-date | 30,458 | 21,585 | 19,902 | 458,900 | 410,000 | 55 |
| 2018 | August | 4,214 | 2,760 | 2,967 | 462,400 | 407,500 | 40 |
| | Year-to-date | 30,721 | 21,836 | 20,572 | 454,500 | 401,000 | 45 |
| Change | August | -10.8% | 6.1% | -2.2% | 0.0% | 2.5% | 19.8% |
| | Prev Mo 2019 | -5.3% | -2.3% | -1.5% | -0.7% | 1.4% | 11.6% |
| | Year-to-date | -0.9% | -1.1% | -3.3% | 1.0% | 2.2% | 23.1% |

AREA REPORT • 8/2019

Portland Metropolitan Area, Oregon

| | RESIDENTIAL | | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | |
|-----|-------------------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|-----------|
| | Current Month | | | | | | | | Year-To-Date | | | | | | | | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2019 v. 2018 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2019 v. 2018 ¹ | Closed Sales | Average Sale Price | Median Sale Price | AVG. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 141 | N Portland | 248 | 135 | 54 | 100 | 6.4% | 112 | 440,400 | 41 | 1,284 | 887 | 2.0% | 871 | 423,100 | 405,000 | 1.2% | 8 | 1,247,300 | 17 | 286,800 | 24 | 761,200 |
| 142 | NE Portland | 537 | 297 | 126 | 239 | -6.6% | 214 | 506,200 | 37 | 2,727 | 1,871 | -2.1% | 1,748 | 483,200 | 430,000 | 1.8% | 20 | 1,919,400 | 21 | 344,200 | 48 | 617,200 |
| 143 | SE Portland | 705 | 436 | 124 | 319 | -0.9% | 328 | 424,000 | 41 | 3,539 | 2,514 | -0.9% | 2,361 | 422,700 | 375,000 | 1.7% | 23 | 668,800 | 31 | 228,000 | 103 | 694,600 |
| 144 | Gresham/ Troutdale | 455 | 278 | 48 | 236 | 34.9% | 217 | 372,500 | 45 | 1,953 | 1,486 | 2.6% | 1,329 | 371,300 | 353,000 | 5.1% | 9 | 370,300 | 42 | 330,500 | 17 | 534,500 |
| 145 | Milwaukie/ Clackamas | 558 | 336 | 79 | 261 | 12.0% | 235 | 449,000 | 45 | 2,455 | 1,779 | -1.1% | 1,587 | 440,900 | 418,000 | 3.4% | 7 | 411,400 | 48 | 233,900 | 11 | 581,700 |
| 146 | Oregon City/ Canby | 377 | 190 | 41 | 177 | 2.9% | 164 | 435,800 | 48 | 1,624 | 1,240 | -2.8% | 1,156 | 438,700 | 415,000 | 4.0% | 12 | 709,600 | 57 | 331,300 | 12 | 481,700 |
| 147 | Lake Oswego/ West Linn | 452 | 199 | 75 | 140 | -6.7% | 187 | 685,500 | 76 | 1,807 | 1,164 | -4.7% | 1,110 | 678,700 | 590,000 | -0.7% | 6 | 972,000 | 21 | 650,800 | 4 | 1,432,600 |
| 148 | W Portland | 1,067 | 422 | 182 | 275 | 13.2% | 281 | 578,000 | 76 | 3,702 | 2,073 | 0.5% | 1,927 | 593,900 | 520,000 | -0.7% | 9 | 617,100 | 29 | 318,100 | 21 | 673,500 |
| 149 | NW Wash Co. | 319 | 189 | 37 | 157 | 10.6% | 150 | 535,100 | 42 | 1,533 | 1,139 | -4.3% | 1,009 | 534,100 | 515,000 | -2.5% | 2 | 865,000 | 18 | 265,200 | 2 | 612,500 |
| 150 | Beaverton/ Aloha | 442 | 338 | 79 | 235 | -15.2% | 240 | 406,800 | 32 | 2,515 | 1,927 | -5.2% | 1,799 | 408,000 | 390,000 | 5.7% | 3 | 439,700 | 9 | 304,400 | 23 | 854,900 |
| 151 | Tigard/ Wilsonville | 489 | 334 | 68 | 281 | 10.6% | 256 | 465,200 | 47 | 2,594 | 1,959 | -7.5% | 1,807 | 467,500 | 440,000 | 2.2% | 7 | 637,200 | 21 | 379,800 | 6 | 670,300 |
| 152 | Hillsboro/ Forest Grove | 425 | 250 | 57 | 201 | 3.1% | 242 | 416,000 | 39 | 2,112 | 1,541 | 4.8% | 1,382 | 411,300 | 384,900 | 4.1% | 11 | 342,200 | 41 | 459,300 | 12 | 435,000 |
| 153 | Mt. Hood | 74 | 31 | 4 | 27 | -10.0% | 30 | 313,800 | 86 | 230 | 147 | 2.1% | 139 | 297,500 | 305,000 | -4.1% | - | - | 14 | 114,400 | - | - |
| 155 | Columbia Co. | 225 | 154 | 16 | 104 | 20.9% | 76 | 331,200 | 42 | 815 | 632 | -1.9% | 567 | 317,100 | 301,000 | 4.2% | 9 | 266,000 | 48 | 118,100 | 3 | 358,300 |
| 156 | Yamhill Co. | 367 | 168 | 41 | 177 | 35.1% | 169 | 381,600 | 44 | 1,568 | 1,226 | 10.3% | 1,110 | 376,000 | 345,000 | 5.7% | 8 | 750,400 | 54 | 397,000 | 14 | 423,400 |

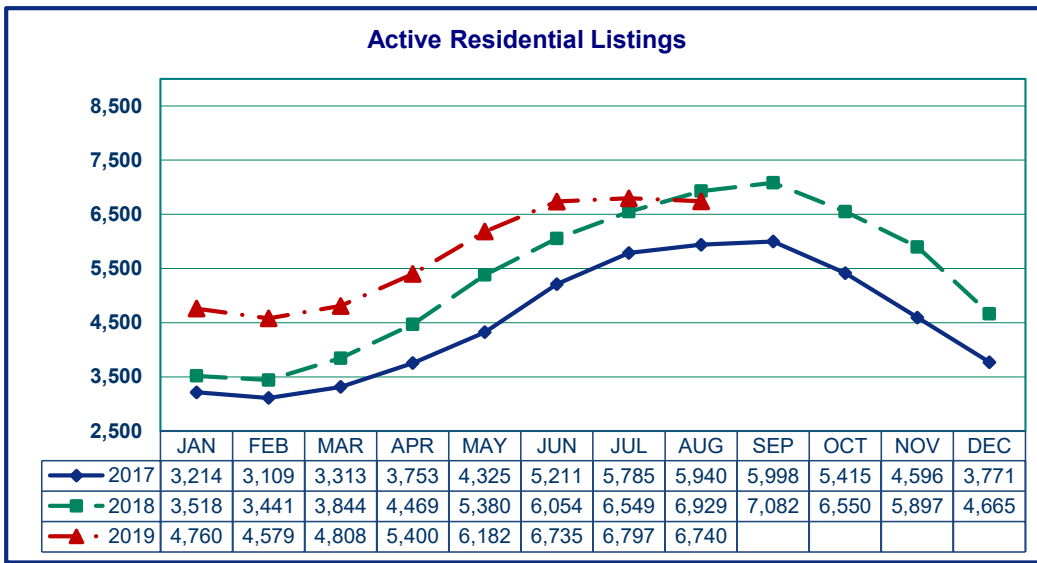
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2019 with August 2018. The Year-To-Date section compares 2019 year-to-date statistics through August with 2018 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/18-8/31/19) with 12 months before (9/1/17-8/31/18).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

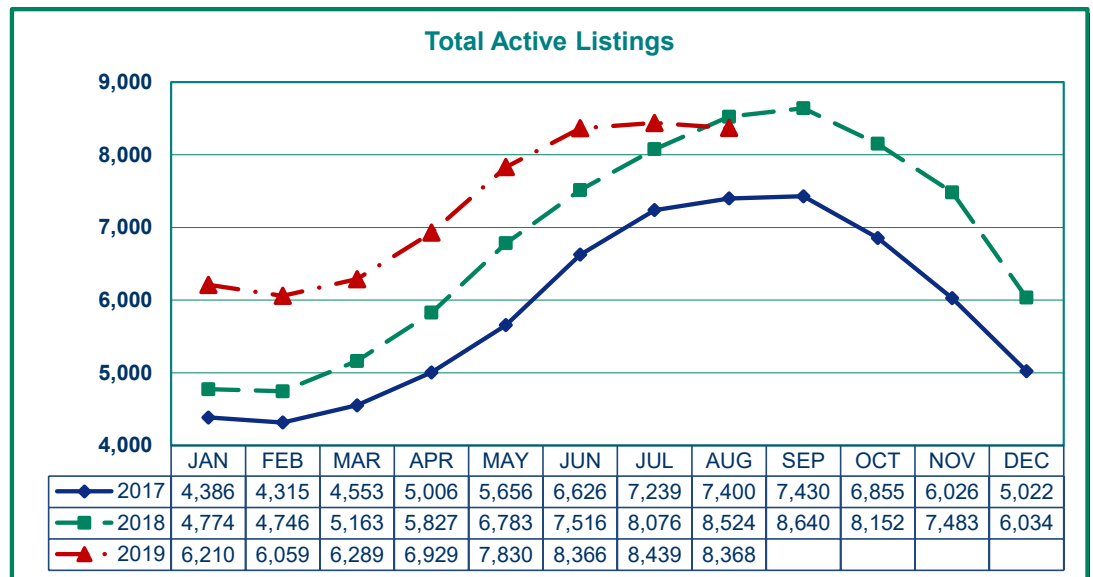
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



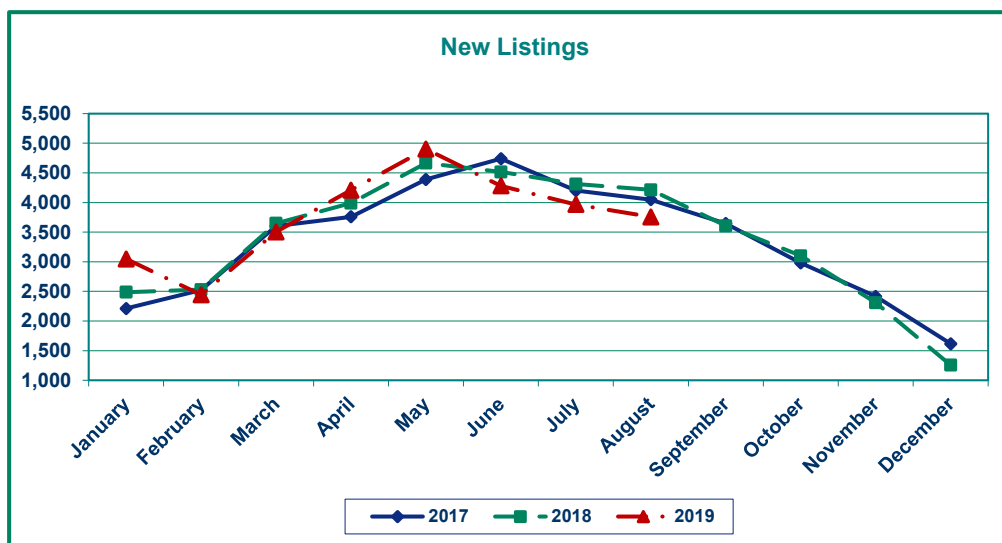
TOTAL ACTIVE LISTINGS PORTLAND, OR

This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



NEW LISTINGS PORTLAND, OR

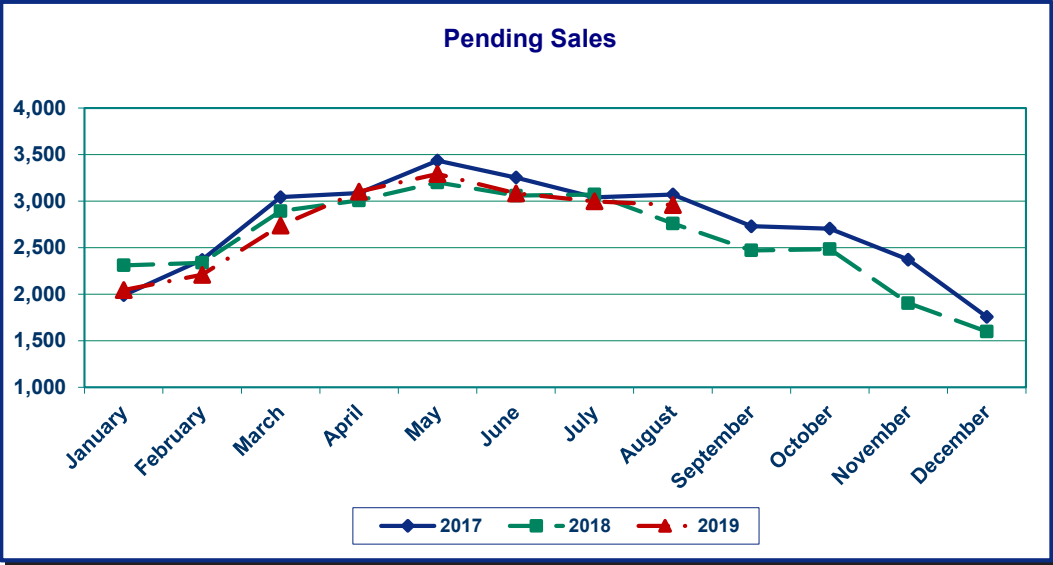
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

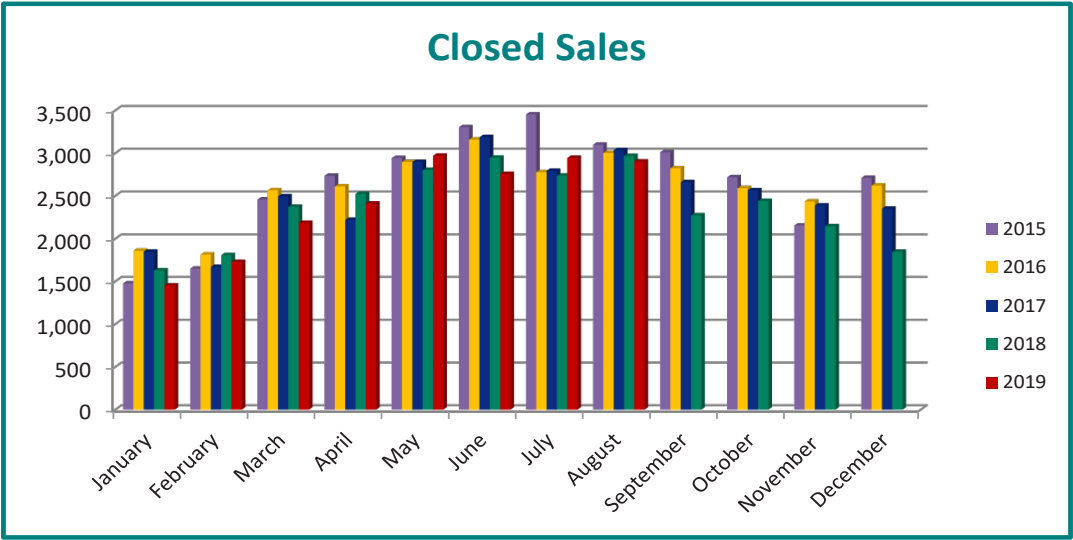
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



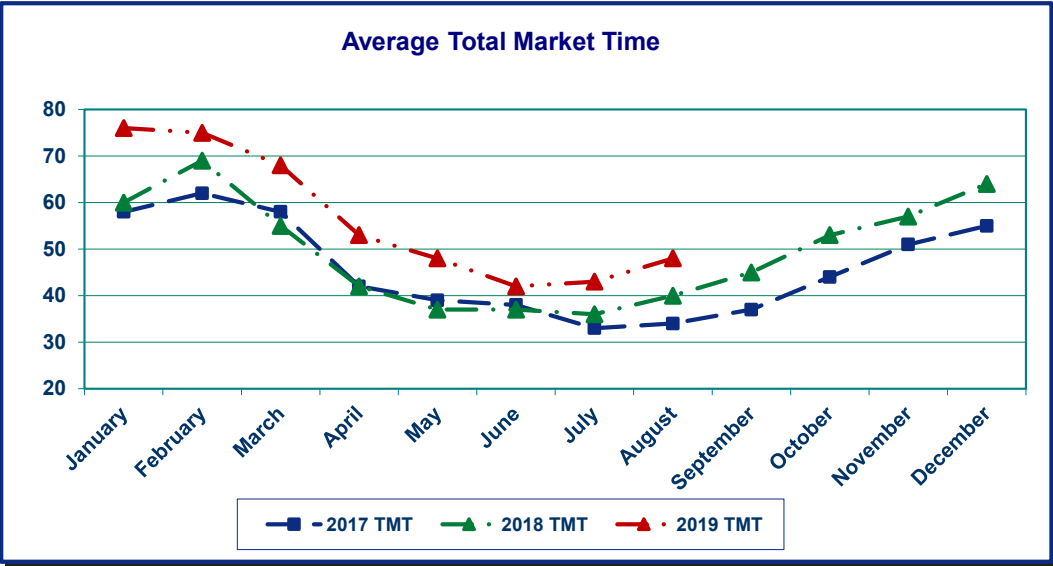
CLOSED SALES

PORTLAND, OR

This graph shows the closed sales over the past five calendar years in the greater Portland, Oregon metropolitan area.



Average Total Market Time



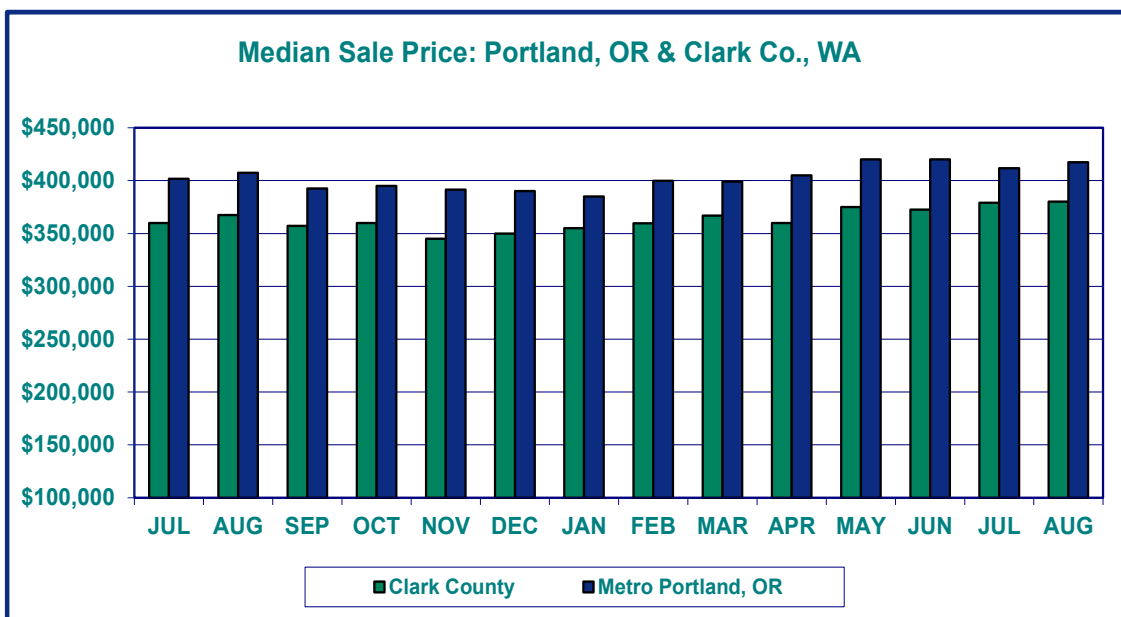
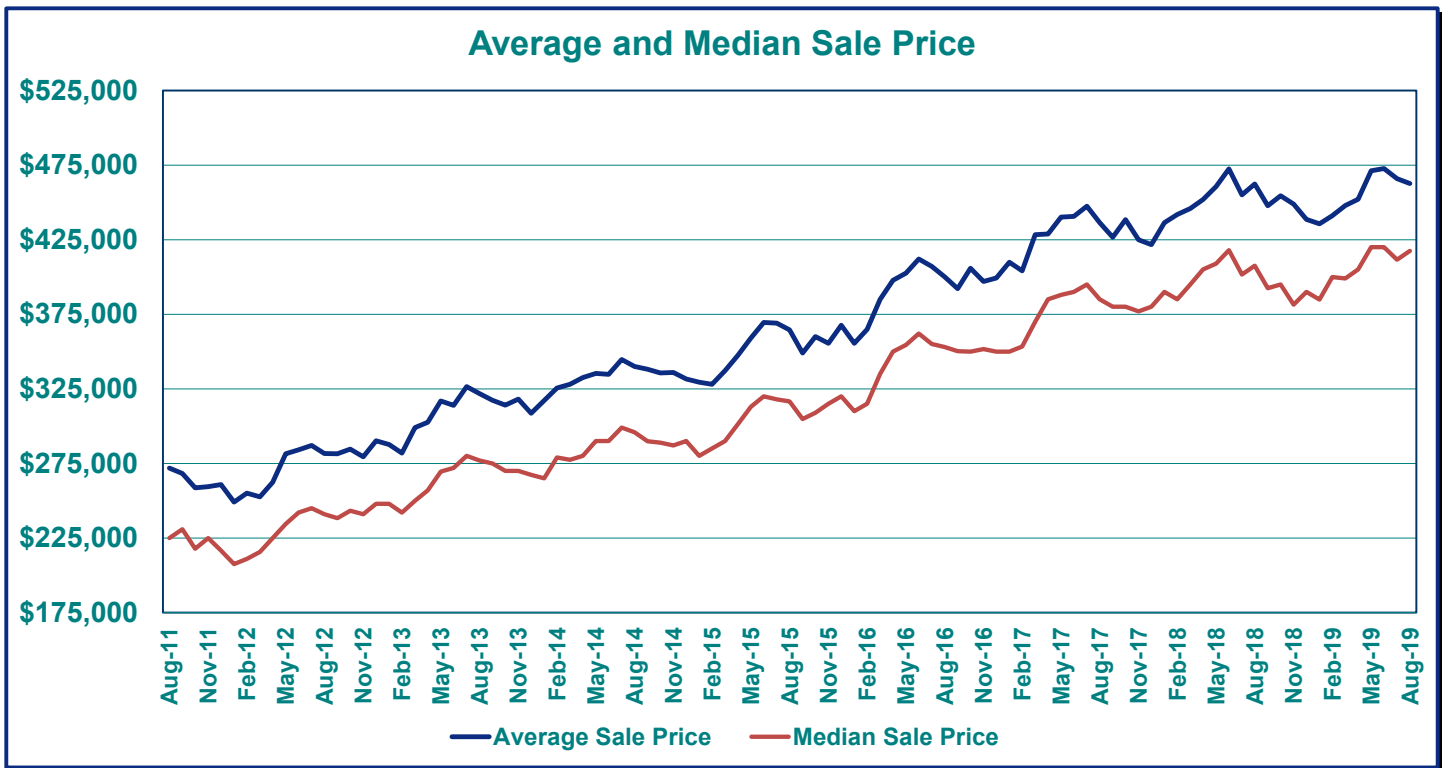
DAYS ON MARKET

PORTLAND, OR

This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.

SALE PRICE
PORTLAND, OR

This graph represents the average and median sale price for all homes sold in the Portland, Oregon metropolitan area.



MEDIAN SALE PRICE
PORTLAND, OR

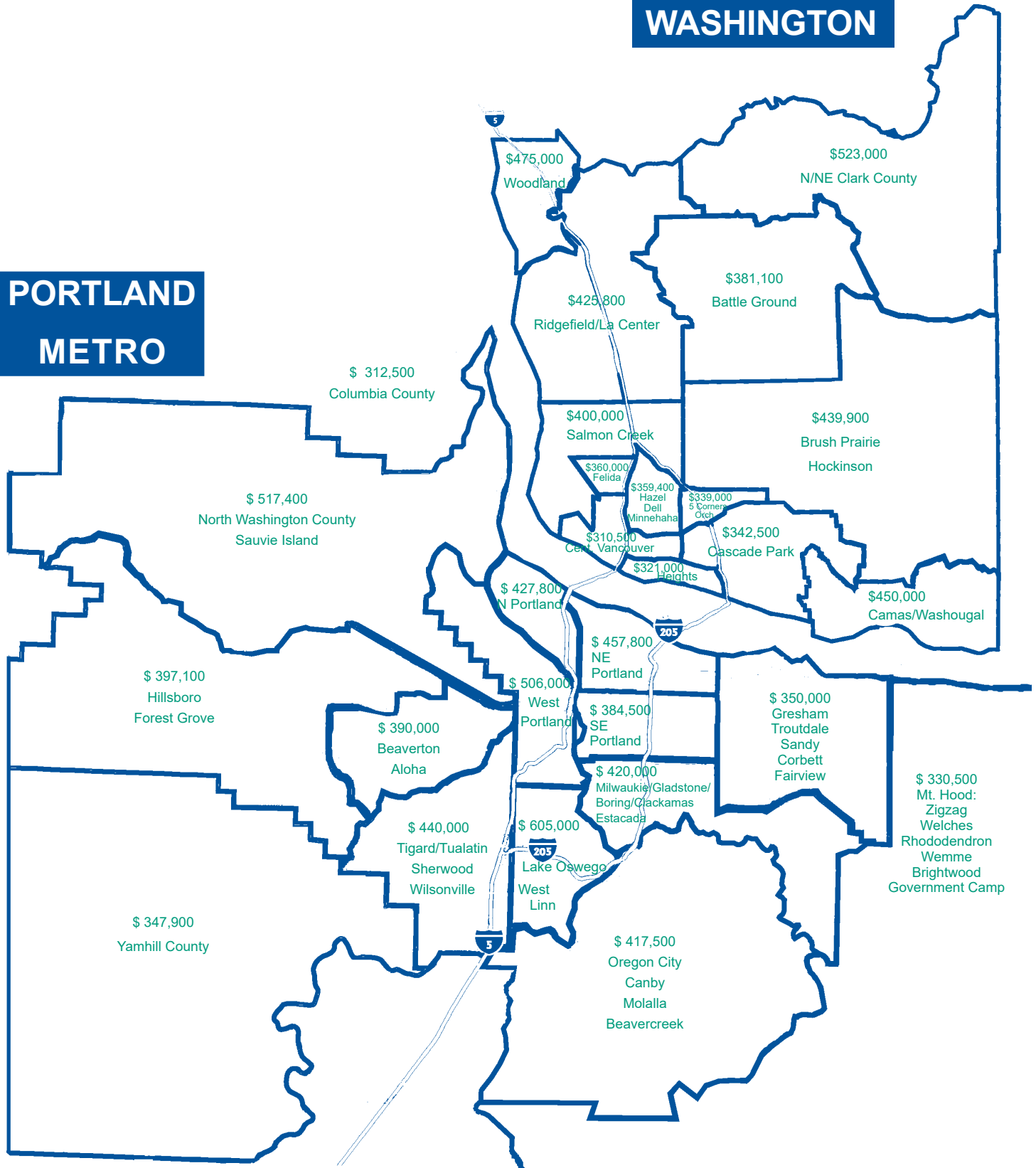
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

August 2019

SW
WASHINGTON

PORTLAND
METRO

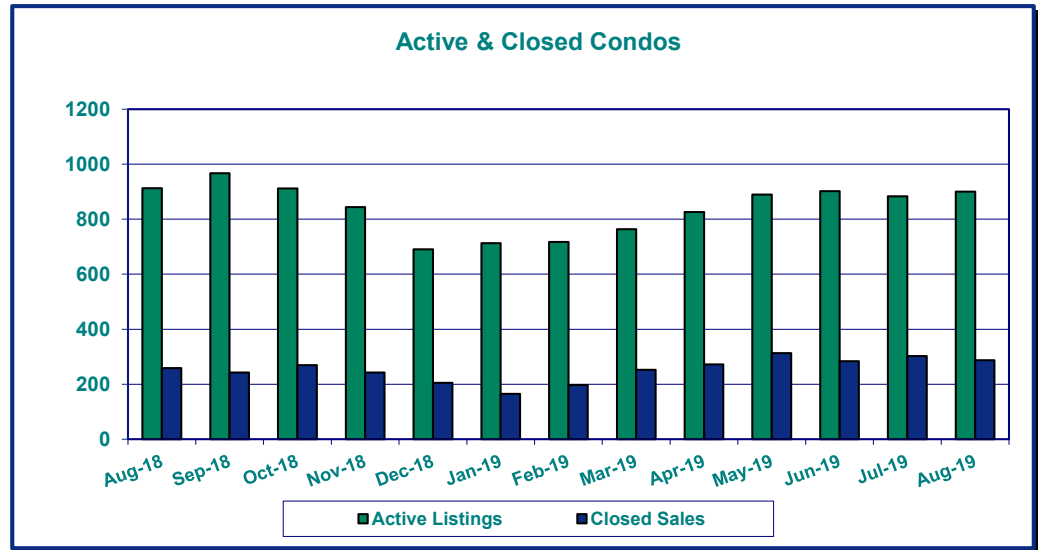


**ACTIVE & CLOSED
CONDOS**
PORTLAND, OR

This graph shows the number of active and closed condos in the Portland, Oregon, metropolitan area.

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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

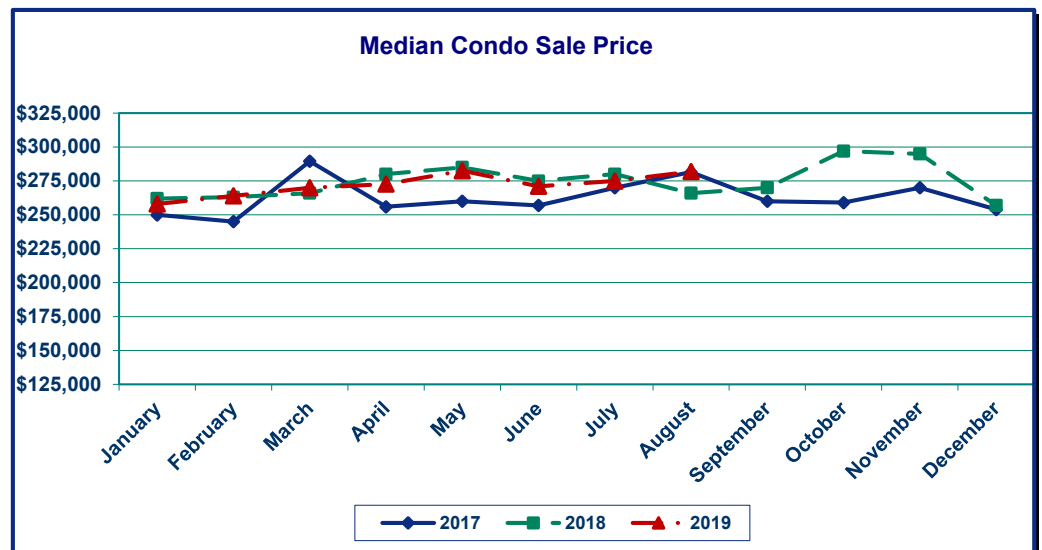


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

**MEDIAN SALE
PRICE CONDOS**
PORTLAND, OR

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.

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