

Portland Eastside Housing Update - Resale Only

Key Market Indicators – January Recap



Spring Market Arrives Early



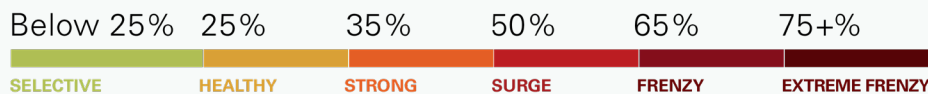
J. Lennox Scott
Chairman and CEO

As predicted, prices are rising as a power surge of buyers has entered the market, compounding the backlog of holiday buyers.

In East Portland, homes priced up to \$500,000 (this range comprises 70 percent of sales activity) are virtually sold out. Overall unsold inventory is down 30 percent compared to Jan. 2019, and the lack of homes for sale is pushing prices higher. These conditions, along with historically low interest rates and continued strong job growth means the focus is on each new listing hitting the market.

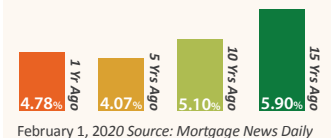
| Price Range | Active Listings on February 1st | January New Listings | January Pending Sales | % Pending 1st 30 days (December List) | Sales Activity Intensity | Months Supply (Unsold) | Unsold Listing Supply |
|----------------|---------------------------------|----------------------|-----------------------|---------------------------------------|--------------------------|------------------------|-----------------------|
| 0 - 250K | 107 | 96 | 84 | 75.0% | Extreme Frenzy | 1.3 | Severe Shortage |
| 250K - 350K | 239 | 243 | 253 | 61.9% | Surge | 0.9 | Severe Shortage |
| 350K - 500K | 433 | 473 | 452 | 54.0% | Surge | 1.0 | Severe Shortage |
| 500K - 750K | 386 | 308 | 220 | 41.6% | Strong | 1.8 | Shortage |
| 750K - 1M | 186 | 108 | 63 | 45.2% | Strong | 3.0 | Low |
| 1M + | 237 | 110 | 47 | 39.1% | Strong | 5.0 | Healthy |
| Total Activity | 1588 | 1338 | 1119 | 54.1% | Surge | 1.4 | Shortage |

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



UNBELIEVABLE INTEREST RATES

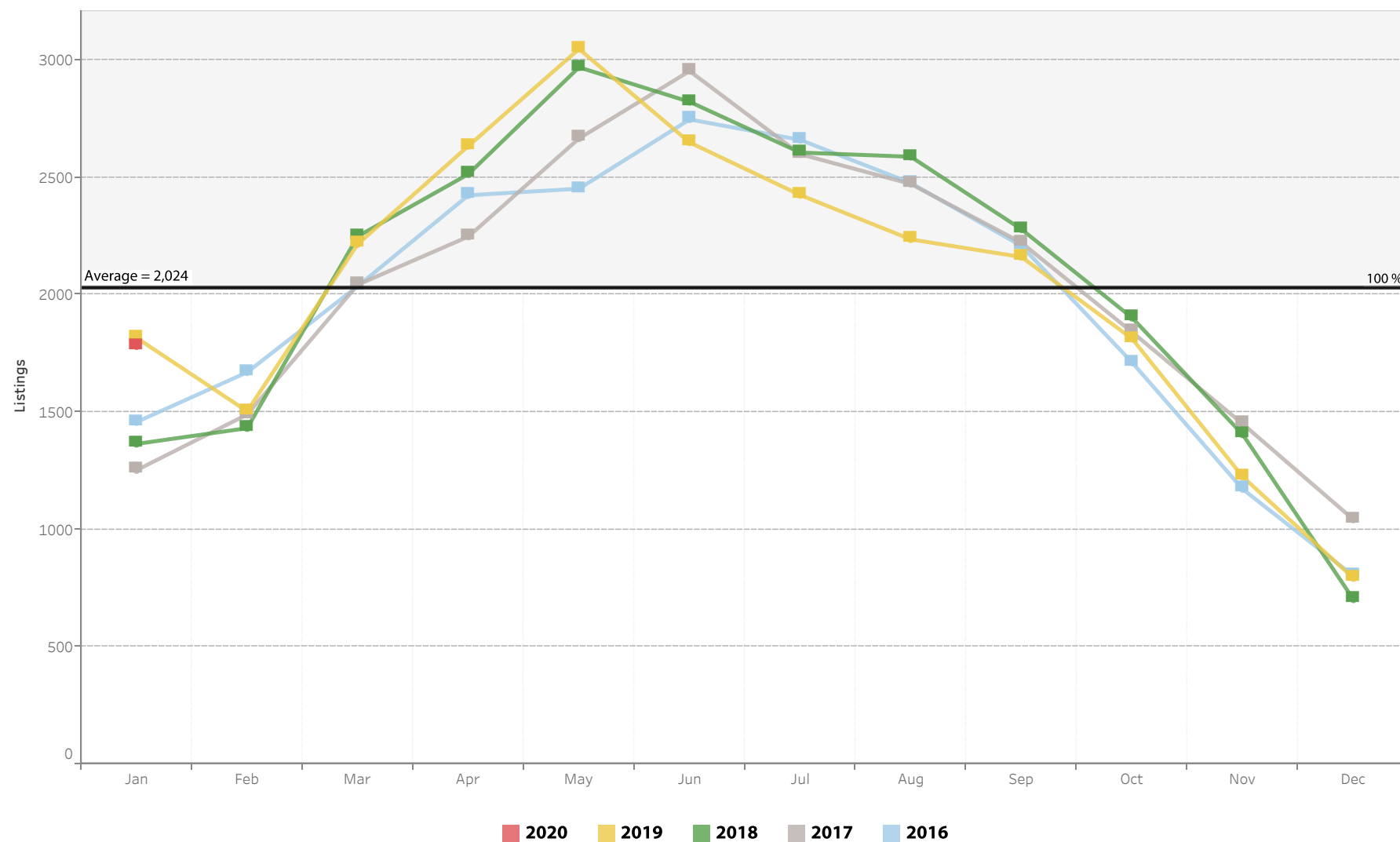
3.47%



► NEGOTIATION FOR SELLERS

With buyers eager to secure their home of choice and get settled by the springtime, it's a great time to put your home on the market! To maximize your home's closing price and ensure your desired contingencies are met, it's critical to work with a trusted broker associate who will be "in your corner" when negotiations come to the table.

New Resale Listings Chart - Portland_Eastside



Report Filters

Geography Type
By MLSArea

Geography Selection
Portland_Eastside

Property Type
Resale

PORTLAND EASTSIDE

Market Snap Shot

Active Listing to Pending Sales Months of Inventory

RESALE ONLY (SFH&CND Combined)

Published: Feb. 1 2020

| | All Prices Combined | | | | | 0 - \$249,999 | | | | | \$250,000 - \$349,999 | | | | | \$350,000 - \$499,999 | | | | | \$500,000 - \$749,999 | | | | | \$750,000 - \$999,999 | | | | | \$1,000,000 and Above | | | | |
|--------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|
| | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days |
| Jan 17 | 1566 | 1131 | 947 | 1.7 | 58.9% | 202 | 160 | 144 | 1.4 | 60.0% | 301 | 308 | 307 | 1.0 | 69.8% | 368 | 322 | 280 | 1.3 | 65.2% | 319 | 198 | 152 | 2.1 | 52.0% | 170 | 77 | 39 | 4.4 | 33.8% | 206 | 66 | 25 | 8.2 | 24.2% |
| Feb 17 | 1466 | 1344 | 1178 | 1.2 | 63.5% | 170 | 179 | 182 | 0.9 | 70.4% | 261 | 369 | 364 | 0.7 | 73.4% | 318 | 380 | 345 | 0.9 | 66.3% | 336 | 269 | 200 | 1.7 | 56.5% | 175 | 78 | 47 | 3.7 | 44.9% | 206 | 69 | 40 | 5.2 | 24.6% |
| Mar 17 | 1590 | 1882 | 1442 | 1.1 | 64.3% | 150 | 206 | 193 | 0.8 | 73.8% | 265 | 491 | 410 | 0.6 | 73.9% | 387 | 616 | 474 | 0.8 | 69.0% | 372 | 355 | 247 | 1.5 | 56.1% | 199 | 134 | 78 | 2.6 | 39.6% | 217 | 80 | 40 | 5.4 | 23.8% |
| Apr 17 | 1897 | 2068 | 1557 | 1.2 | 62.1% | 150 | 172 | 169 | 0.9 | 68.6% | 281 | 484 | 455 | 0.6 | 78.1% | 475 | 659 | 499 | 1.0 | 62.8% | 495 | 481 | 297 | 1.7 | 55.9% | 247 | 153 | 80 | 3.1 | 40.5% | 249 | 119 | 57 | 4.4 | 36.1% |
| May 17 | 2260 | 2456 | 1757 | 1.3 | 55.9% | 133 | 161 | 157 | 0.8 | 70.2% | 323 | 612 | 505 | 0.6 | 70.8% | 618 | 800 | 576 | 1.1 | 58.4% | 565 | 545 | 363 | 1.6 | 46.1% | 309 | 207 | 105 | 2.9 | 37.2% | 312 | 131 | 51 | 6.1 | 24.4% |
| Jun 17 | 2786 | 2725 | 1717 | 1.6 | 51.9% | 141 | 181 | 158 | 0.9 | 70.7% | 450 | 714 | 500 | 0.9 | 64.1% | 770 | 904 | 590 | 1.3 | 53.9% | 718 | 590 | 311 | 2.3 | 39.5% | 367 | 200 | 102 | 3.6 | 35.5% | 340 | 136 | 56 | 6.1 | 27.9% |
| Jul 17 | 3135 | 2418 | 1612 | 1.9 | 45.9% | 174 | 203 | 150 | 1.2 | 59.6% | 502 | 588 | 463 | 1.1 | 59.4% | 904 | 807 | 555 | 1.6 | 47.7% | 804 | 495 | 293 | 2.7 | 36.0% | 395 | 185 | 89 | 4.4 | 22.7% | 356 | 140 | 62 | 5.7 | 25.7% |
| Aug 17 | 3246 | 2278 | 1540 | 2.1 | 42.0% | 176 | 178 | 141 | 1.2 | 53.4% | 561 | 639 | 471 | 1.2 | 52.7% | 938 | 759 | 549 | 1.7 | 43.6% | 826 | 458 | 261 | 3.2 | 30.6% | 367 | 141 | 79 | 4.6 | 28.4% | 378 | 103 | 39 | 9.7 | 12.6% |
| Sep 17 | 3279 | 2069 | 1416 | 2.3 | 44.2% | 190 | 148 | 125 | 1.5 | 54.7% | 614 | 542 | 415 | 1.5 | 52.8% | 943 | 713 | 514 | 1.8 | 47.3% | 786 | 421 | 252 | 3.1 | 35.6% | 366 | 138 | 74 | 4.9 | 29.7% | 380 | 107 | 36 | 10.6 | 18.7% |
| Oct 17 | 2929 | 1679 | 1423 | 2.1 | 45.7% | 180 | 150 | 147 | 1.2 | 57.3% | 542 | 463 | 418 | 1.3 | 55.5% | 841 | 558 | 489 | 1.7 | 47.7% | 685 | 327 | 258 | 2.7 | 36.1% | 346 | 109 | 59 | 5.9 | 26.6% | 335 | 72 | 52 | 6.4 | 15.3% |
| Nov 17 | 2454 | 1319 | 1237 | 2.0 | 48.6% | 163 | 118 | 104 | 1.6 | 55.1% | 477 | 396 | 385 | 1.2 | 57.6% | 667 | 434 | 426 | 1.6 | 50.9% | 551 | 244 | 229 | 2.4 | 39.3% | 289 | 73 | 61 | 4.7 | 24.7% | 307 | 54 | 32 | 9.6 | 24.1% |
| Dec 17 | 2006 | 941 | 905 | 2.2 | 47.6% | 139 | 103 | 104 | 1.3 | 62.1% | 403 | 282 | 260 | 1.6 | 54.3% | 515 | 309 | 312 | 1.7 | 47.2% | 455 | 173 | 151 | 3.0 | 39.9% | 229 | 42 | 55 | 4.2 | 28.6% | 265 | 32 | 23 | 11.5 | 12.5% |
| Jan 18 | 1785 | 1221 | 1145 | 1.6 | 56.3% | 139 | 126 | 111 | 1.3 | 57.4% | 343 | 312 | 319 | 1.1 | 64.0% | 458 | 406 | 403 | 1.1 | 63.9% | 375 | 221 | 216 | 1.7 | 53.2% | 207 | 78 | 63 | 3.3 | 36.4% | 263 | 78 | 33 | 8.0 | 13.8% |
| Feb 18 | 1732 | 1258 | 1190 | 1.5 | 59.1% | 120 | 93 | 110 | 1.1 | 54.0% | 296 | 313 | 349 | 0.8 | 71.7% | 436 | 431 | 406 | 1.1 | 64.7% | 388 | 255 | 223 | 1.7 | 51.8% | 223 | 91 | 63 | 3.5 | 37.9% | 269 | 75 | 39 | 6.9 | 31.5% |
| Mar 18 | 2040 | 2035 | 1585 | 1.3 | 58.6% | 145 | 146 | 124 | 1.2 | 62.6% | 293 | 439 | 429 | 0.7 | 73.1% | 537 | 706 | 559 | 1.0 | 62.4% | 519 | 470 | 314 | 1.7 | 50.9% | 261 | 159 | 92 | 2.8 | 42.0% | 285 | 115 | 67 | 4.3 | 26.1% |
| Apr 18 | 2431 | 2279 | 1690 | 1.4 | 56.9% | 130 | 131 | 144 | 0.9 | 67.9% | 322 | 456 | 435 | 0.7 | 68.9% | 702 | 770 | 578 | 1.2 | 62.7% | 623 | 548 | 363 | 1.7 | 51.3% | 314 | 209 | 105 | 3.0 | 39.2% | 340 | 165 | 65 | 5.2 | 29.1% |
| May 18 | 2996 | 2683 | 1806 | 1.7 | 51.2% | 129 | 142 | 135 | 1.0 | 64.8% | 424 | 518 | 416 | 1.0 | 69.7% | 884 | 960 | 688 | 1.3 | 55.0% | 792 | 669 | 390 | 2.0 | 43.2% | 373 | 231 | 109 | 3.4 | 30.7% | 394 | 163 | 68 | 5.8 | 20.9% |
| Jun 18 | 3423 | 2559 | 1718 | 2.0 | 44.7% | 154 | 134 | 111 | 1.4 | 53.7% | 489 | 537 | 461 | 1.1 | 59.8% | 1049 | 945 | 642 | 1.6 | 48.6% | 889 | 581 | 340 | 2.6 | 35.5% | 417 | 193 | 96 | 4.3 | 23.3% | 425 | 169 | 68 | 6.3 | 23.7% |
| Jul 18 | 3622 | 2334 | 1702 | 2.1 | 41.9% | 153 | 109 | 106 | 1.4 | 63.3% | 589 | 515 | 433 | 1.4 | 54.0% | 1106 | 828 | 665 | 1.7 | 46.3% | 917 | 551 | 344 | 2.7 | 33.6% | 426 | 183 | 86 | 5.0 | 21.3% | 431 | 148 | 68 | 6.3 | 15.5% |
| Aug 18 | 3834 | 2312 | 1469 | 2.6 | 37.2% | 180 | 147 | 113 | 1.6 | 53.1% | 689 | 550 | 390 | 1.8 | 46.9% | 1179 | 822 | 546 | 2.2 | 38.3% | 906 | 503 | 305 | 3.0 | 31.8% | 451 | 174 | 68 | 6.6 | 16.7% | 429 | 116 | 47 | 9.1 | 18.1% |
| Sep 18 | 3897 | 2039 | 1334 | 2.9 | 37.5% | 188 | 115 | 92 | 2.0 | 46.1% | 726 | 449 | 360 | 2.0 | 49.7% | 1219 | 772 | 512 | 2.4 | 38.9% | 899 | 426 | 259 | 3.5 | 32.9% | 448 | 168 | 67 | 6.7 | 21.4% | 417 | 109 | 44 | 9.5 | 11.0% |
| Oct 18 | 3493 | 1706 | 1380 | 2.5 | 35.7% | 193 | 124 | 99 | 1.9 | 44.4% | 636 | 391 | 426 | 1.5 | 47.3% | 1110 | 632 | 520 | 2.1 | 35.9% | 778 | 341 | 221 | 3.5 | 29.3% | 398 | 122 | 77 | 5.2 | 23.8% | 378 | 96 | 37 | 10.2 | 13.5% |
| Nov 18 | 3075 | 1237 | 1084 | 2.8 | 38.3% | 175 | 97 | 80 | 2.2 | 39.2% | 589 | 321 | 298 | 2.0 | 49.8% | 962 | 446 | 412 | 2.3 | 39.7% | 679 | 257 | 209 | 3.2 | 31.9% | 341 | 68 | 58 | 5.9 | 13.2% | 329 | 48 | 27 | 12.2 | 16.7% |
| Dec 18 | 2262 | 606 | 876 | 2.6 | 41.4% | 147 | 40 | 64 | 2.3 | 40.0% | 425 | 165 | 254 | 1.7 | 46.7% | 667 | 209 | 332 | 2.0 | 48.3% | 494 | 129 | 164 | 3.0 | 32.6% | 261 | 35 | 36 | 7.3 | 22.9% | 268 | 28 | 26 | 10.3 | 25.0% |
| Jan 19 | 2281 | 1578 | 1094 | 2.1 | 45.7% | 144 | 115 | 102 | 1.4 | 52.2% | 417 | 347 | 300 | 1.4 | 53.6% | 659 | 529 | 401 | 1.6 | 52.6% | 513 | 349 | 215 | 2.4 | 42.1% | 273 | 125 | 52 | 5.3 | 24.8% | 275 | 113 | 24 | 11.5 | 16.8% |
| Feb 19 | 2241 | 1297 | 1180 | 1.9 | 52.1% | 153 | 92 | 83 | 1.8 | 48.9% | 362 | 261 | 316 | 1.1 | 67.4% | 604 | 439 | 449 | 1.3 | 58.8% | 574 | 330 | 229 | 2.5 | 44.2% | 270 | 94 | 63 | 4.3 | 37.2% | 278 | 81 | 40 | 7.0 | 19.8% |
| Mar 19 | 2429 | 1946 | 1488 | 1.6 | 53.5% | 170 | 127 | 95 | 1.8 | 46.5% | 361 | 399 | 380 | 1.0 | 67.7% | 663 | 672 | 533 | 1.2 | 60.9% | 621 | 452 | 330 | 1.9 | 48.7% | 303 | 166 | 100 | 3.0 | 33.7% | 311 | 130 | 50 | 6.2 | 21.5% |
| Apr 19 | 2772 | 2320 | 1680 | 1.7 | 53.1% | 188 | 133 | 108 | 1.7 | 50.4% | 414 | 464 | 396 | 1.0 | 67.0% | 769 | 823 | 638 | 1.2 | 57.5% | 675 | 526 | 370 | 1.8 | 49.4% | 340 | 189 | 106 | 3.2 | 40.2% | 386 | 185 | 62 | 6.2 | 24.3% |
| May 19 | 3290 | 2742 | 1820 | 1.8 | 48.9% | 199 | 155 | 129 | 1.5 | 60.6% | 496 | 492 | 390 | 1.3 | 59.3% | 943 | 963 | 697 | 1.4 | 55.0% | 853 | 708 | 401 | 2.1 | 41.7% | 393 | 259 | 127 | 3.1 | 33.6% | 406 | 165 | 76 | 5.3 | 25.5% |
| Jun 19 | 3531 | 2331 | 1681 | 2.1 | 46.8% | 171 | 103 | 125 | 1.4 | 54.4% | 538 | 460 | 378 | 1.4 | 55.9% | 1077 | 865 | 637 | 1.7 | 53.1% | 913 | 570 | 365 | 2.5 | 40.4% | 407 | 190 | 110 | 3.7 | 31.6% | 425 | 143 | 66 | 6.4 | 19.6% |
| Jul 19 | 3542 | 2153 | 1700 | 2.1 | 45.1% | 179 | 105 | 96 | 1.9 | 43.8% | 548 | 474 | 410 | 1.3 | 55.5% | 1075 | 784 | 660 | 1.6 | 51.1% | 894 | 508 | 382 | 2.3 | 37.8% | 401 | 157 | 105 | 3.8 | 30.6% | 445 | 125 | 47 | 9.5 | 16.0% |
| Aug 19 | 3553 | 1993 | 1583 | 2.2 | 43.3% | 209 | 125 | 107 | 2.0 | 45.6% | 578 | 425 | 399 | 1.4 | 53.9% | 1053 | 743 | 630 | 1.7 | 45.2% | 897 | 466 | 319 | 2.8 | 39.5% | 382 | 145 | 79 | 4.8 | 25.5% | 434 | 89 | 49 | 8.9 | 22.5% |
| Sep 19 | 3381 | 1907 | 1462 | 2.3 | 44.9% | 205 | 103 | 93 | 2.2 | 47.6% | 560 | 394 | 358 | 1.6 | 55.1% | 1044 | 739 | 547 | 1.9 | 47.8% | 779 | 408 | 325 | 2.4 | 41.9% | 371 | 160 | 86 | 4.3 | 29.4% | 422 | 103 | 53 | 8.0 | 19.4% |
| Oct 19 | 3007 | 1601 | 1443 | 2.1 | 44.5% | 215 | 107 | 88 | 2.4 | 49.5% | 506 | 341 | 339 | 1.5 | 50.4% | 975 | 638 | 545 | 1.8 | 47.2% | 638 | 333 | 327 | 2.0 | 42.9% | 305 | 108 | 89 | 3.4 | 29.6% | 368 | 74 | 55 | 6.7 | 16.2% |
| Nov 19 | 2509 | 1041 | 1242 | 2.0 | 49.0% | 183 | 61 | 93 | 2.0 | 63.9% | 461 | 261 | 299 | 1.5 | 55.2% | 739 | 377 | 511 | 1.4 | 52.8% | 534 | 211 | 238 | 2.2 | 47.4% | 269 | 84 | 71 | 3.8 | 23.8% | 323 | 47 | 30 | 10.8 | 17.0% |
| Dec 19 | 1631 | 608 | 904 | 1.8 | 54.1% | 118 | 48 | 84 | 1.4 | 75.0% | 272 | 155 | 249 | 1.1 | 61.9% | 467 | 226 | 315 | 1.5 | 54.0% | 353 | 125 | 174 | 2.0 | 41.6% | 190 | 31 | 47 | 4.0 | 45.2% | 231 | 23 | 35 | 6.6 | 39.1% |
| Jan 20 | 1588 | 1338 | 1119 | 1.4 | | 107 | 96 | 84 | 1.3 | | 239 | 243 | 253 | 0.9 | | 433 | 473 | 452 | 1.0 | | 386 | 308 | 220 | 1.8 | | 186 | 108 | 63 | 3.0 | | 237 | 110 | 47 | 5.0 | |

| | |
|---------------|-----------|
| Months Supply | Inventory |
| 0 - 2.9 | Shortage |
| 3.0 - 4.9 | Low |
| 5.0 - 6.9 | Healthy |
| 7.0+ | Elevated |

95.8% Shortage Inventory

4.2% Healthy Inventory

PORTLAND EASTSIDE LUXURY

Market Snap Shot
Active Listing to Pending Sales Months of Inventory
RESALE ONLY (SFH&CND Combined)
Published: Feb. 1 2020

| | \$1,000,000 and Above | | | | | \$1,000,000 - \$1,499,999 | | | | | \$1,500,000 - \$1,999,999 | | | | | \$2,000,000 - \$2,999,999 | | | | | \$3,000,000 - \$4,999,999 | | | | | \$5,000,000 and Above | | | | |
|--------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|---------------------------|---------------------|--------------------|----------------------|-----------------------------------|
| | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days | Active Listings End/Mo | New Resale Listings | New Resale Pending | Months Supply (Pend) | % New Listing Pending 1st 30 Days |
| Jan 17 | 206 | 66 | 25 | 8.2 | 24.2% | 101 | 41 | 18 | 5.6 | 29.3% | 49 | 9 | 2 | 24.5 | 0.0% | 30 | 9 | 3 | 10.0 | 22.2% | 19 | 6 | 2 | 9.5 | 33.3% | 7 | 1 | 0 | Max* | 0.0% |
| Feb 17 | 206 | 69 | 40 | 5.2 | 24.6% | 98 | 38 | 26 | 3.8 | 26.3% | 48 | 17 | 7 | 6.9 | 23.5% | 34 | 13 | 7 | 4.9 | 23.1% | 19 | 1 | 0 | Max* | 0.0% | 7 | 0 | 0 | Max* | 0.0% |
| Mar 17 | 217 | 80 | 40 | 5.4 | 23.8% | 100 | 44 | 31 | 3.2 | 34.1% | 56 | 21 | 6 | 9.3 | 9.5% | 33 | 8 | 3 | 11.0 | 12.5% | 21 | 5 | 0 | Max* | 20.0% | 7 | 2 | 0 | Max* | 0.0% |
| Apr 17 | 249 | 119 | 57 | 4.4 | 36.1% | 131 | 77 | 37 | 3.5 | 45.5% | 56 | 23 | 13 | 4.3 | 21.7% | 35 | 11 | 5 | 7.0 | 18.2% | 20 | 6 | 2 | 10.0 | 16.7% | 7 | 2 | 0 | Max* | 0.0% |
| May 17 | 312 | 131 | 51 | 6.1 | 24.4% | 156 | 80 | 33 | 4.7 | 26.3% | 70 | 23 | 8 | 8.8 | 17.4% | 55 | 21 | 7 | 7.9 | 33.3% | 24 | 7 | 3 | 8.0 | 0.0% | 7 | 0 | 0 | Max* | 0.0% |
| Jun 17 | 340 | 136 | 56 | 6.1 | 27.9% | 175 | 91 | 39 | 4.5 | 33.0% | 78 | 24 | 8 | 9.8 | 20.8% | 50 | 11 | 7 | 7.1 | 18.2% | 31 | 9 | 1 | 31.0 | 11.1% | 6 | 1 | 1 | 6.0 | 0.0% |
| Jul 17 | 356 | 140 | 62 | 5.7 | 25.7% | 174 | 92 | 47 | 3.7 | 31.5% | 89 | 24 | 9 | 9.9 | 20.8% | 61 | 19 | 3 | 20.3 | 5.3% | 26 | 4 | 3 | 8.7 | 25.0% | 6 | 1 | 0 | Max* | 0.0% |
| Aug 17 | 378 | 103 | 39 | 9.7 | 12.6% | 196 | 59 | 19 | 10.3 | 15.3% | 91 | 27 | 8 | 11.4 | 7.4% | 58 | 14 | 11 | 5.3 | 14.3% | 27 | 3 | 1 | 27.0 | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Sep 17 | 380 | 107 | 36 | 10.6 | 18.7% | 207 | 74 | 19 | 10.9 | 18.9% | 87 | 20 | 8 | 10.9 | 5.0% | 53 | 9 | 9 | 5.9 | 55.6% | 25 | 2 | 0 | Max* | 0.0% | 8 | 2 | 0 | Max* | 0.0% |
| Oct 17 | 335 | 72 | 52 | 6.4 | 15.3% | 177 | 50 | 34 | 5.2 | 18.0% | 81 | 11 | 11 | 7.4 | 9.1% | 48 | 10 | 5 | 9.6 | 10.0% | 23 | 1 | 2 | 11.5 | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Nov 17 | 307 | 54 | 32 | 9.6 | 24.1% | 163 | 35 | 24 | 6.8 | 28.6% | 74 | 10 | 1 | 74.0 | 10.0% | 42 | 6 | 4 | 10.5 | 33.3% | 24 | 3 | 2 | 12.0 | 0.0% | 4 | 0 | 1 | 4.0 | 0.0% |
| Dec 17 | 265 | 32 | 23 | 11.5 | 12.5% | 143 | 20 | 14 | 10.2 | 20.0% | 59 | 4 | 7 | 8.4 | 0.0% | 40 | 7 | 0 | Max* | 0.0% | 18 | 1 | 2 | 9.0 | 0.0% | 5 | 0 | 0 | Max* | 0.0% |
| Jan 18 | 263 | 80 | 34 | 7.7 | 13.8% | 139 | 42 | 23 | 6.0 | 19.0% | 58 | 23 | 7 | 8.3 | 8.7% | 41 | 13 | 3 | 13.7 | 7.7% | 21 | 2 | 0 | Max* | 0.0% | 4 | 0 | 1 | 4.0 | 0.0% |
| Feb 18 | 269 | 73 | 39 | 6.9 | 31.5% | 146 | 44 | 25 | 5.8 | 40.9% | 57 | 14 | 8 | 7.1 | 14.3% | 45 | 10 | 4 | 11.3 | 10.0% | 17 | 3 | 0 | Max* | 0.0% | 4 | 2 | 2 | 2.0 | 100.0% |
| Mar 18 | 285 | 113 | 67 | 4.3 | 27.4% | 151 | 66 | 47 | 3.2 | 34.8% | 59 | 23 | 15 | 3.9 | 26.1% | 53 | 14 | 2 | 26.5 | 7.1% | 18 | 9 | 3 | 6.0 | 11.1% | 4 | 1 | 0 | Max* | 0.0% |
| Apr 18 | 338 | 159 | 59 | 5.7 | 27.7% | 169 | 96 | 40 | 4.2 | 33.3% | 85 | 37 | 12 | 7.1 | 16.2% | 55 | 18 | 6 | 9.2 | 27.8% | 25 | 8 | 1 | 25.0 | 12.5% | 4 | 0 | 0 | Max* | 0.0% |
| May 18 | 394 | 162 | 64 | 6.2 | 20.4% | 208 | 99 | 40 | 5.2 | 24.2% | 86 | 32 | 12 | 7.2 | 15.6% | 62 | 20 | 10 | 6.2 | 15.0% | 31 | 8 | 2 | 15.5 | 12.5% | 7 | 3 | 0 | Max* | 0.0% |
| Jun 18 | 425 | 165 | 63 | 6.7 | 24.2% | 227 | 110 | 47 | 4.8 | 30.9% | 90 | 31 | 10 | 9.0 | 16.1% | 63 | 12 | 5 | 12.6 | 0.0% | 36 | 9 | 1 | 36.0 | 11.1% | 9 | 3 | 0 | Max* | 0.0% |
| Jul 18 | 436 | 140 | 63 | 6.9 | 15.7% | 240 | 87 | 42 | 5.7 | 18.4% | 90 | 26 | 12 | 7.5 | 11.5% | 67 | 25 | 7 | 9.6 | 12.0% | 32 | 1 | 1 | 32.0 | 0.0% | 7 | 1 | 1 | 7.0 | 0.0% |
| Aug 18 | 431 | 111 | 48 | 9.0 | 18.9% | 233 | 62 | 31 | 7.5 | 22.6% | 90 | 25 | 12 | 7.5 | 16.0% | 73 | 19 | 4 | 18.3 | 10.5% | 28 | 4 | 1 | 28.0 | 25.0% | 7 | 1 | 0 | Max* | 0.0% |
| Sep 18 | 426 | 101 | 44 | 9.7 | 11.9% | 230 | 61 | 32 | 7.2 | 16.4% | 93 | 24 | 6 | 15.5 | 0.0% | 69 | 10 | 4 | 17.3 | 10.0% | 27 | 5 | 2 | 13.5 | 20.0% | 7 | 1 | 0 | Max* | 0.0% |
| Oct 18 | 395 | 91 | 37 | 10.7 | 14.3% | 206 | 56 | 28 | 7.4 | 16.1% | 89 | 22 | 6 | 14.8 | 13.6% | 69 | 9 | 2 | 34.5 | 11.1% | 24 | 4 | 1 | 24.0 | 0.0% | 7 | 0 | 0 | Max* | 0.0% |
| Nov 18 | 338 | 49 | 27 | 12.5 | 14.3% | 175 | 28 | 15 | 11.7 | 10.7% | 78 | 14 | 8 | 9.8 | 21.4% | 54 | 3 | 4 | 13.5 | 33.3% | 25 | 4 | 0 | Max* | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Dec 18 | 284 | 28 | 25 | 11.4 | 25.0% | 136 | 15 | 16 | 8.5 | 33.3% | 70 | 7 | 4 | 17.5 | 14.3% | 46 | 5 | 5 | 9.2 | 20.0% | 26 | 1 | 0 | Max* | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Jan 19 | 272 | 109 | 26 | 10.5 | 17.4% | 135 | 64 | 21 | 6.4 | 20.3% | 67 | 24 | 4 | 16.8 | 8.3% | 39 | 15 | 0 | Max* | 20.0% | 25 | 6 | 1 | 25.0 | 16.7% | 6 | 0 | 0 | Max* | 0.0% |
| Feb 19 | 276 | 83 | 39 | 7.1 | 19.3% | 139 | 47 | 20 | 7.0 | 23.4% | 64 | 21 | 14 | 4.6 | 19.0% | 40 | 9 | 5 | 8.0 | 11.1% | 27 | 6 | 0 | Max* | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Mar 19 | 305 | 129 | 48 | 6.4 | 20.9% | 164 | 90 | 31 | 5.3 | 22.2% | 62 | 27 | 12 | 5.2 | 22.2% | 46 | 10 | 4 | 11.5 | 10.0% | 27 | 2 | 1 | 27.0 | 0.0% | 6 | 0 | 0 | Max* | 0.0% |
| Apr 19 | 386 | 181 | 63 | 6.1 | 24.9% | 214 | 116 | 49 | 4.4 | 31.9% | 80 | 34 | 8 | 10.0 | 17.6% | 51 | 18 | 5 | 10.2 | 11.1% | 33 | 8 | 1 | 33.0 | 0.0% | 8 | 5 | 0 | Max* | 0.0% |
| May 19 | 404 | 165 | 74 | 5.5 | 25.5% | 231 | 103 | 51 | 4.5 | 32.0% | 76 | 32 | 17 | 4.5 | 18.8% | 56 | 22 | 6 | 9.3 | 13.6% | 32 | 6 | 0 | Max* | 0.0% | 9 | 2 | 0 | Max* | 0.0% |
| Jun 19 | 425 | 143 | 66 | 6.4 | 19.6% | 238 | 92 | 45 | 5.3 | 26.1% | 90 | 32 | 12 | 7.5 | 9.4% | 59 | 15 | 7 | 8.4 | 6.7% | 27 | 2 | 2 | 13.5 | 0.0% | 11 | 2 | 0 | Max* | 0.0% |
| Jul 19 | 445 | 125 | 47 | 9.5 | 16.0% | 234 | 72 | 34 | 6.9 | 16.7% | 104 | 29 | 8 | 13.0 | 17.2% | 66 | 18 | 4 | 16.5 | 16.7% | 30 | 5 | 1 | 30.0 | 0.0% | 11 | 1 | 0 | Max* | 0.0% |
| Aug 19 | 434 | 89 | 49 | 8.9 | 22.5% | 235 | 57 | 31 | 7.6 | 26.3% | 98 | 22 | 14 | 7.0 | 18.2% | 59 | 8 | 4 | 14.8 | 0.0% | 31 | 2 | 0 | Max* | 50.0% | 11 | 0 | 0 | Max* | 0.0% |
| Sep 19 | 422 | 103 | 53 | 8.0 | 19.4% | 237 | 71 | 34 | 7.0 | 21.1% | 92 | 22 | 10 | 9.2 | 18.2% | 55 | 7 | 6 | 9.2 | 14.3% | 29 | 3 | 2 | 14.5 | 0.0% | 9 | 0 | 1 | 9.0 | 0.0% |
| Oct 19 | 368 | 74 | 55 | 6.7 | 16.2% | 199 | 46 | 40 | 5.0 | 15.2% | 84 | 17 | 9 | 9.3 | 11.8% | 47 | 6 | 3 | 15.7 | 16.7% | 29 | 3 | 1 | 29.0 | 0.0% | 9 | 2 | 2 | 4.5 | 100.0% |
| Nov 19 | 323 | 47 | 30 | 10.8 | 17.0% | 174 | 31 | 23 | 7.6 | 16.1% | 74 | 6 | 5 | 14.8 | 0.0% | 41 | 5 | 0 | Max* | 20.0% | 24 | 4 | 2 | 12.0 | 50.0% | 10 | 1 | 0 | Max* | 0.0% |
| Dec 19 | 231 | 23 | 35 | 6.6 | 39.1% | 118 | 14 | 20 | 5.9 | 35.7% | 56 | 4 | 8 | 7.0 | 50.0% | 30 | 3 | 5 | 6.0 | 33.3% | 19 | 2 | 1 | 19.0 | 50.0% | 8 | 0 | 1 | 8.0 | 0.0% |
| Jan 20 | 237 | 110 | 47 | 5.0 | | 122 | 71 | 40 | 3.1 | | 52 | 19 | 3 | 17.3 | | 32 | 10 | 4 | 8.0 | | 24 | 9 | 0 | Max* | | 7 | 1 | 0 | Max* | |

| Months Supply | Inventory |
|---------------|-----------------|
| 0 - 1.3 | Severe Shortage |
| 1.4 - 2.9 | Shortage |
| 3.0 - 4.9 | Low |
| 5.0 - 6.9 | Healthy |
| 7.0+ | Elevated |

85.11% Low Inventory

14.89% Elevated Inventory

BUREAU OF LABOR STATISTICS
State and Area Employment, Hours, and Earnings

State: Oregon

Area: Portland-Vancouver-Hillsboro, OR-WA

| Year-Over-Year Percent Change | | | | | | | | | | | | | % of Job Growth YOY |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|
| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | |
| 2009 | (3.8) | (4.7) | (5.4) | (6.1) | (6.1) | (6.3) | (7.0) | (6.9) | (7.0) | (6.2) | (5.6) | (4.6) | (5.8) |
| 2010 | (3.9) | (3.2) | (2.2) | (1.3) | (0.7) | 0.0 | 0.1 | 0.5 | 0.8 | 1.6 | 1.7 | 1.8 | (0.4) |
| 2011 | 2.0 | 2.2 | 2.1 | 2.2 | 1.8 | 1.7 | 2.3 | 2.2 | 2.1 | 1.6 | 1.9 | 2.0 | 2.0 |
| 2012 | 2.1 | 2.2 | 2.2 | 2.0 | 2.3 | 2.4 | 2.2 | 2.3 | 2.1 | 2.3 | 2.2 | 2.1 | 2.2 |
| 2013 | 1.6 | 1.9 | 1.8 | 2.2 | 2.3 | 2.4 | 2.3 | 2.6 | 2.9 | 2.8 | 3.0 | 3.0 | 2.4 |
| 2014 | 3.4 | 2.7 | 3.2 | 2.9 | 2.9 | 2.9 | 3.0 | 2.9 | 3.0 | 2.8 | 2.8 | 3.2 | 3.0 |
| 2015 | 3.2 | 3.6 | 3.3 | 3.1 | 3.2 | 3.2 | 3.4 | 3.5 | 3.2 | 3.6 | 3.3 | 3.3 | 3.3 |
| 2016 | 3.2 | 3.3 | 3.2 | 3.4 | 3.3 | 3.1 | 2.9 | 2.8 | 2.9 | 2.7 | 2.8 | 2.2 | 3.0 |
| 2017 | 2.0 | 2.5 | 2.7 | 2.7 | 2.6 | 3.0 | 2.8 | 2.7 | 2.6 | 2.4 | 2.5 | 2.9 | 2.6 |
| 2018 | 3.0 | 2.1 | 2.0 | 1.5 | 1.4 | 1.3 | 1.8 | 1.7 | 1.7 | 1.9 | 1.8 | 1.7 | 1.8 |
| 2019 | 2.0 | 2.0 | 2.0 | 2.3 | 2.2 | 1.8 | 1.7 | 1.8 | 1.9 | 1.8 | 1.7 | 1.8 | 1.9 |

| Monthly Job Growth - Number of Jobs Change | | | | | | | | | | | | | YTD Job Growth | Monthly Average |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------------|-----------------|
| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | | |
| 2009 | (7,200) | (8,500) | (7,500) | (7,200) | (3,100) | (4,600) | (4,300) | (2,100) | (1,200) | (1,200) | (1,400) | 1,000 | (47,300) | (3,942) |
| 2010 | 300 | (400) | 2,600 | 1,700 | 2,700 | 2,100 | (3,300) | 1,700 | 2,400 | 6,100 | (700) | 2,100 | 17,300 | 1,442 |
| 2011 | 2,700 | 900 | 1,700 | 3,200 | (1,200) | 600 | 3,400 | 0 | 2,000 | 1,400 | 2,200 | 2,400 | 19,300 | 1,608 |
| 2012 | 4,300 | 2,200 | 1,300 | 1,600 | 1,400 | 1,700 | 1,300 | 1,200 | (200) | 3,700 | 1,100 | 1,100 | 20,700 | 1,725 |
| 2013 | (200) | 5,000 | 900 | 4,900 | 2,700 | 2,500 | 1,000 | 4,300 | 2,200 | 3,000 | 3,900 | 500 | 30,700 | 2,558 |
| 2014 | 3,600 | (1,200) | 5,500 | 2,500 | 2,400 | 3,000 | 1,900 | 3,000 | 3,600 | 500 | 3,900 | 5,200 | 33,900 | 2,825 |
| 2015 | 3,200 | 3,500 | 2,800 | 500 | 3,200 | 3,300 | 4,100 | 3,500 | 1,500 | 3,800 | 1,500 | 4,700 | 35,600 | 2,967 |
| 2016 | 2,500 | 5,000 | 1,900 | 3,000 | 2,200 | 700 | 2,000 | 2,000 | 3,100 | 1,800 | 2,300 | (1,800) | 24,700 | 2,058 |
| 2017 | 300 | 11,200 | 3,500 | 3,900 | 1,200 | 4,600 | 100 | 1,000 | 1,400 | 300 | 3,000 | 2,600 | 33,100 | 2,758 |
| 2018 | 1,600 | 1,700 | 2,000 | (2,200) | 900 | 3,300 | 5,300 | (100) | 2,200 | 2,000 | 2,500 | 1,400 | 20,600 | 1,717 |
| 2019 | 5,300 | 1,000 | 2,300 | 800 | 0 | (1,000) | 3,400 | 1,800 | 3,900 | 500 | 1,400 | 2,900 | 22,300 | 1,858 |

Correction

Preliminary

Year-to-Date

Note: Data will be benchmarked in February and it is subject to adjustment for the last 12 months.

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: All Prices Combined

Internal Use Only

Portland Eastside

| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 57.69% | 10.36% | 5.10% | 2.51% | 0.81% | 1.13% | 22.41% |
| | February | 61.73% | 9.28% | 4.77% | 1.84% | 0.61% | 0.75% | 21.01% |
| | March | 64.21% | 9.64% | 3.58% | 1.74% | 0.80% | 0.45% | 19.58% |
| | April | 61.33% | 8.80% | 3.88% | 1.31% | 1.13% | 0.45% | 23.10% |
| | May | 55.05% | 9.23% | 4.52% | 2.54% | 1.71% | 0.91% | 26.04% |
| | June | 51.95% | 11.14% | 5.59% | 2.84% | 1.27% | 0.82% | 26.39% |
| | July | 46.03% | 11.06% | 5.74% | 3.36% | 1.52% | 0.94% | 31.34% |
| | August | 41.24% | 12.01% | 6.54% | 2.75% | 2.18% | 1.36% | 33.92% |
| | September | 43.64% | 13.00% | 5.97% | 2.46% | 1.92% | 1.32% | 31.69% |
| | October | 44.49% | 13.33% | 6.61% | 3.96% | 2.15% | 1.10% | 28.36% |
| | November | 47.72% | 11.24% | 7.38% | 3.09% | 1.90% | 0.77% | 27.90% |
| | December | 46.24% | 14.66% | 9.19% | 3.32% | 1.86% | 0.78% | 23.95% |
| 2018 | January | 54.48% | 10.00% | 5.82% | 3.43% | 1.04% | 1.12% | 24.10% |
| | February | 58.17% | 11.39% | 4.08% | 2.51% | 1.22% | 1.22% | 21.42% |
| | March | 57.16% | 9.52% | 4.54% | 1.89% | 1.53% | 0.58% | 24.79% |
| | April | 54.07% | 10.16% | 3.99% | 2.50% | 0.73% | 1.09% | 27.46% |
| | May | 48.54% | 10.52% | 5.59% | 1.92% | 1.27% | 1.23% | 30.92% |
| | June | 42.34% | 11.93% | 5.32% | 3.41% | 1.83% | 1.29% | 33.86% |
| | July | 39.26% | 9.90% | 6.60% | 3.18% | 2.25% | 1.20% | 37.59% |
| | August | 35.78% | 10.91% | 5.57% | 3.73% | 2.28% | 1.80% | 39.94% |
| | September | 35.20% | 11.53% | 6.32% | 3.69% | 2.67% | 1.60% | 38.99% |
| | October | 34.40% | 11.32% | 6.52% | 5.88% | 2.72% | 0.85% | 38.30% |
| | November | 35.52% | 10.69% | 8.59% | 4.33% | 2.67% | 1.44% | 36.75% |
| | December | 39.48% | 14.95% | 7.69% | 4.21% | 2.47% | 1.16% | 30.04% |
| 2019 | January | 42.57% | 13.91% | 7.29% | 4.09% | 2.30% | 1.40% | 28.44% |
| | February | 48.61% | 12.14% | 5.63% | 2.58% | 1.49% | 1.56% | 28.00% |
| | March | 50.69% | 10.37% | 4.86% | 2.71% | 1.93% | 0.96% | 28.49% |
| | April | 49.96% | 10.71% | 4.62% | 2.81% | 1.66% | 0.81% | 29.43% |
| | May | 46.01% | 10.82% | 5.33% | 3.06% | 2.03% | 1.30% | 31.46% |
| | June | 44.04% | 11.57% | 6.34% | 3.42% | 2.23% | 1.42% | 30.98% |
| | July | 43.58% | 11.54% | 6.48% | 3.96% | 2.48% | 1.77% | |
| | August | 41.58% | 11.72% | 6.59% | 3.89% | 2.98% | | |
| | September | 42.83% | 13.49% | 6.55% | 3.99% | | | |
| | October | 42.15% | 11.07% | 8.81% | | | | |
| | November | 45.21% | 12.86% | | | | | |
| | December | 50.26% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: \$0 - \$249,999

Internal Use Only

Portland Eastside

| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 61.75% | 11.48% | 4.37% | 2.19% | 1.64% | 0.55% | 18.03% |
| | February | 69.70% | 10.10% | 5.56% | 1.01% | | 1.01% | 12.63% |
| | March | 74.25% | 11.16% | 2.58% | 0.86% | 1.29% | | 9.87% |
| | April | 67.17% | 6.06% | 4.04% | 2.02% | 1.52% | 1.52% | 17.68% |
| | May | 66.67% | 10.61% | 3.03% | 2.53% | 3.03% | 1.01% | 13.13% |
| | June | 65.47% | 7.62% | 4.04% | 2.69% | 1.79% | 1.79% | 16.59% |
| | July | 60.09% | 13.60% | 5.26% | 2.63% | 0.44% | | 17.98% |
| | August | 50.00% | 12.14% | 7.28% | 1.46% | 3.40% | 1.94% | 23.79% |
| | September | 52.07% | 14.20% | 6.51% | 2.37% | 1.78% | 2.37% | 20.71% |
| | October | 55.17% | 13.22% | 4.02% | 1.72% | 1.72% | 1.72% | 22.41% |
| | November | 52.67% | 11.45% | 5.34% | 3.82% | 1.53% | 3.05% | 22.14% |
| | December | 60.17% | 8.47% | 6.78% | 5.08% | 3.39% | 0.85% | 15.25% |
| 2018 | January | 55.84% | 11.04% | 5.84% | 5.84% | 0.65% | 1.30% | 19.48% |
| | February | 54.17% | 10.83% | 7.50% | 4.17% | 2.50% | 0.83% | 20.00% |
| | March | 58.29% | 11.43% | 4.00% | 1.14% | 1.14% | | 24.00% |
| | April | 60.98% | 11.59% | 3.05% | 3.66% | 1.22% | 0.61% | 18.90% |
| | May | 56.07% | 8.67% | 4.05% | 2.31% | 2.31% | 2.31% | 24.28% |
| | June | 45.88% | 14.12% | 4.71% | 3.53% | 1.76% | 1.18% | 28.82% |
| | July | 55.64% | 11.28% | 7.52% | 3.76% | 2.26% | 0.75% | 18.80% |
| | August | 43.48% | 9.78% | 4.35% | 4.35% | 3.80% | 1.09% | 33.15% |
| | September | 38.73% | 9.86% | 4.93% | 5.63% | 2.11% | 1.41% | 37.32% |
| | October | 40.41% | 10.27% | 10.27% | 6.85% | 2.05% | | 30.14% |
| | November | 35.29% | 13.45% | 10.08% | 6.72% | 3.36% | 0.84% | 30.25% |
| | December | 28.57% | 16.07% | 10.71% | 1.79% | 5.36% | 1.79% | 35.71% |
| 2019 | January | 44.37% | 13.38% | 7.75% | 4.93% | 3.52% | 0.70% | 25.35% |
| | February | 41.59% | 17.70% | 6.19% | 5.31% | 1.77% | 1.77% | 25.66% |
| | March | 45.89% | 8.22% | 7.53% | 2.74% | 3.42% | | 32.19% |
| | April | 45.63% | 15.00% | 8.13% | 1.88% | 3.13% | 0.63% | 25.63% |
| | May | 51.35% | 10.27% | 5.95% | 2.70% | 4.32% | 2.70% | 22.70% |
| | June | 40.71% | 13.57% | 5.00% | 4.29% | 2.86% | 2.14% | 31.43% |
| | July | 40.00% | 13.85% | 5.38% | 3.08% | 5.38% | 2.31% | |
| | August | 40.91% | 13.64% | 2.60% | 5.84% | 3.90% | | |
| | September | 40.16% | 11.81% | 8.66% | 9.45% | | | |
| | October | 39.67% | 16.53% | 10.74% | | | | |
| | November | 55.41% | 8.11% | | | | | |
| | December | 72.73% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: \$250,000 - \$349,999

Internal Use Only

Portland Eastside

| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 69.94% | 11.66% | 4.91% | 1.23% | 0.61% | 0.31% | 11.35% |
| | February | 71.78% | 9.16% | 4.46% | 1.98% | 0.50% | 1.49% | 10.64% |
| | March | 73.92% | 9.57% | 3.19% | 0.94% | 0.38% | 0.38% | 11.63% |
| | April | 76.46% | 8.10% | 1.88% | 0.75% | 0.75% | 0.19% | 11.86% |
| | May | 69.08% | 8.75% | 2.71% | 2.71% | 0.90% | 0.75% | 15.08% |
| | June | 64.58% | 9.67% | 5.49% | 2.09% | 0.92% | 0.26% | 16.99% |
| | July | 58.41% | 10.90% | 6.54% | 2.49% | 1.25% | 1.09% | 19.31% |
| | August | 52.42% | 12.59% | 5.86% | 2.64% | 2.20% | 0.73% | 23.57% |
| | September | 52.64% | 16.20% | 6.51% | 1.94% | 1.06% | 1.06% | 20.60% |
| | October | 53.94% | 12.32% | 6.06% | 5.05% | 1.21% | 1.01% | 20.40% |
| | November | 55.81% | 11.16% | 6.51% | 3.02% | 1.86% | 0.47% | 21.16% |
| | December | 52.63% | 14.14% | 9.21% | 2.63% | 0.66% | | 20.72% |
| 2018 | January | 62.20% | 11.01% | 3.87% | 2.98% | 0.60% | 0.30% | 19.05% |
| | February | 69.66% | 11.80% | 1.69% | 1.69% | 1.12% | 1.69% | 12.36% |
| | March | 70.91% | 7.47% | 3.23% | 2.02% | 0.81% | 0.40% | 15.15% |
| | April | 62.71% | 10.55% | 4.14% | 2.07% | 0.38% | 1.32% | 18.83% |
| | May | 61.76% | 11.93% | 5.72% | 1.31% | 1.47% | 0.98% | 16.83% |
| | June | 52.66% | 12.81% | 5.63% | 3.75% | 0.78% | 1.09% | 23.28% |
| | July | 48.20% | 10.98% | 8.03% | 3.77% | 1.48% | 1.64% | 25.90% |
| | August | 42.10% | 14.13% | 6.84% | 3.50% | 2.58% | 1.37% | 29.48% |
| | September | 41.80% | 13.33% | 8.11% | 3.42% | 3.06% | 1.62% | 28.65% |
| | October | 42.47% | 13.26% | 7.19% | 6.29% | 2.47% | 0.90% | 27.42% |
| | November | 44.03% | 14.06% | 10.08% | 3.18% | 3.71% | 1.33% | 23.61% |
| | December | 45.21% | 20.21% | 9.04% | 3.72% | 0.53% | | 21.28% |
| 2019 | January | 49.01% | 17.24% | 6.90% | 3.45% | 1.72% | 0.74% | 20.94% |
| | February | 60.65% | 11.94% | 3.87% | 1.29% | | 0.97% | 21.29% |
| | March | 60.34% | 10.13% | 3.59% | 2.11% | 1.69% | 1.27% | 20.89% |
| | April | 59.64% | 10.81% | 4.14% | 3.60% | 1.26% | 0.54% | 20.00% |
| | May | 55.04% | 12.41% | 5.76% | 2.88% | 1.44% | 1.26% | 21.22% |
| | June | 47.91% | 15.30% | 8.74% | 3.83% | 2.00% | 1.09% | 21.13% |
| | July | 51.01% | 12.98% | 6.22% | 4.02% | 1.83% | 1.28% | |
| | August | 50.00% | 14.96% | 4.30% | 3.28% | 4.10% | | |
| | September | 50.96% | 14.07% | 7.25% | 5.33% | | | |
| | October | 45.73% | 12.56% | 10.05% | | | | |
| | November | 50.86% | 13.06% | | | | | |
| | December | 59.38% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: \$350,000 - \$499,999

Internal Use Only

Portland Eastside

| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 62.25% | 9.86% | 5.35% | 2.54% | | 1.13% | 18.87% |
| | February | 64.53% | 11.08% | 3.20% | 2.22% | 0.25% | 0.25% | 18.47% |
| | March | 68.57% | 9.86% | 3.70% | 1.08% | 0.46% | 0.31% | 16.02% |
| | April | 61.15% | 10.80% | 4.49% | 1.54% | 1.54% | 0.14% | 20.34% |
| | May | 57.90% | 10.02% | 4.83% | 2.00% | 1.18% | 0.24% | 23.82% |
| | June | 53.37% | 13.47% | 5.80% | 3.63% | 0.83% | 0.62% | 22.28% |
| | July | 47.44% | 12.49% | 5.83% | 3.69% | 1.90% | 0.36% | 28.30% |
| | August | 42.97% | 14.58% | 6.72% | 2.53% | 1.77% | 1.77% | 29.66% |
| | September | 46.83% | 12.17% | 5.95% | 2.65% | 2.12% | 0.66% | 29.63% |
| | October | 45.95% | 15.54% | 7.93% | 3.64% | 2.15% | 0.66% | 24.13% |
| | November | 50.43% | 12.18% | 6.84% | 3.85% | 1.92% | 0.43% | 24.36% |
| | December | 45.97% | 17.61% | 8.36% | 2.09% | 1.19% | 1.79% | 22.99% |
| 2018 | January | 61.22% | 8.62% | 5.44% | 2.04% | 0.91% | 1.36% | 20.41% |
| | February | 64.57% | 11.74% | 4.78% | 1.74% | 1.09% | 0.43% | 15.65% |
| | March | 60.49% | 11.25% | 4.99% | 1.53% | 1.02% | 0.26% | 20.46% |
| | April | 59.47% | 12.18% | 3.50% | 2.17% | 0.97% | 0.48% | 21.23% |
| | May | 52.92% | 9.94% | 6.63% | 2.24% | 1.07% | 0.88% | 26.32% |
| | June | 46.22% | 12.75% | 5.38% | 3.09% | 1.79% | 0.80% | 29.98% |
| | July | 42.78% | 10.92% | 5.84% | 2.87% | 2.65% | 0.55% | 34.40% |
| | August | 37.19% | 13.15% | 5.78% | 4.08% | 2.38% | 1.81% | 35.60% |
| | September | 36.96% | 13.71% | 6.61% | 4.28% | 2.69% | 1.84% | 33.90% |
| | October | 34.87% | 11.87% | 7.27% | 6.08% | 2.37% | 1.04% | 36.50% |
| | November | 37.18% | 8.40% | 9.45% | 4.20% | 1.89% | 1.26% | 37.61% |
| | December | 45.69% | 12.50% | 8.62% | 4.74% | 1.29% | 0.43% | 26.72% |
| 2019 | January | 50.00% | 15.00% | 6.90% | 3.79% | 2.07% | 0.69% | 21.55% |
| | February | 55.23% | 12.34% | 5.44% | 1.46% | 1.46% | 1.05% | 23.01% |
| | March | 56.04% | 10.89% | 4.86% | 3.15% | 1.71% | 1.18% | 22.18% |
| | April | 54.36% | 11.38% | 5.08% | 2.43% | 1.33% | 0.55% | 24.86% |
| | May | 52.03% | 11.07% | 4.92% | 2.27% | 2.18% | 0.85% | 26.68% |
| | June | 50.15% | 11.76% | 6.30% | 2.99% | 1.96% | 1.34% | 25.49% |
| | July | 48.69% | 12.43% | 5.59% | 4.10% | 2.17% | 2.05% | |
| | August | 43.00% | 11.15% | 9.29% | 4.34% | 2.11% | | |
| | September | 45.93% | 14.27% | 5.88% | 2.50% | | | |
| | October | 45.61% | 10.82% | 9.65% | | | | |
| | November | 50.23% | 14.49% | | | | | |
| | December | 50.00% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: \$500,000 - \$749,999

Internal Use Only

Portland Eastside

| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 50.93% | 10.28% | 5.61% | 3.27% | 1.87% | 2.34% | 25.70% |
| | February | 54.95% | 8.87% | 6.48% | 2.39% | 1.02% | 0.34% | 25.94% |
| | March | 54.93% | 10.13% | 3.20% | 3.73% | 1.33% | 1.33% | 25.33% |
| | April | 55.69% | 8.13% | 5.08% | 1.22% | 1.22% | 0.61% | 28.05% |
| | May | 45.17% | 9.14% | 5.62% | 2.46% | 1.76% | 1.58% | 34.27% |
| | June | 40.65% | 12.52% | 5.53% | 2.44% | 2.28% | 0.81% | 35.77% |
| | July | 36.08% | 10.36% | 5.76% | 5.76% | 1.54% | 1.54% | 38.96% |
| | August | 30.35% | 8.76% | 7.54% | 2.85% | 2.44% | 1.63% | 46.44% |
| | September | 34.47% | 12.33% | 5.94% | 2.74% | 1.60% | 2.05% | 40.87% |
| | October | 36.36% | 13.78% | 6.74% | 2.93% | 4.11% | 1.76% | 34.31% |
| | November | 38.61% | 10.81% | 10.42% | 2.32% | 1.93% | 0.39% | 35.52% |
| | December | 39.34% | 13.66% | 11.48% | 4.92% | 2.73% | 0.55% | 27.32% |
| 2018 | January | 51.25% | 10.83% | 8.33% | 3.33% | 1.67% | 0.83% | 23.75% |
| | February | 50.18% | 10.88% | 4.21% | 3.16% | | 1.40% | 30.18% |
| | March | 50.20% | 9.39% | 5.51% | 2.65% | 1.43% | 0.61% | 30.20% |
| | April | 49.22% | 9.33% | 3.45% | 3.63% | 0.35% | 0.69% | 33.33% |
| | May | 40.64% | 12.34% | 4.58% | 1.94% | 1.25% | 1.25% | 38.00% |
| | June | 35.22% | 10.63% | 5.81% | 3.99% | 2.33% | 1.83% | 40.20% |
| | July | 32.94% | 9.04% | 5.97% | 2.73% | 2.73% | 0.85% | 45.73% |
| | August | 32.84% | 7.42% | 4.45% | 3.90% | 1.67% | 2.23% | 47.50% |
| | September | 33.85% | 8.69% | 5.35% | 3.56% | 2.45% | 1.56% | 44.54% |
| | October | 30.69% | 11.38% | 5.29% | 6.88% | 3.44% | 1.06% | 41.27% |
| | November | 31.06% | 9.56% | 5.46% | 5.46% | 2.39% | 1.71% | 44.37% |
| | December | 32.65% | 14.29% | 6.12% | 5.44% | 4.08% | 2.72% | 34.69% |
| 2019 | January | 38.14% | 10.02% | 8.07% | 5.38% | 2.44% | 1.71% | 34.23% |
| | February | 43.42% | 12.63% | 5.79% | 3.42% | 2.37% | 1.32% | 31.05% |
| | March | 48.56% | 10.08% | 4.73% | 2.06% | 1.85% | 0.41% | 32.30% |
| | April | 46.48% | 11.07% | 3.86% | 2.68% | 2.01% | 1.01% | 32.89% |
| | May | 39.14% | 11.65% | 6.15% | 3.66% | 1.57% | 1.44% | 36.39% |
| | June | 41.19% | 10.38% | 6.10% | 2.64% | 1.98% | 1.32% | 36.41% |
| | July | 38.22% | 10.02% | 8.35% | 4.45% | 2.97% | 1.67% | |
| | August | 40.04% | 10.37% | 6.10% | 3.46% | 2.64% | | |
| | September | 39.82% | 14.54% | 6.94% | 4.25% | | | |
| | October | 40.79% | 9.21% | 6.32% | | | | |
| | November | 41.74% | 12.81% | | | | | |
| | December | 38.46% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

Percent of New Listings Pended by Month (Resale Only)

Sales Activity Intensity

December-2019

Price Range: Above \$1,000,000

Internal Use Only

Portland Eastside

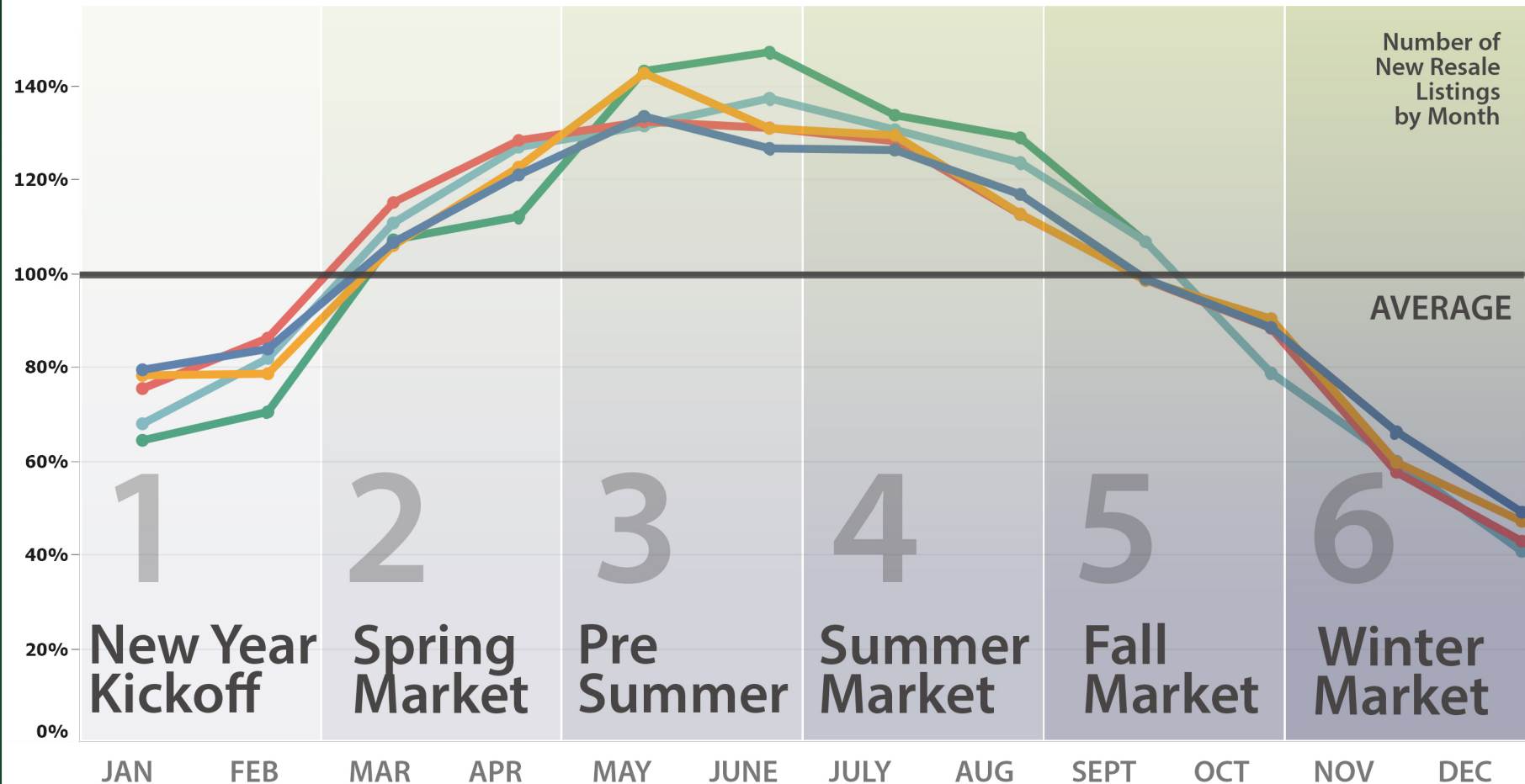
| | | 0 - 30 | 30 - 60 | 60 - 90 | 90 - 120 | 120 - 150 | 150 - 180 | Not Sold/Expired/ Cancelled/180+ |
|------|-----------|--------|---------|---------|----------|-----------|-----------|-------------------------------------|
| 2017 | January | 20.27% | 6.76% | 5.41% | 6.76% | 1.35% | 1.35% | 58.11% |
| | February | 24.68% | 5.19% | 5.19% | | 2.60% | | 62.34% |
| | March | 23.17% | 7.32% | 6.10% | 6.10% | 1.22% | | 56.10% |
| | April | 36.59% | 4.88% | 1.63% | 2.44% | 0.81% | 0.81% | 52.85% |
| | May | 23.91% | 3.62% | 4.35% | 4.35% | 5.80% | 2.17% | 55.80% |
| | June | 26.76% | 6.34% | 2.11% | 3.52% | 2.11% | 2.11% | 57.04% |
| | July | 25.00% | 7.86% | 5.71% | 1.43% | 0.71% | | 59.29% |
| | August | 11.71% | 9.91% | 6.31% | 3.60% | 1.80% | 0.90% | 65.77% |
| | September | 20.35% | 7.08% | 4.42% | 0.88% | 3.54% | 1.77% | 61.95% |
| | October | 15.00% | 5.00% | 5.00% | 3.75% | 2.50% | 1.25% | 67.50% |
| | November | 27.27% | 9.09% | 3.64% | 1.82% | 3.64% | 3.64% | 50.91% |
| | December | 11.43% | 8.57% | 20.00% | 2.86% | 5.71% | | 51.43% |
| 2018 | January | 14.29% | 9.89% | 4.40% | 7.69% | 2.20% | 1.10% | 60.44% |
| | February | 32.88% | 10.96% | 6.85% | 2.74% | | 1.37% | 45.21% |
| | March | 29.06% | 6.84% | 3.42% | 2.56% | 5.13% | 0.85% | 52.14% |
| | April | 28.13% | 5.63% | 6.88% | 2.50% | 1.88% | 1.88% | 53.13% |
| | May | 19.41% | 7.06% | 3.53% | 1.76% | 1.18% | 1.18% | 65.88% |
| | June | 22.86% | 9.14% | 3.43% | 3.43% | 1.71% | 2.29% | 57.14% |
| | July | 15.58% | 5.19% | 5.84% | 2.60% | 1.95% | 3.90% | 64.94% |
| | August | 18.64% | 1.69% | 4.24% | 1.69% | 0.85% | 2.54% | 70.34% |
| | September | 12.50% | 5.77% | 1.92% | | 4.81% | 1.92% | 73.08% |
| | October | 14.14% | 10.10% | 2.02% | | 4.04% | | 69.70% |
| | November | 15.38% | 5.77% | 3.85% | 3.85% | 1.92% | 1.92% | 67.31% |
| | December | 30.00% | 6.67% | | 3.33% | 10.00% | 3.33% | 46.67% |
| 2019 | January | 15.79% | 7.89% | 8.77% | 2.63% | 3.51% | 2.63% | 58.77% |
| | February | 18.89% | 6.67% | 6.67% | 3.33% | | 7.78% | 56.67% |
| | March | 20.29% | 12.32% | 5.80% | 3.62% | 2.90% | | 55.07% |
| | April | 24.19% | 4.84% | 2.69% | 3.76% | 1.61% | 1.61% | 61.29% |
| | May | 25.30% | 7.23% | 4.22% | 5.42% | 2.41% | 3.01% | 52.41% |
| | June | 20.42% | 4.23% | 4.23% | 3.52% | 3.52% | 2.11% | 61.97% |
| | July | 16.28% | 6.98% | 6.20% | 3.88% | 3.10% | 2.33% | |
| | August | 20.88% | 6.59% | 5.49% | 1.10% | 3.30% | | |
| | September | 18.87% | 10.38% | 3.77% | 0.94% | | | |
| | October | 18.18% | 5.19% | 7.79% | | | | |
| | November | 16.92% | 6.15% | | | | | |
| | December | 42.86% | | | | | | |

Source: Regional MLS

John L Scott Real Estate

6 Phases to Yearly Housing Cycle

John L. Scott®
REAL ESTATE



*5-year span of when resale listing on market.