

MARKET ACTION

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

Residential Review: Metro Portland, Oregon

April 2020 Reporting Period

April Residential Highlights

New listings, at 2,847, decreased 32.4% from April 2019 (4,210) and fell 17.9% from March 2020 (3,468).

Pending sales (2,041) decreased 34.2% from the 3,102 offers accepted in April 2019, and fell 13.0% from the 2,347 offers accepted in March 2020.

Closed sales (2,015) decreased 16.4% from the 2,409 closings recorded in April 2019 and decreased 14.5% from the 2,356 closings recorded in March 2020.

Inventory and Total Market Time

Inventory increased to 2.4 months in April. Total market time decreased to 44 days.

Year-to-Date Summary

Comparing the first four months of 2020 to the same period in 2019, new listings (11,950) decreased 10.1%, pending sales (8,835) decreased 10.4%, and closed sales (8,160) increased 2.9%.

Average and Median Sale Prices

Comparing 2020 to 2019 through April, the average sale price has increased 4.3% from \$445,900 to \$465,200. In the same comparison, the median sale price has increased 3.9% from \$399,600 to \$415,100.

Inventory in Months*

| | 2018 | 2019 | 2020 |
|-----------|------|------|------|
| January | 2.2 | 3.3 | 2.2 |
| February | 1.9 | 2.7 | 1.9 |
| March | 1.6 | 2.2 | 1.8 |
| April | 1.8 | 2.2 | 2.4 |
| May | 1.9 | 2.1 | |
| June | 2.1 | 2.4 | |
| July | 2.4 | 2.3 | |
| August | 2.3 | 2.3 | |
| September | 3.1 | 2.8 | |
| October | 2.7 | 2.4 | |
| November | 2.8 | 2.4 | |
| December | 2.5 | 1.8 | |

*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:
+2.6% (\$464,300 v. \$452,500)
Median Sale Price % Change:
+3.8% (\$415,000 v. \$400,000)

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 |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2020 | April | 2,847 | 2,041 | 2,015 | 477,400 | 424,000 | 44 |
| | March | 3,468 | 2,347 | 2,356 | 465,500 | 425,000 | 61 |
| | Year-to-date | 11,950 | 8,835 | 8,160 | 465,200 | 415,100 | 61 |
| 2019 | April | 4,210 | 3,102 | 2,409 | 452,100 | 405,000 | 53 |
| | Year-to-date | 13,297 | 9,856 | 7,930 | 445,900 | 399,600 | 66 |
| Change | April | -32.4% | -34.2% | -16.4% | 5.6% | 4.7% | -17.9% |
| | Prev Mo 2020 | -17.9% | -13.0% | -14.5% | 2.6% | -0.2% | -27.9% |
| | Year-to-date | -10.1% | -10.4% | 2.9% | 4.3% | 3.9% | -7.6% |

AREA REPORT • 4/2020

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 2020 v. 2019 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2020 v. 2019 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 | 193 | 143 | 39 | 88 | -38.5% | 90 | 448,500 | 44 | 578 | 400 | -8.7% | 389 | 424,200 | 410,000 | 1.9% | 3 | 655,000 | 10 | 328,200 | 15 | 981,400 |
| 142 | NE Portland | 367 | 251 | 52 | 186 | -32.6% | 199 | 491,200 | 26 | 1,030 | 735 | -16.8% | 702 | 480,700 | 425,000 | 4.8% | 10 | 669,200 | 14 | 244,500 | 28 | 792,300 |
| 143 | SE Portland | 430 | 334 | 55 | 231 | -39.1% | 237 | 449,200 | 37 | 1,383 | 1,018 | -13.0% | 964 | 435,600 | 385,000 | 1.8% | 9 | 543,800 | 20 | 269,800 | 40 | 716,800 |
| 144 | Gresham/ Troutdale | 340 | 200 | 40 | 142 | -33.0% | 143 | 371,900 | 39 | 787 | 630 | -2.2% | 595 | 367,400 | 358,000 | 3.5% | 5 | 354,800 | 13 | 187,600 | 8 | 416,700 |
| 145 | Milwaukie/ Clackamas | 413 | 269 | 51 | 199 | -20.1% | 163 | 457,600 | 46 | 1,015 | 759 | -6.3% | 672 | 454,400 | 430,200 | 4.3% | 1 | 400,000 | 19 | 255,200 | 4 | 515,000 |
| 146 | Oregon City/ Canby | 265 | 155 | 25 | 114 | -37.0% | 115 | 445,200 | 53 | 607 | 517 | -13.4% | 463 | 444,600 | 430,000 | 3.7% | 4 | 469,200 | 23 | 402,400 | 4 | 387,400 |
| 147 | Lake Oswego/ West Linn | 340 | 149 | 40 | 81 | -50.0% | 89 | 772,500 | 76 | 645 | 373 | -25.3% | 343 | 715,000 | 599,900 | 3.4% | - | - | 14 | 722,100 | - | - |
| 148 | W Portland | 697 | 268 | 80 | 173 | -42.1% | 187 | 642,000 | 81 | 1,339 | 808 | -16.0% | 784 | 599,100 | 527,300 | -0.4% | 2 | 667,000 | 14 | 242,900 | 14 | 809,600 |
| 149 | NW Wash Co. | 241 | 152 | 39 | 100 | -41.9% | 85 | 587,400 | 44 | 600 | 430 | -17.6% | 396 | 536,700 | 492,300 | 0.4% | 2 | 273,500 | 10 | 333,600 | 1 | 574,900 |
| 150 | Beaverton/ Aloha | 303 | 242 | 37 | 188 | -29.1% | 214 | 431,100 | 25 | 1,040 | 868 | -4.5% | 773 | 427,700 | 412,000 | 3.8% | 1 | 55,000 | 6 | 234,500 | 9 | 525,200 |
| 151 | Tigard/ Wilsonville | 325 | 234 | 38 | 187 | -34.2% | 161 | 474,600 | 40 | 973 | 739 | -16.0% | 652 | 487,300 | 459,500 | 2.3% | 3 | 565,000 | 13 | 320,000 | 2 | 416,000 |
| 152 | Hillsboro/ Forest Grove | 398 | 230 | 42 | 149 | -29.7% | 153 | 422,100 | 31 | 949 | 735 | 11.9% | 701 | 418,600 | 391,000 | 6.4% | 7 | 520,400 | 26 | 249,400 | 8 | 535,800 |
| 153 | Mt. Hood | 31 | 16 | 1 | 11 | -42.1% | 8 | 330,900 | 63 | 63 | 49 | -16.9% | 50 | 352,200 | 321,000 | 5.7% | - | - | 5 | 106,100 | - | - |
| 155 | Columbia Co. | 138 | 76 | 15 | 65 | -24.4% | 69 | 340,500 | 52 | 318 | 279 | -2.4% | 237 | 347,100 | 330,100 | 6.3% | 1 | 250,000 | 21 | 125,800 | 4 | 336,300 |
| 156 | Yamhill Co. | 276 | 128 | 41 | 127 | -22.1% | 102 | 394,700 | 45 | 623 | 495 | -8.3% | 439 | 398,200 | 365,000 | 5.5% | 1 | 245,000 | 17 | 395,200 | 7 | 374,100 |

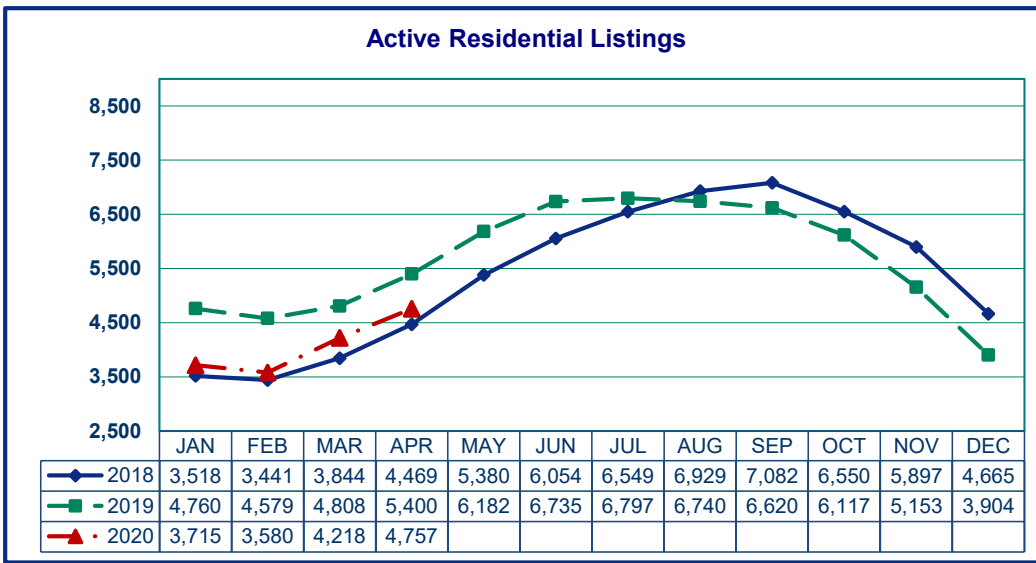
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2020 with April 2019. The Year-To-Date section compares 2020 year-to-date statistics through April with 2019 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/19-4/30/20) with 12 months before (5/1/18-4/30/19).

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.

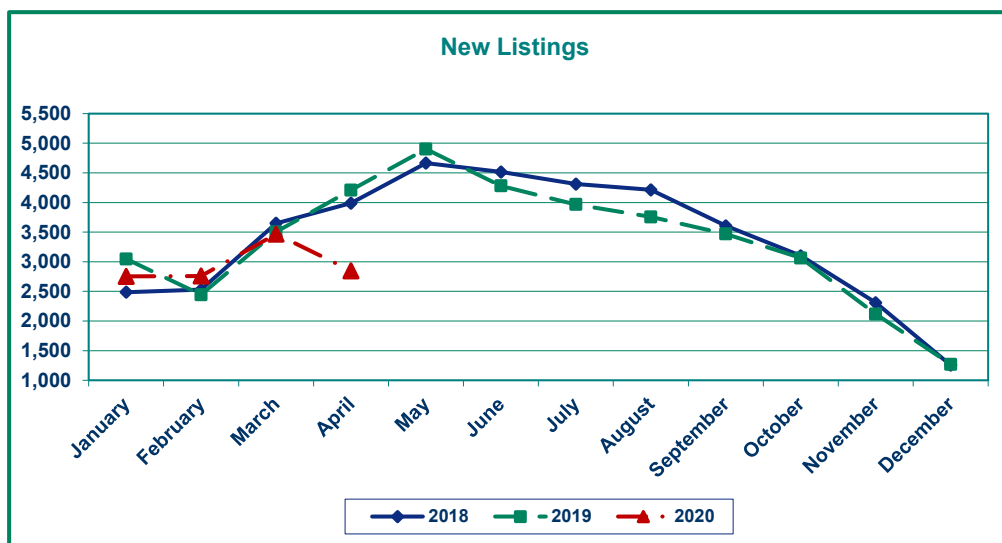
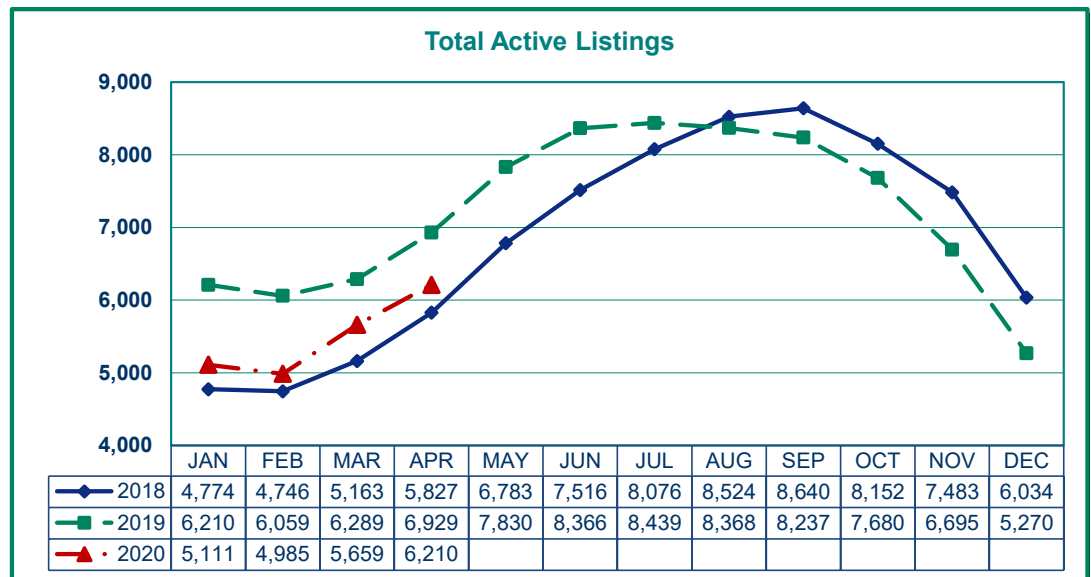
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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.



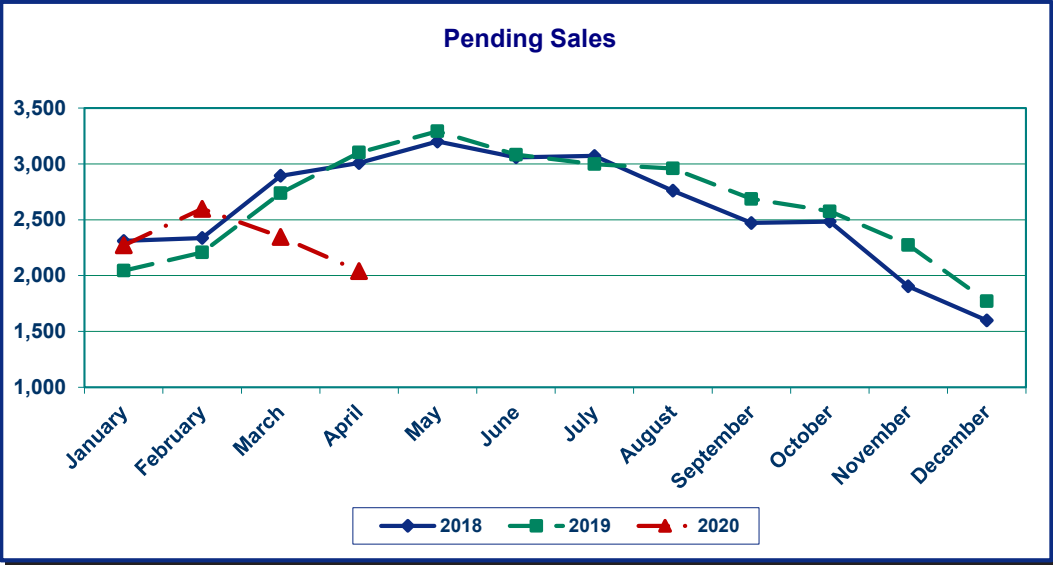
NEW LISTINGS PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

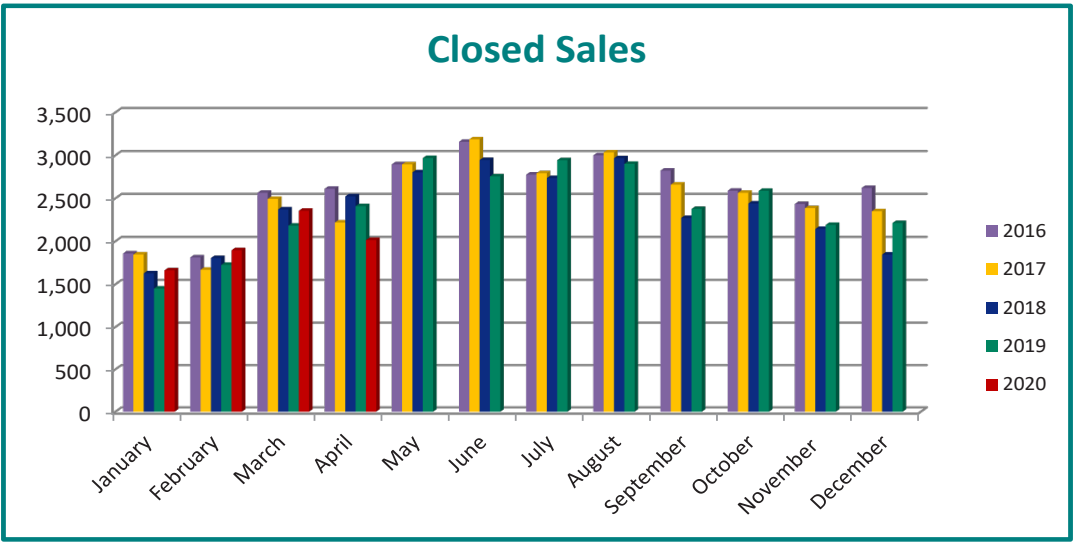
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



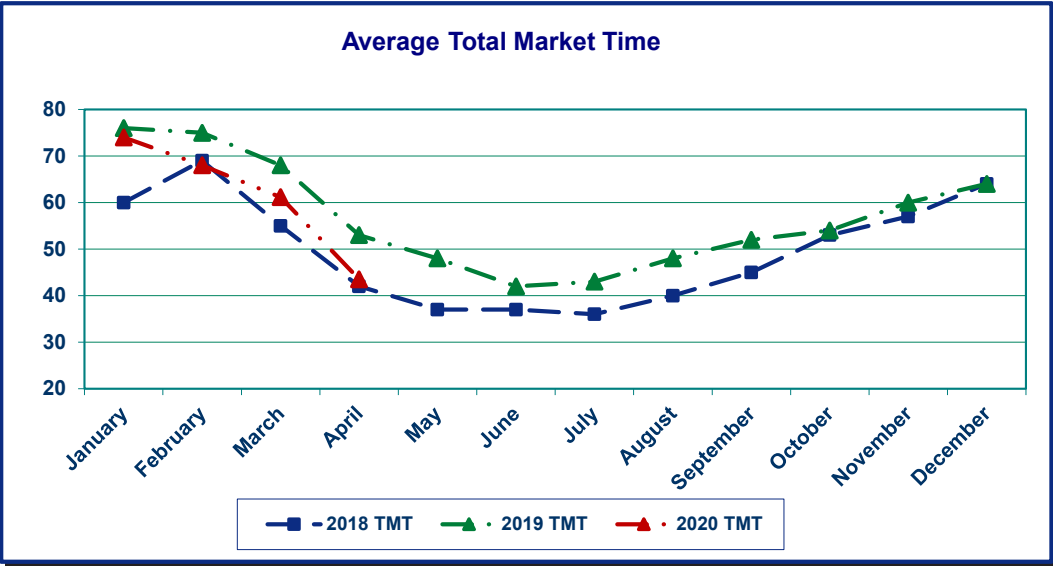
CLOSED SALES

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



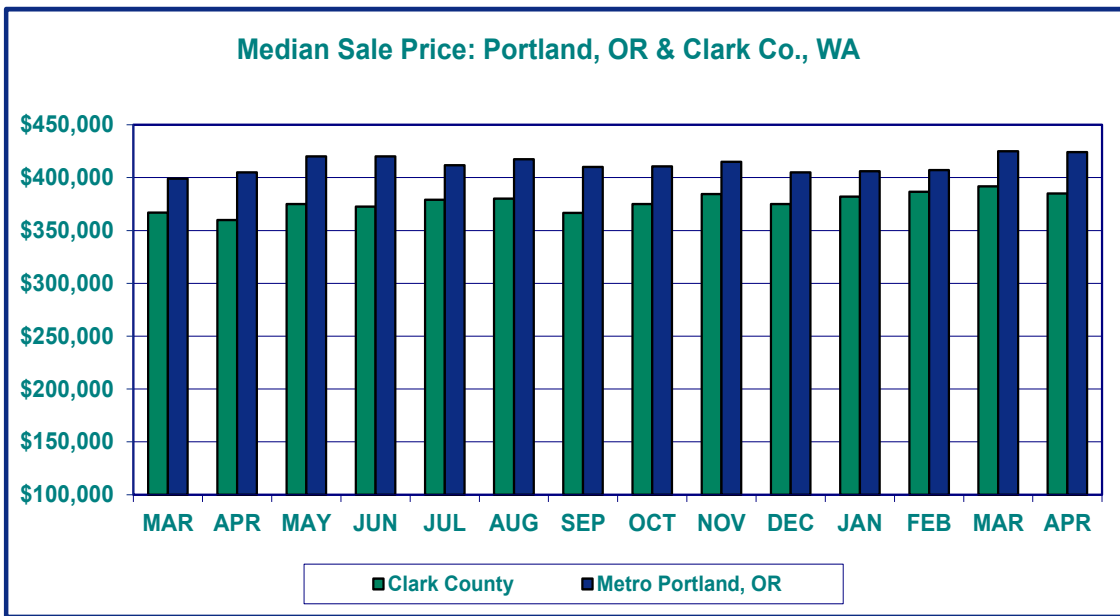
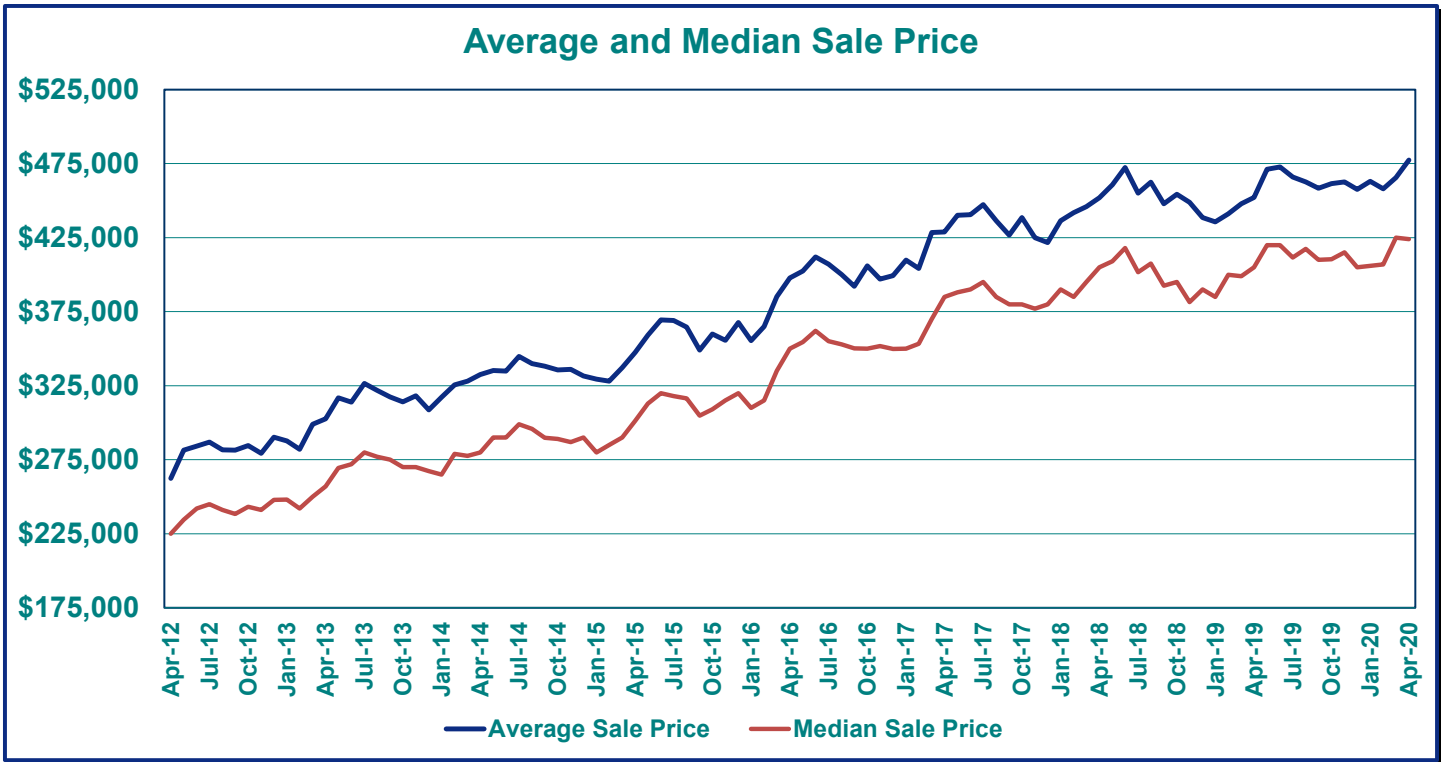
DAYS ON MARKET

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

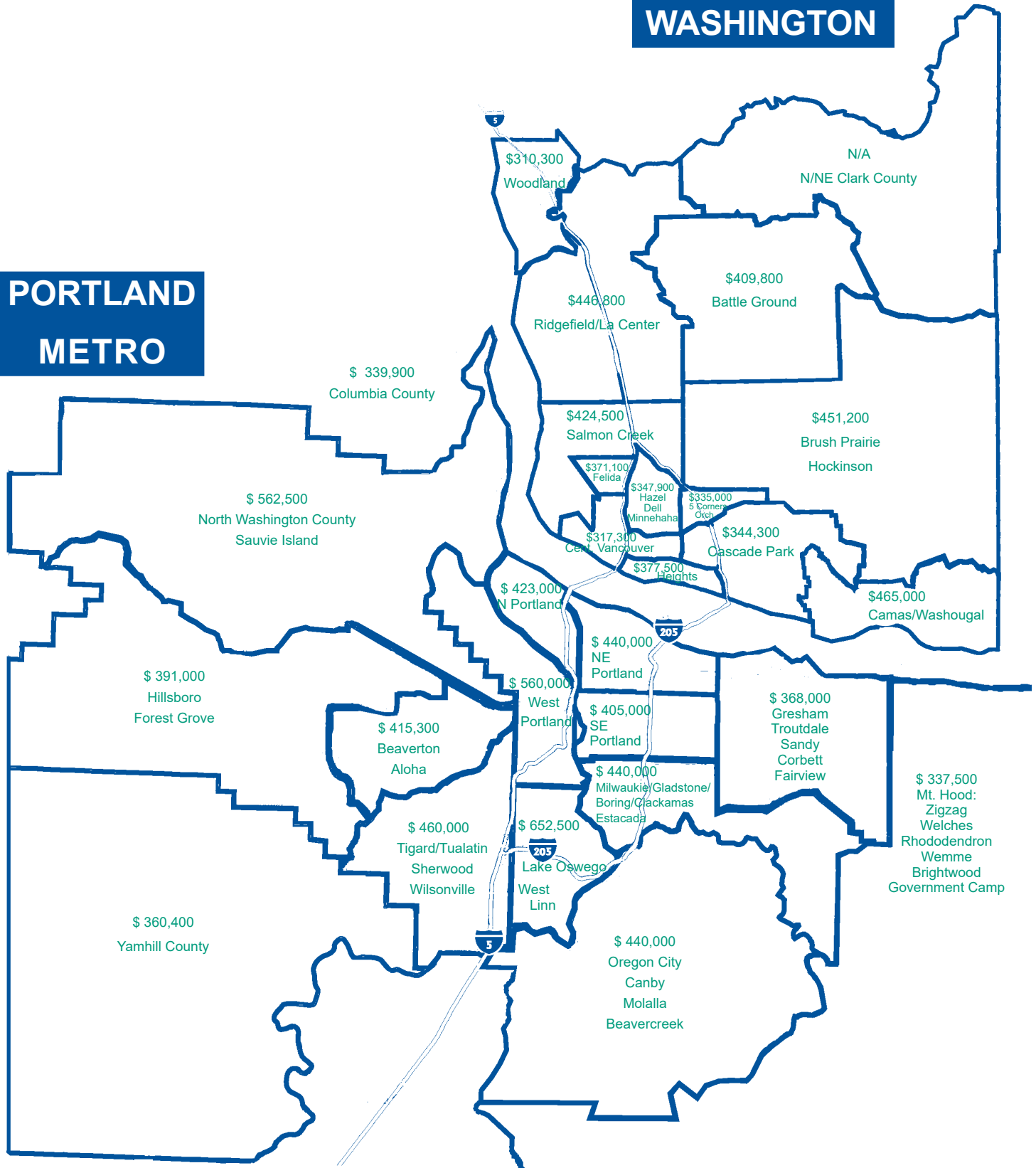
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

April 2020

SW
WASHINGTON

PORTLAND
METRO

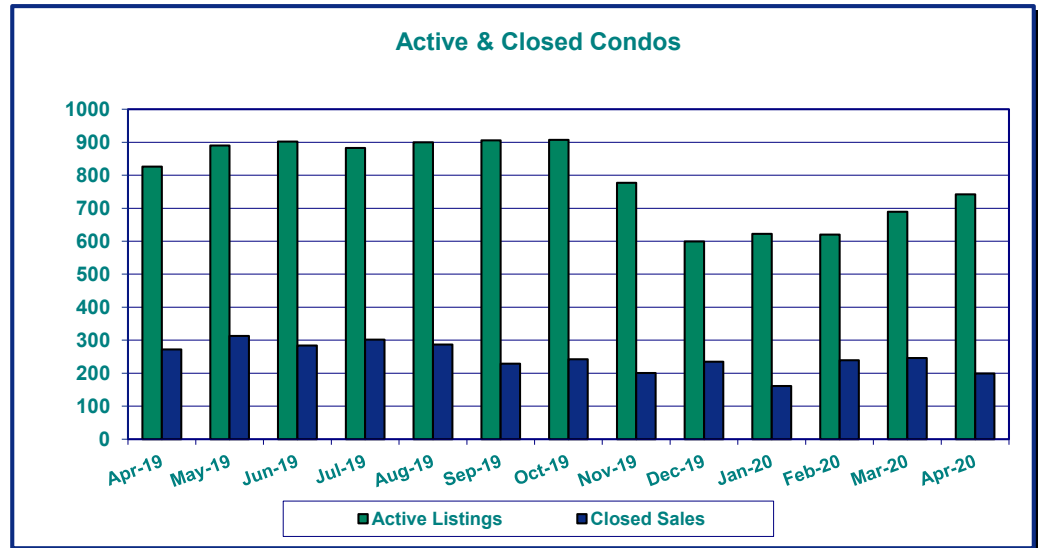


**ACTIVE & CLOSED
CONDOS**
PORTLAND, OR

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™.

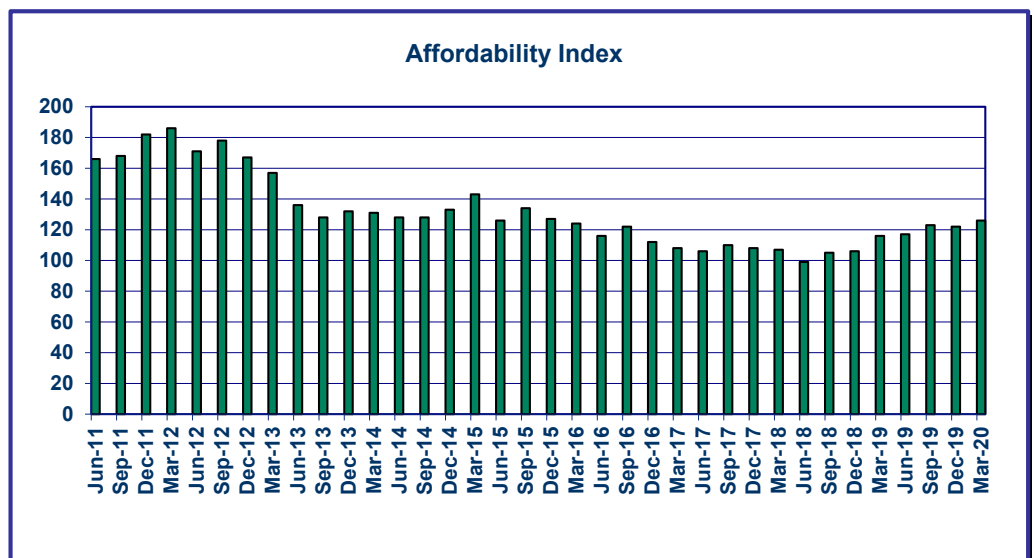


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

AFFORDABILITY
PORTLAND, OR

This graph shows the affordability for housing in Portland, Oregon in March 2020.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



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AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$92,100 in 2020, per HUD) can afford 126% of a monthly mortgage payment on a median priced home (\$425,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.45% (per Freddie Mac).



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