

MEGAN BARRETT

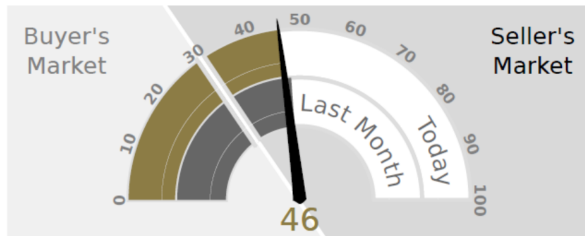
REAL ESTATE BROKER

PORTLAND MARKET UPDATE | AUGUST 23

This week the median list price for Portland, OR is \$698,698 with the market action index hovering around 46. This is less than last month's market action index of 48. Inventory has held steady at or around 1,239.

MARKET ACTION INDEX












This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

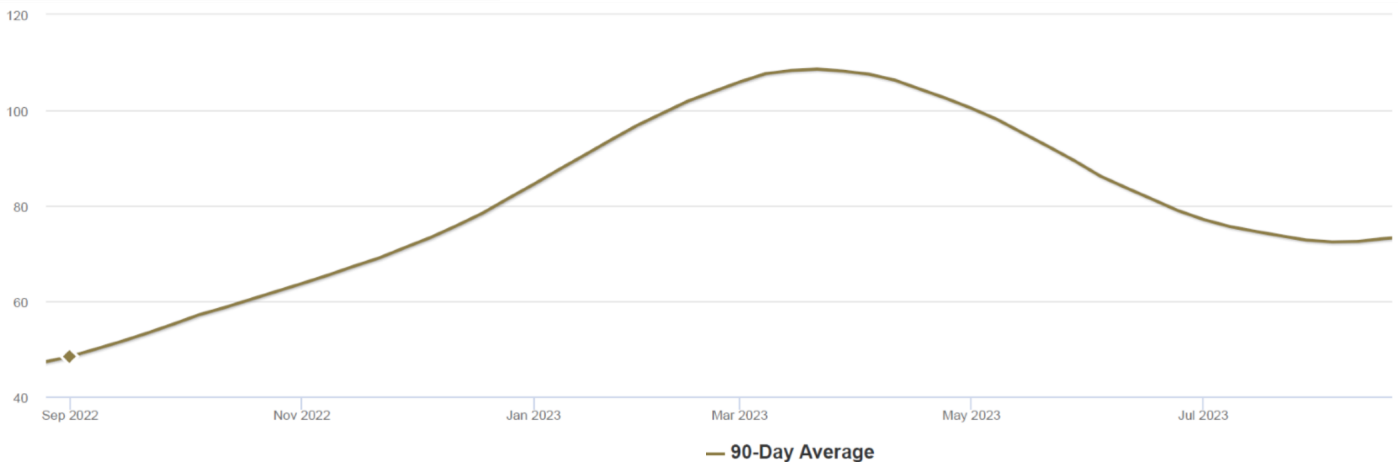
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$698,698
Median Price of New Listings		\$599,900
Per Square Foot		\$315
Average Days on Market		81
Median Days on Market		42
Price Decreased		48%
Price Increased		2%
Relisted		12%
Inventory		1,239
Median Rent		\$2,695
Market Action		46

Strong Seller's Market

AVERAGE DAYS ON MARKET (DOM)



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,298,822	3,812	0.25 - 0.5 acre	4	3.5	33	21	27	63
\$799,000	2,675	4,500 - 6,500 sqft	4	2.5	41	43	44	42
\$589,950	2,099	4,500 - 6,500 sqft	3	2	68	64	56	35
\$424,450	1,323	4,500 - 6,500 sqft	3	1	74	53	53	42



Megan Barrett

LICENSED OREGON BROKER | WINDERMERE REALTY TRUST

503.706.5572

meganbarrett@windermere.com

www.meganbarrett.com

