

MEGAN BARRETT

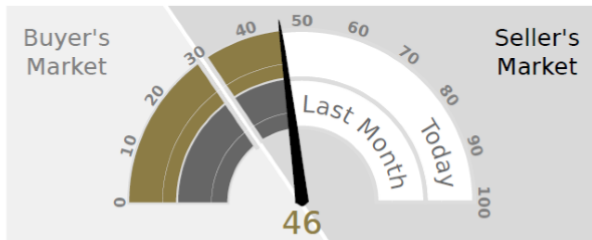
REAL ESTATE BROKER

PORTLAND MARKET UPDATE | FEB 23

This week the median list price for Portland, OR is \$674,000 with the market action index hovering around 46. This is about the same as last month's market action index of 46. Inventory has increased to 851.

MARKET ACTION INDEX

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



Strong Seller's Market

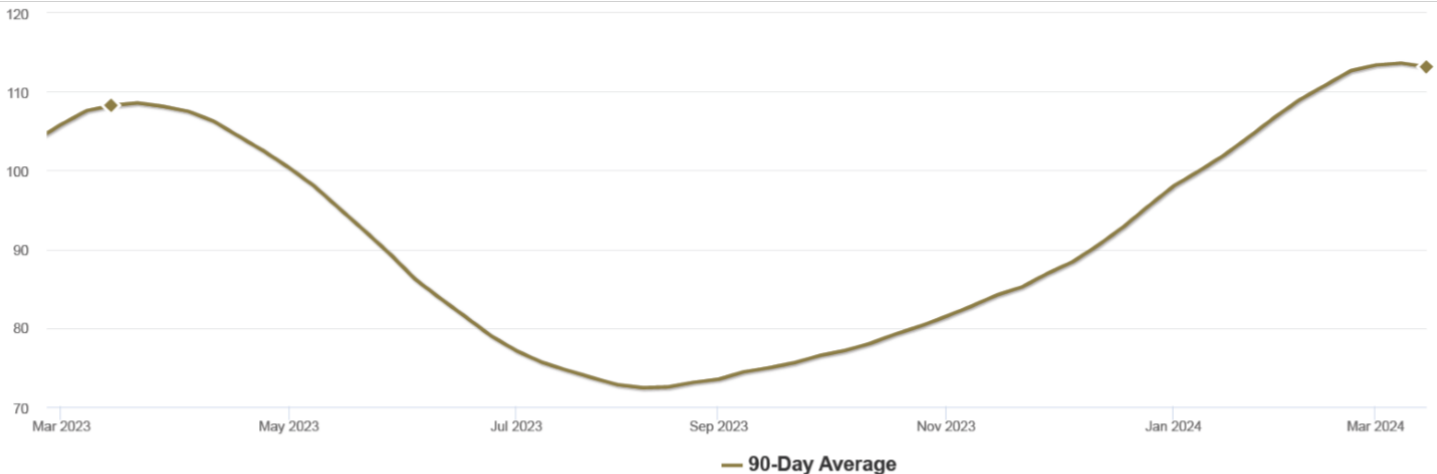
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price	\$674,000
Median Price of New Listings	\$599,900
Per Square Foot	\$323
Average Days on Market	99
Median Days on Market	49
Price Decreased	31%
Price Increased	6%
Relisted	11%
Inventory	851
Median Rent	\$2,395
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
\$1,425,000	3,899	0.25 - 0.5 acre	4	3.5	26	29	22	87
\$799,000	2,592	4,500 - 6,500 sqft	4	2.5	48	40	30	42
\$559,000	1,933	4,500 - 6,500 sqft	3	2	67	50	47	28
\$399,000	1,234	4,500 - 6,500 sqft	3	1	71	52	38	49



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