

MEGAN BARRETT

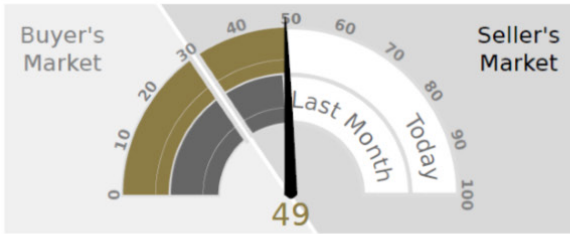
REAL ESTATE BROKER

PORTLAND MARKET UPDATE | APRIL 24

This week the median list price for Portland, OR is \$699,000 with the market action index hovering around 49. This is an increase over last month's market action index of 48. Inventory has increased to 1,174.

MARKET ACTION INDEX

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



Strong Seller's Market

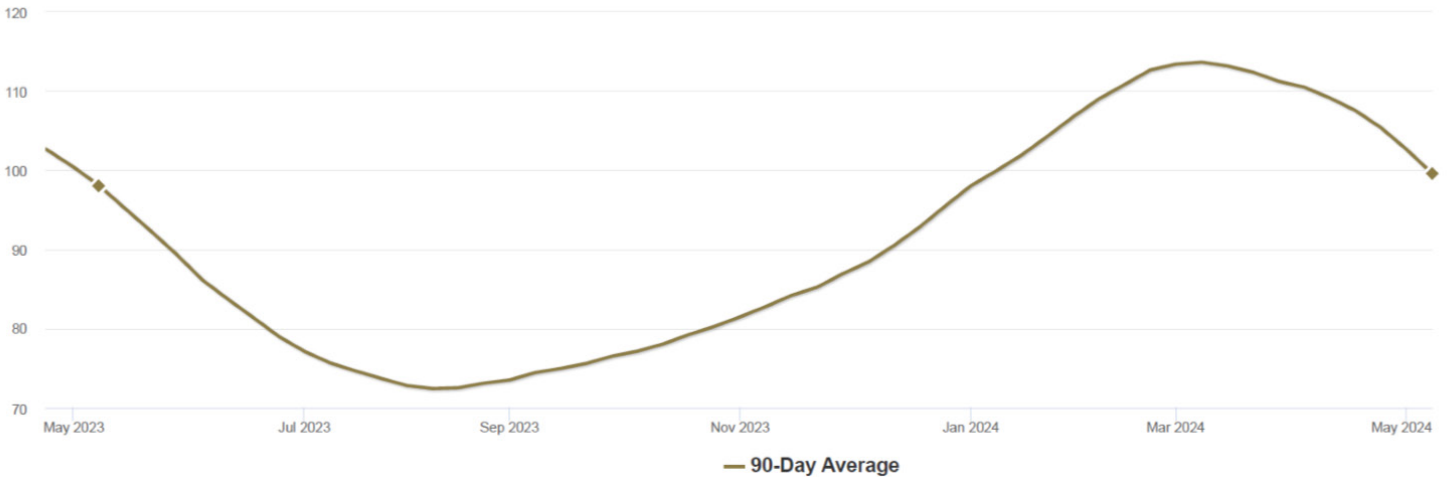
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

| | | |
|------------------------------|--|-----------|
| Median List Price | | \$699,000 |
| Median Price of New Listings | | \$615,000 |
| Per Square Foot | | \$322 |
| Average Days on Market | | 80 |
| Median Days on Market | | 28 |
| Price Decreased | | 35% |
| Price Increased | | 4% |
| Relisted | | 7% |
| Inventory | | 1,174 |
| Median Rent | | \$2,500 |
| Market Action | | 49 |

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 |
|--------------|---------|--------------------|------|------|-----|-----|----------|-----|
| \$1,359,000 | 3,870 | 0.25 - 0.5 acre | 4 | 3.5 | 32 | 45 | 23 | 49 |
| \$819,995 | 2,586 | 4,500 - 6,500 sqft | 4 | 2.5 | 50 | 73 | 48 | 28 |
| \$589,000 | 1,995 | 4,500 - 6,500 sqft | 3 | 2 | 65 | 85 | 65 | 28 |
| \$425,000 | 1,307 | 4,500 - 6,500 sqft | 3 | 1 | 69 | 81 | 64 | 24 |



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LICENSED OREGON BROKER | WINDERMERE REALTY TRUST

503.706.5572

meganbarrett@windermere.com

www.meganbarrett.com

