

MARKET ACTION

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Residential Review: Metro Portland, Oregon

November 2017 Reporting Period

November Residential Highlights

The Portland metro area saw new listings make gains this November compared to November 2016. There were 2,416 new listings offered, a 16.2% increase from the 2,080 new listings offered last year in November 2016, but a 19.0% decrease compared to last month in October 2017 (2,981).

Pending sales (2,371) similarly increased 4.6% compared to November 2016, but fell 12.3% short of the 2,705 offers accepted last month in October 2017.

Closed sales, at 2,387, fell 1.9% short of the 2,434 closings recorded in November 2016 and 6.9% short of the 2,565 closings recorded in October 2017.

November saw inventory tighten slightly to 1.9 months, with total market time increasing to 51 days.

Year to Date Summary

Activity has been cooler so far in 2017 compared to 2016. New listings (39,103) are down 1.2%, closed sales (29,098) are down 3.0%, and pending sales (29,628) are down 6.2%.

Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2017 to 2016 through November, the average sale price rose 8.7% from \$394,800 to \$429,000. In the same comparison, the median sale price rose 9.5% from \$347,000 to \$379,900.

Inventory in Months*

	2015	2016	2017
January	3.4	1.8	1.7
February	3.0	1.8	1.9
March	1.9	1.3	1.3
April	1.8	1.4	1.7
May	1.7	1.4	1.5
June	1.6	1.5	1.6
July	1.7	1.9	2.1
August	1.9	1.9	2.0
September	1.9	2.0	2.3
October	1.8	2.0	2.1
November	2.0	1.8	1.9
December	1.2	1.3	

*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:
+8.3% (\$406,400 v. \$390,600)
Median Sale Price % Change:
+9.7% (\$375,000 v. \$345,000)

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
2017	November	2,416	2,371	2,387	425,000	377,000	51
	October	2,981	2,705	2,565	438,500	380,000	44
	Year-to-date	39,103	29,628	29,098	429,000	379,900	44
2016	November	2,080	2,266	2,434	397,000	351,700	45
	Year-to-date	39,590	31,535	29,985	394,800	347,000	41
Change	November	16.2%	4.6%	-1.9%	7.1%	7.2%	11.9%
	Prev Mo 2017	-19.0%	-12.3%	-6.9%	-3.1%	-0.8%	15.9%
	Year-to-date	-1.2%	-6.2%	-3.0%	8.7%	9.5%	7.5%

Portland Market Action Real Estate Report

Didier Musso



Portland Market Action Real Estate Report:

Portland's Good Life R. Bruce Stephenson, 2021-03-10 Iconic urbanist Lewis Mumford stressed the role of a well constructed city in the development of the good life championing pedestrian scaled sustainable cities In Portland s Good Life R Bruce Stephenson examines how Portland the one city in America that adopted Mumford s vision became a model city for living the good life Stephenson traces Portland s success to its grass roots governing system its housing and climate protection initiatives and most of all its citizens devoted to the public good all of which have resulted in the construction of a city that honors the humanity of its people

Connecticut Reports Connecticut. Supreme Court, 1914

The Changing Real Estate Market United States. Congress. House. Committee on Financial Services. Subcommittee on Housing and Community Opportunity, 2007

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Minnesota reports, 1912

Hearings, Reports and Prints of the Senate Committee on the Judiciary United States. Congress. Senate. Committee on the Judiciary, 1966

The University as Urban Developer: Case Studies and Analysis David C. Perry, Wim Wiewel, 2015-02-24 Integrating topics in urban development real estate higher education administration urban design and campus landscape architecture this is the first book to explore the role of the university as developer Accessible and clearly written and including contributions from authorities in a wide range of related areas it offers a rich array of case studies and analyses that clarify the important roles that universities play in the growth and development of cities The cases describe a host of university practices community responses and policy initiatives surrounding university real estate development Through a careful blending of academic analysis and practical hands on administrative and political information the book charts new ground in the study of the university and the city

Swanepoel Trends Report 2009 Stefan Swanepoel, 2009-02

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