

Portland Metro Area

Last 12 Months

		Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021
Prices	Median Sales Price	\$407,000	\$425,000	\$424,000	\$425,000	\$435,000	\$445,000	\$449,000	\$451,000	\$460,000	\$457,000	\$455,000	\$460,000
	Median Price (compared to previous month)	0.25%	4.42%	-0.24%	0.24%	2.35%	2.30%	0.90%	0.45%	2.00%	-0.65%	-0.44%	1.10%
	Median Price (compared to previous year)	1.8%	6.5%	4.7%	1.2%	3.6%	8.1%	7.5%	10.0%	12.1%	10.1%	12.3%	13.3%
Listings	New Listings	2,759	3,468	2,847	3,419	3,658	4,236	3,885	3,264	3,515	2,238	1,740	2,579
	Active Listings	3,580	4,218	4,757	4,551	4,109	4,133	3,995	3,727	3,485	2,762	2,092	1,922
	Pending Listings	2,598	2,347	2,041	3,112	3,654	3,656	3,697	3,152	3,199	2,557	2,003	2,496
Homes Sold	Homes Sold	1,897	2,356	2,015	1,963	2,709	3,391	3,149	3,251	3,155	2,745	2,789	1,847
	% of Homes Sold/New Listings	68.8%	67.9%	70.8%	57.4%	74.1%	80.1%	81.1%	99.6%	89.8%	122.7%	160.3%	71.6%
	% of Homes Sold/Active Listings	53.0%	55.9%	42.4%	43.1%	65.9%	82.0%	78.8%	87.2%	90.5%	99.4%	133.3%	96.1%
Time to Sell	Months of Inventory [†]	1.9	1.8	2.4	2.3	1.5	1.2	1.3	1.1	1.1	1.0	0.8	1.0
	Average Days on Market (DOM) [*]	68	61	44	38	42	42	41	38	38	41	40	44
	% Pending in 7 Days or Less [^]	32.40%	32.50%	25.89%	32.52%	40.35%	38.50%	43.71%	42.40%	40.03%	47.63%	44.77%	46.76%
Other	% Distressed Sales [‡]	1.63%	1.06%	1.04%	1.32%	1.11%	0.68%	0.83%	0.86%	0.41%	0.33%	0.72%	0.49%
	Affordability [◇]	64%	58%	64%	64%	64%	58%	58%	64%	58%	64%	64%	58%

Statistics presented based on figures generated by RMLS covering areas 141-156 in the greater Portland Metro Area

Definition of Terms:

* DOM: counts the number of days between when a home is listed and when it sells

[^] percent of new listings that went pending within 7 days of being listed

[†] inventory: measures how many homes are on the market during a given time frame. It is measured in months because it represents how long it would take for every home currently on the market to sell.

[‡] distressed sales: bank-owned homes or short sales

[◇] affordability: as what percent of households can spend 30% or less of their income on a median-priced home based on current interest rates, and putting 20% down

