



Cascade
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INTERNATIONAL REALTY

Neighborhood Market Report

Portland Metro, Oregon

August 2023

Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Portland Metro, Oregon. The data in the Sold Listings table is based on homes sold within the month of July 2023.

	Current Period Jul 2023	Last Month Jun 2023	Change From Last Month	Last Year Jul 2022	Change From Last Year
Homes Sold	1,724	1,933	▼ 11%	2,170	▼ 21%
Median Sale Price	\$565,000	\$574,444	▼ 2%	\$580,000	▼ 3%
Median List Price	\$559,900	\$565,000	▼ 1%	\$574,900	▼ 3%
Sale to List Price Ratio	99%	100%	▼ 1%	100%	▼ 1%
Sales Volume	\$1,117,633,586	\$1,246,750,051	▼ 10%	\$1,413,883,710	▼ 21%
Median Days on Market	9 days	7 days	▲ 2 days	7 days	▲ 2 days
Homes Sold Year to Date	10,982	9,259	▲ 19%	15,911	▼ 31%

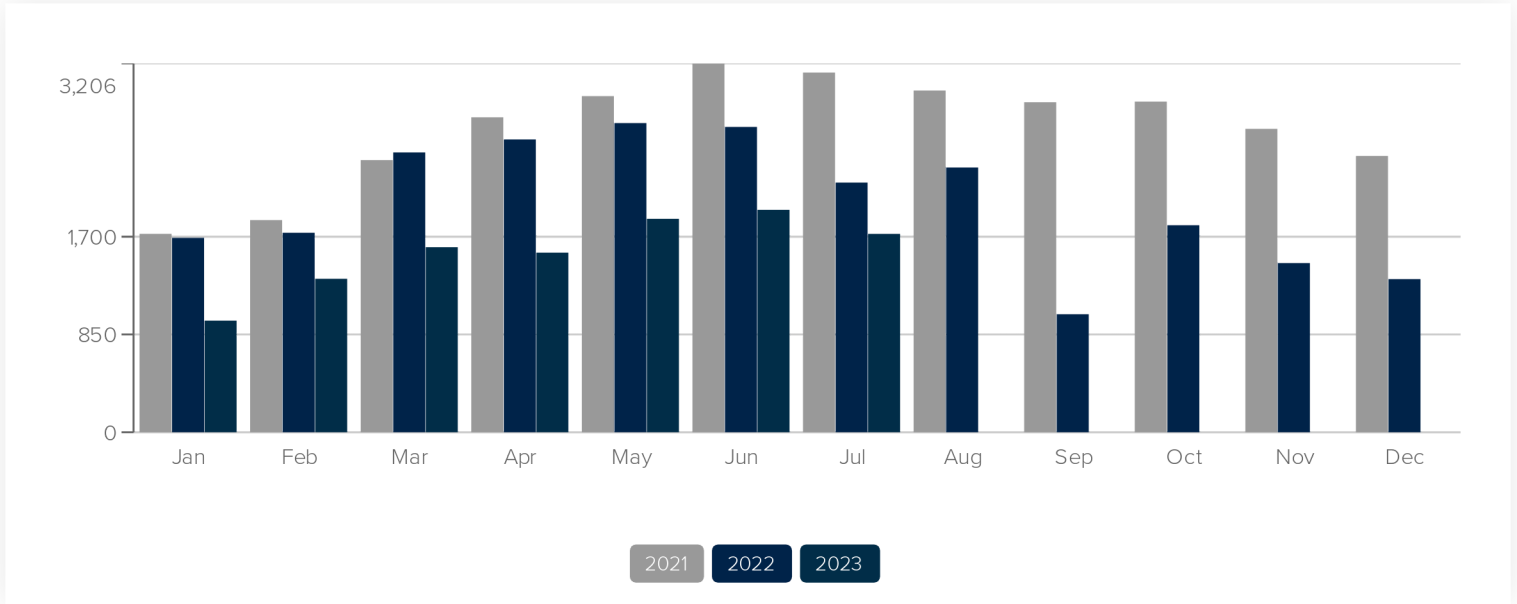
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 8, 2023. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

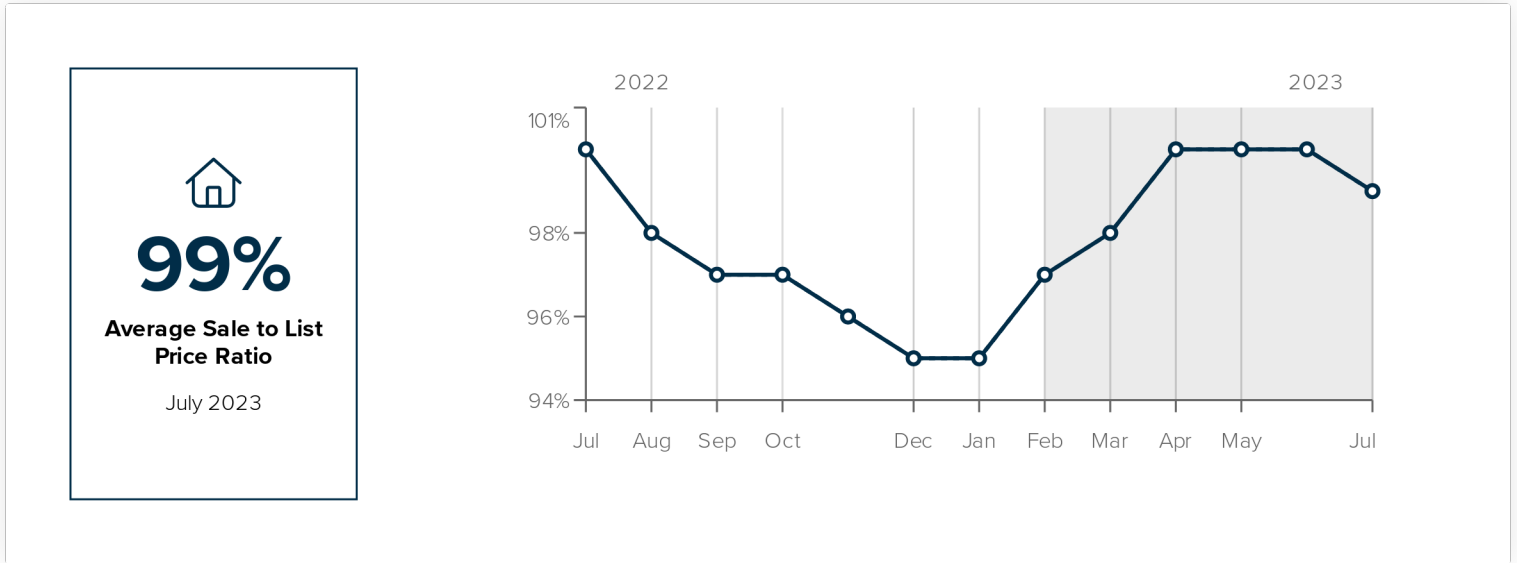
3,668 Homes for Sale	\$649,900 Median List Price	35 Median Days on Market
2,171 Homes Under Contract	\$11,500,000 High Price	\$0 Low Price

Values pulled on 8/8/2023

Homes Sold



Sale to List Price Ratio



Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it Impacts Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs

Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings As of 8/8/23	Months of Inventory			Sales		Market Climate
		Current Period Jul 2023	3 Month Trend	Current Period Jul 2023	6 Month Avg		
All Price Ranges	3,668	2.1	0.7	1,724	1,669	Seller's	
< \$150,000	6	3.0	1.0	2	2	● Seller's	
\$150,000 - \$300,000	179	2.1	0.6	86	96	● Seller's	
\$300,000 - \$450,000	613	1.6	0.5	372	383	● Seller's	
\$450,000 - \$600,000	840	1.6	0.5	521	505	● Seller's	
\$600,000 - \$750,000	730	2.1	0.6	349	321	● Seller's	
\$750,000 - \$900,000	496	2.9	0.9	174	168	● Seller's	
\$900,000 - \$1,050,000	235	2.7	0.9	86	72	● Seller's	
\$1,050,000 - \$1,200,000	140	3.5	1.0	40	37	● Seller's	
\$1,200,000 - \$1,350,000	82	2.5	0.8	33	29	● Seller's	
\$1,350,000 - \$1,500,000	76	4.5	1.3	17	14	● Seller's	
> \$1,500,000	271	6.2	2.0	44	38	● Buyer's	

Seller's Market
Less than 6 months of inventory

Balanced Market
Between 6-7 months of inventory

Buyer's Market
More than 7 months of inventory

Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Portland Metro, Oregon. The values are based on closed transactions in July 2023.

