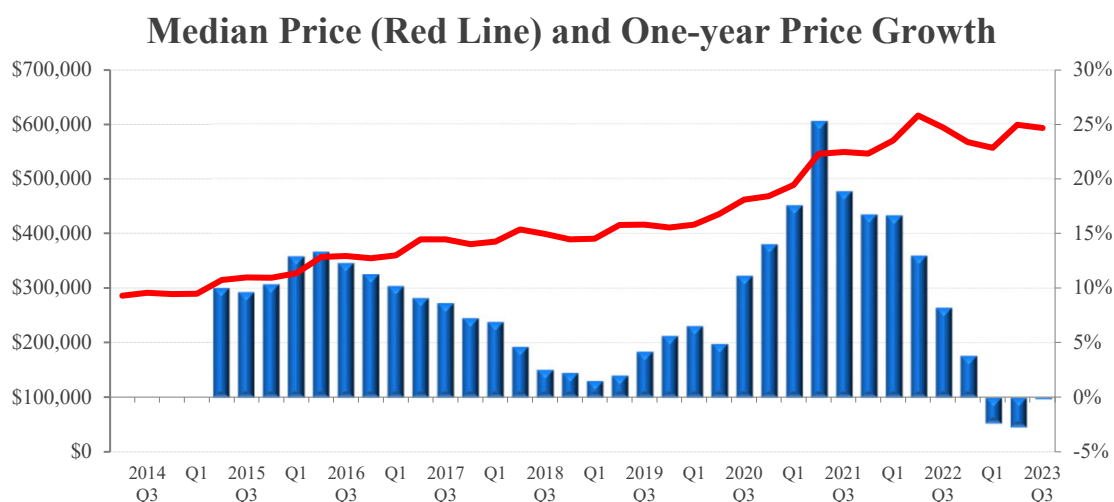


Portland-Vancouver-Hillsboro Area

Local Market Report, Third Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Portland	U.S.	Local Trend
Current Median Home Price (2023 Q3)	\$594,300	\$400,867	Prices are still down from a year ago, but the trend is improving
1-year (4-quarter) Appreciation (2023 Q3)	-0.2%	2.4%	
3-year (12-quarter) Appreciation (2023 Q3)	28.4%	29.7%	
3-year (12-quarter) Housing Equity Gain*	\$131,200	\$91,700	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$234,900	\$161,400	
9-year (36 quarters) Housing Equity Gain*	\$308,100	\$184,500	

*Note: Equity gain reflects price appreciation only

	Portland	U.S.	
Conforming Loan Limit**	\$726,200	\$1,089,300	Not all buyers have access to government-backed financing in this market
FHA Loan Limit	\$672,750	\$1,089,300	
Local Median to Conforming Limit Ratio	82%	not comparable	

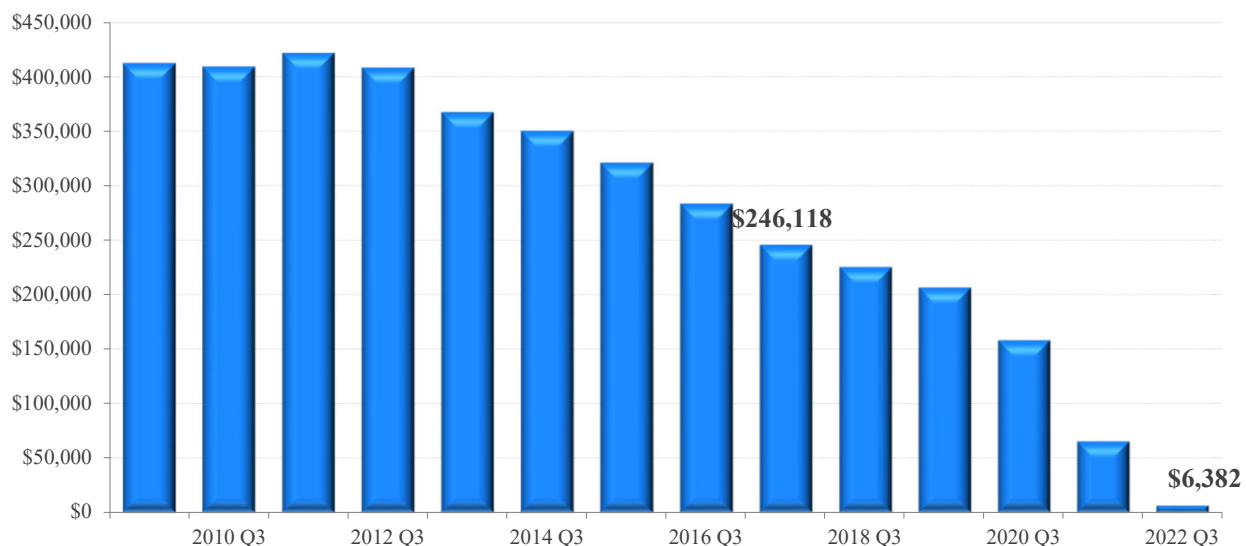
Note: limits are current and include the changes made on January 1st 2023.

Local NAR Leadership

The Portland-Vancouver-Hillsboro market is part of region 12 in the NAR governance system, which includes all of Montana, Idaho, Washington, Oregon, and Alaska. The 2023 NAR Regional Vice President representing region 12 is Evelyn Arnott.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2023 Q3 from quarter in which home was of purchased**

Price Activity	Portland	U.S.	Local Trend
1-year (4-quarter)	\$6,382	\$14,262	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
3-year (12-quarter)*	\$158,432	\$109,915	
5-year (20-quarter)*	\$225,990	\$158,012	
7-year (28 quarters)*	\$283,872	\$194,111	
9-year (36 quarters)*	\$350,722	\$220,615	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

Drivers of Local Supply and Demand...

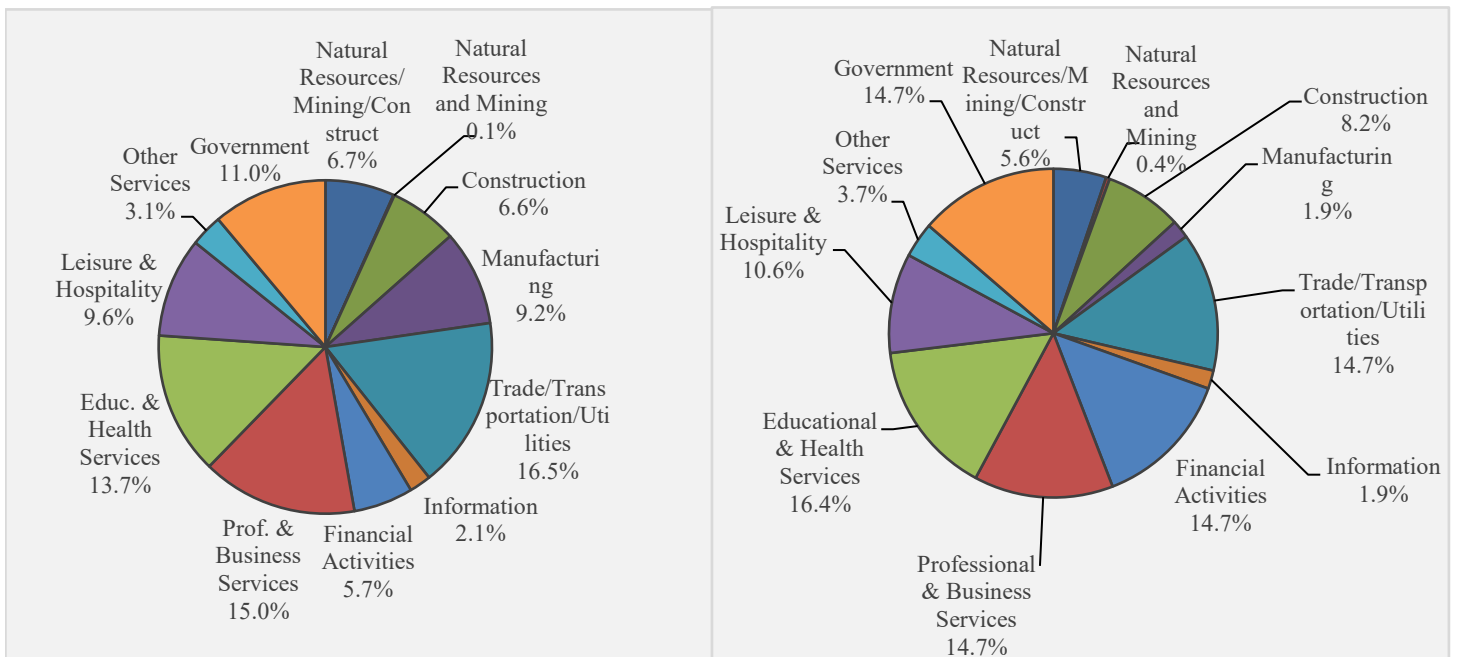


Local Economic Outlook	Portland	U.S.	
12-month Job Change (Oct)	25,000	NOT Comparable	Employment growth has eased, but remains positive
12-month Job Change (Sep)	35,900	NOT Comparable	
36-month Job Change (Oct)	125,100	NOT Comparable	Unemployment in Portland is better than the national average and improving
Current Unemployment Rate (Oct)	3.3%	3.9%	
Year-ago Unemployment Rate	4.2%	3.7%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	2.0%	2.6%	

Share of Total Employment by Industry

Portland-Vancouver-Hillsboro Area

U.S.



12-month Employment Change by Industry (Oct - 2023)

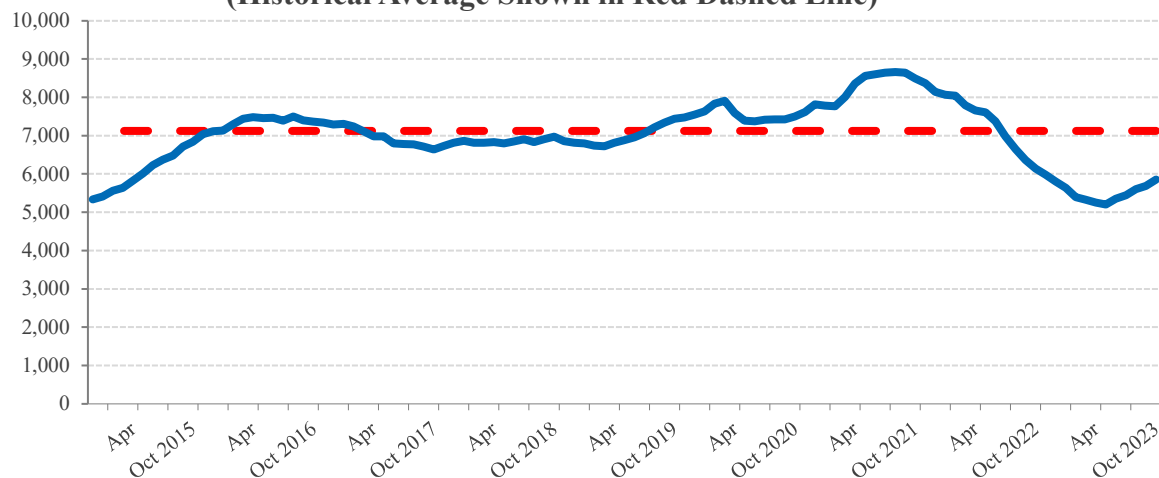
Goods Producing	NA	Information	400
Natural Resources/Mining/Construction	9,100	Financial Activities	2,200
Natural Resources and Mining	100	Prof. & Business Services	5,800
Construction	9,000	Educ. & Health Services	5,500
Manufacturing	-4,300	Leisure & Hospitality	8,900
Service Providing Excluding Government	NA	Other Services	1,300
Trade/Transportation/Utilities	-300	Government	7,300

State Economic Activity Index	Oregon	U.S.	
12-month change (2023 - Oct)	4.3%	3.0%	The economy of Oregon has outpaced the rest of the nation and improved modestly from last month's 4.28% change
36-month change (2023 - Oct)	15.2%	14.2%	

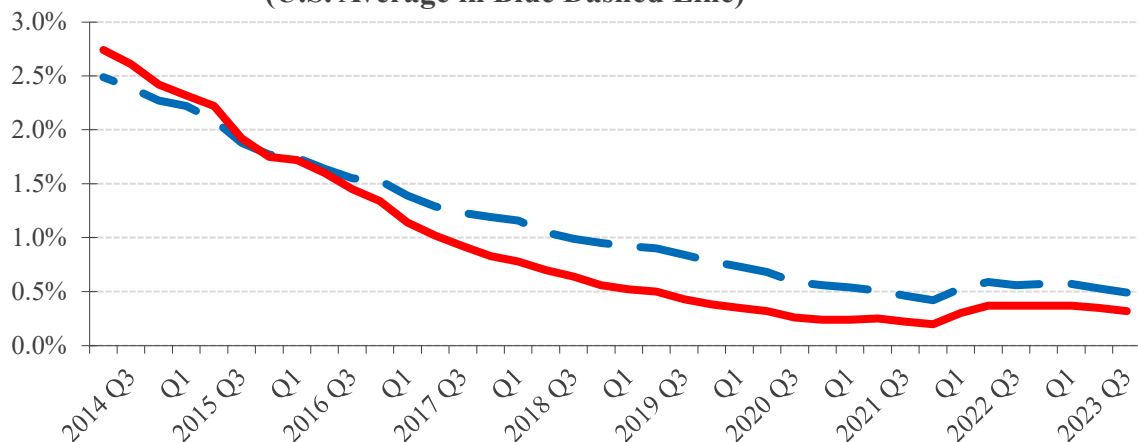
New Housing Construction

Local Fundamentals	Portland	U.S.	
12-month Sum of 1-unit Building Permits through Oct 2023	5,852	not comparable	The current level of construction is 17.9% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	7,124	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Oct 2023) 12-month sum vs. a year ago	-4.7%	-14.1%	Construction is down from last year, but appears to have bottomed.

Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)

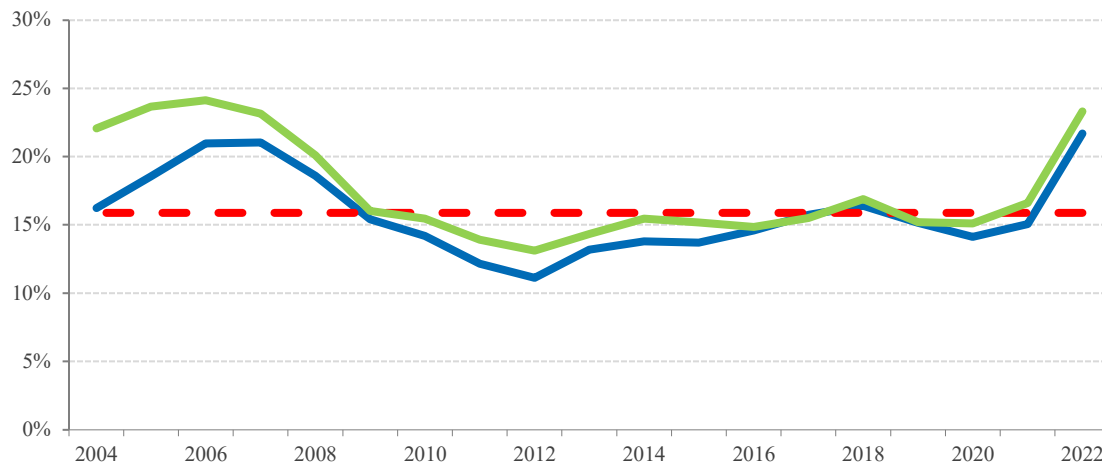


State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



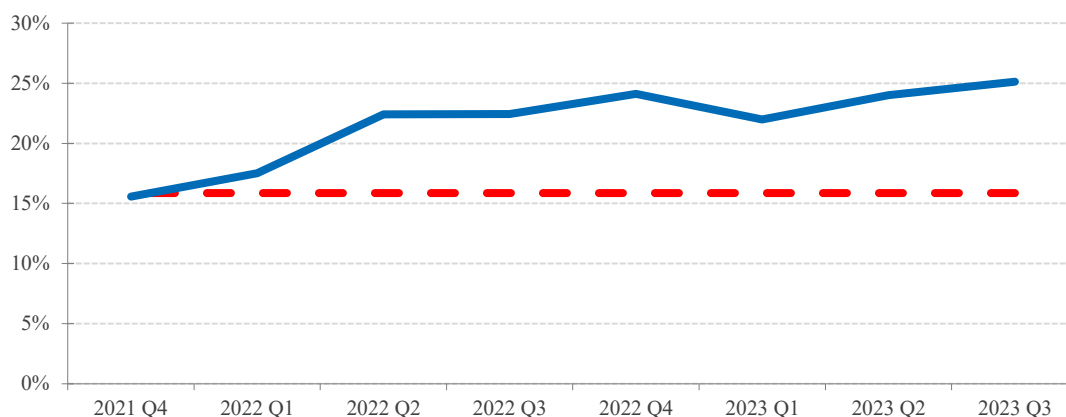
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

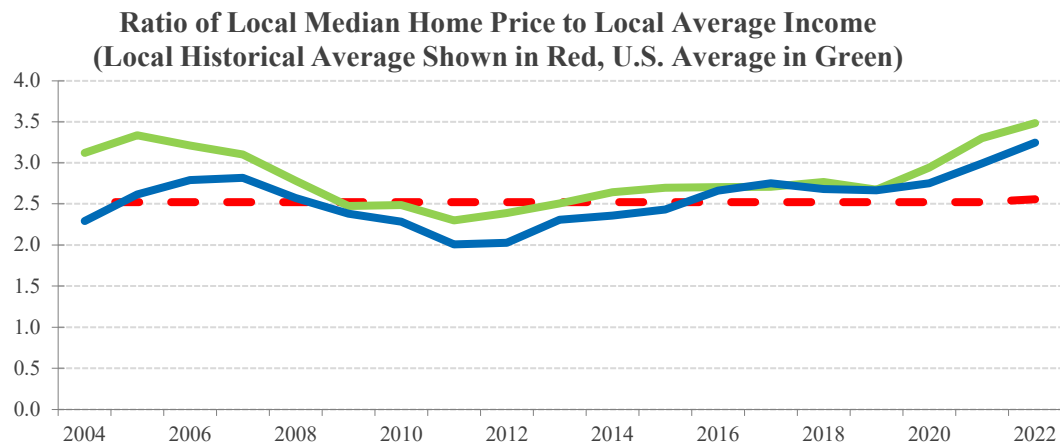


Monthly Mortgage Payment to Income	Portland	U.S.	
Ratio for 2022	21.7%	23.3%	Weak by local standards and could weigh on demand
Ratio for 2023 Q3	25.1%	27.3%	
Historical Average	15.9%	17.8%	More affordable than most markets

Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Portland	U.S.	
Ratio for 2022	3.2	3.5	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2023 Q3	3.1	3.4	
Historical Average	2.6	2.8	Affordable compared to most markets



The Mortgage Market



For the most part of the third quarter, mortgage rates hovered above 7 percent, pushing down affordability to record lows. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.04 percent in the third quarter of 2023 from 5.58 percent the previous year. With this increase, Americans are cost burdened, spending \$1,800 above their budget every year. Nevertheless, the outlook appears more optimistic. If inflation continues to cool, the Federal Reserve will start reducing its interest rates as early as the beginning of next year. NAR forecasts the 30-year fixed mortgage rate to conclude the year at 7.8 percent but then drop to 7.5 percent in the first quarter of next year.

Geographic Coverage for this Report

The Portland area referred to in this report covers the geographic area of the Portland-Vancouver-Hillsboro metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Clackamas County, OR; Columbia County, OR; Multnomah County, OR; Washington County, OR; Yamhill County, OR;
Clark County, WA; Skamania County, WA

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/