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PORTLAND REAL ESTATE INVENTORY REPORT | July 1, 2009

I have put together this localized home inventory report to give context to the metro statistics that often make headlines. Real estate is a local affair and this report shows which parts of town and which types of property are selling and which ones are sitting. Inventory is figured in months with 6 months being balanced, less than 6 months favoring sellers and more than 6 months favoring buyers. I use current active and 6 months of sold data from the RMLS to create this report.

Trend: Detached homes close in remain balanced and have shed some inventory. Condo inventory continues its rise, especially in downtown Portland due to more constrictive lending rules and over supply of available units.

Highlights: Piedmont, Arbor Lodge/Kenton & Sellwood are strong with lower inventory. Gresham and Happy Valley are at 11.3 and 8.9 months respectively, significantly lower than last months numbers. Downtown & the West Hills have seen a significant surge in inventory.

DETACHED HOMES	
ZIP/NEIGHBORHOOD	INVENTORY
97214 Ladds/Hawthorne	5.6 months
97217 Arbor Lodge/Kenton	4.9 months
97202 Sellwood/Eastmoreland	5.1 months
97205 Downtown/SW	42.0 months
97212 Irvington/Grant Park	6.4 months
97203 St. Johns	7.2 months
97211 Piedmont/Concordia	5.6 months
97218 East & West Cully	7.6 months
97227 Overlook	9.0 months
97213 Rose City Park/Hollywood	4.8 months
97206 Foster/Powell/Brentwood	6.4 months
97232 Kerns/laurelhurst	10.0 months
97210 Nob Hill/NW	14.0 months
97219 Multnomah Village/SW	15.4 months
97201 Downtown	15.4 months
Gresham	11.3 months
Happy Valley	8.9 months
Beaverton	8.4 months
Vancouver	8.7 months

CONDOS	
ZIP	INVENTORY
97232	10.8 months
97201	24.2 months
97209	17.9 months
97211	8.4 months
97210	15.8 months
97206	18.0 months
97212	14.3 months
97214	6.8 months
97203	18.7 months
97219	14.1 months
97202	13.1 months
97217	91.5 months

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