

STATE OF THE MARKET

PRESENTED TO
CBBR
FEBRUARY 20, 2019

BY
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CERTIFIED GENERAL APPRAISER



realtor.com

EMERGING BUYERS OF 2019

Millennials, Women & Hispanics

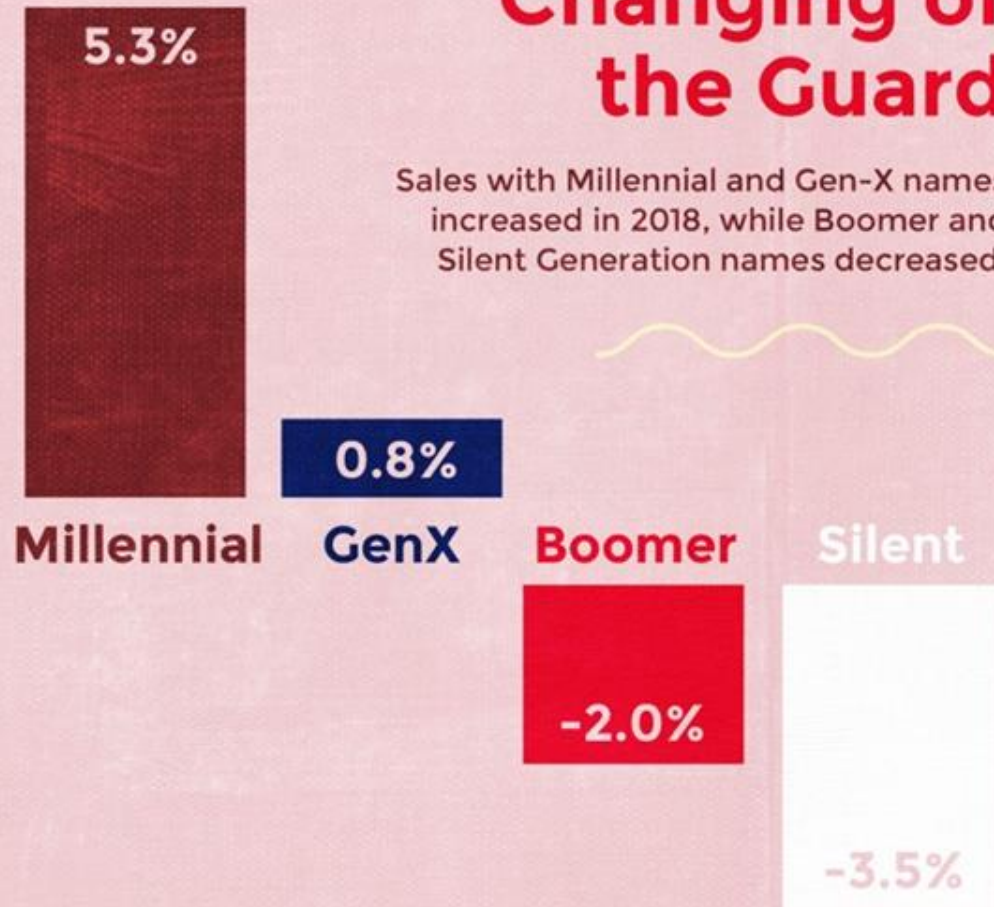
First names associated with women, millennials
and Hispanics saw a significantly faster level
of home sales growth in 2018



Source: Realtor.com



Number of Home Sales (% Change YoY)





Rising Rates & Home Prices

will overshadow inventory increases, making it more difficult to buy or sell a home next year

+8%

SINGLE-FAMILY HOME
HOUSING STARTS

64.6%

HOMEOWNERSHIP
RATE

+8%

MORTGAGE
PAYMENTS

+2.2%

EXISTING HOME MEDIAN
PRICE APPRECIATION

5.5%

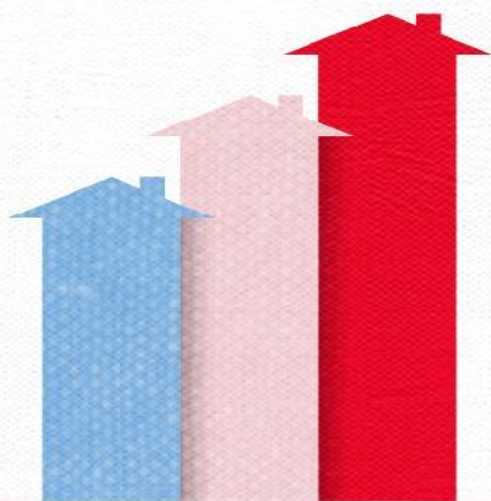
MORTGAGE RATES
AT YEAR'S END

-2%

EXISTING
HOME SALES



2019 KEY HOUSING INDICATORS



INVENTORY GAINS CONTINUE

National inventory increases will remain low in 2019 at less than 7 percent

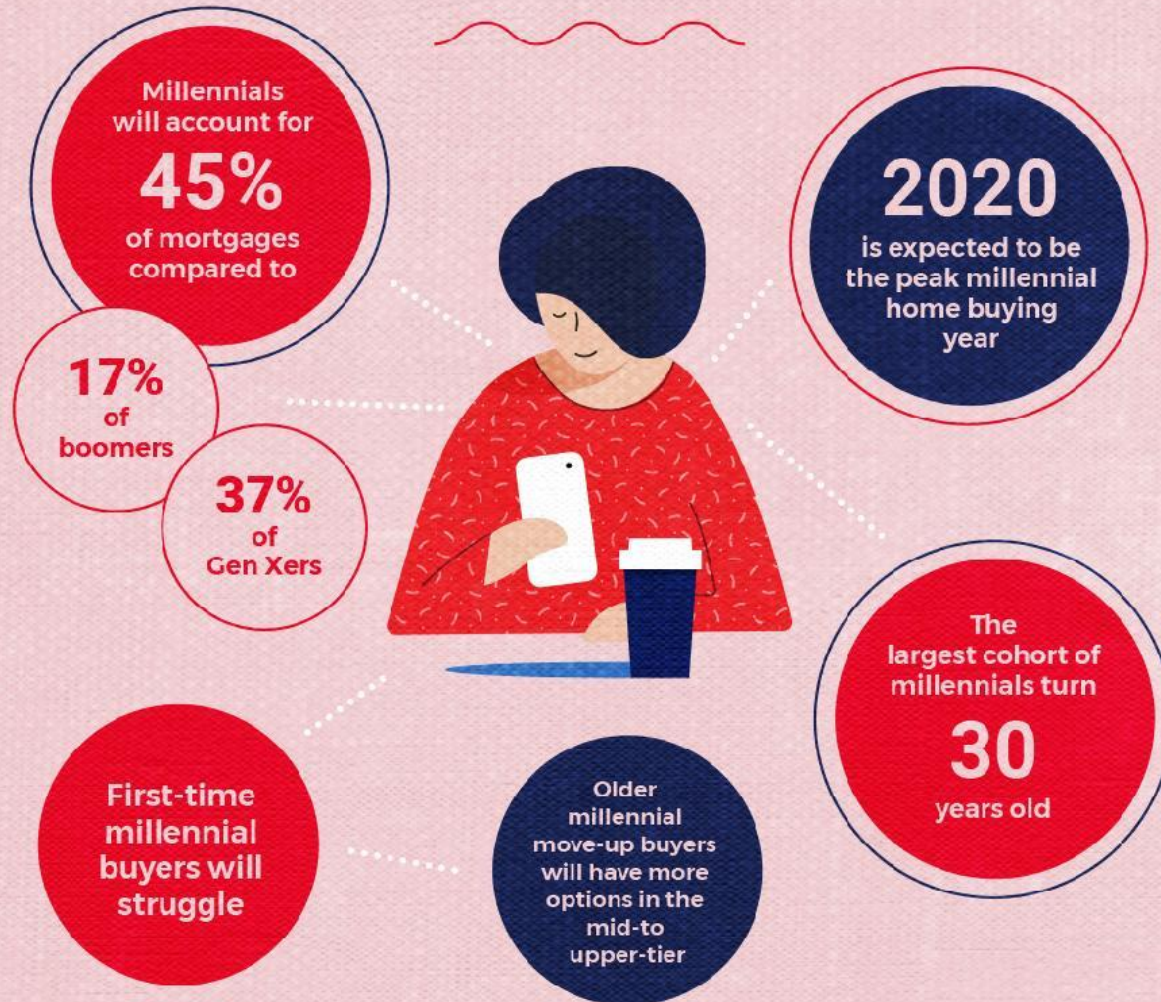
The majority of the inventory gains have been in upscale homes in high-growth markets

LARGEST INCREASES EXPECTED IN

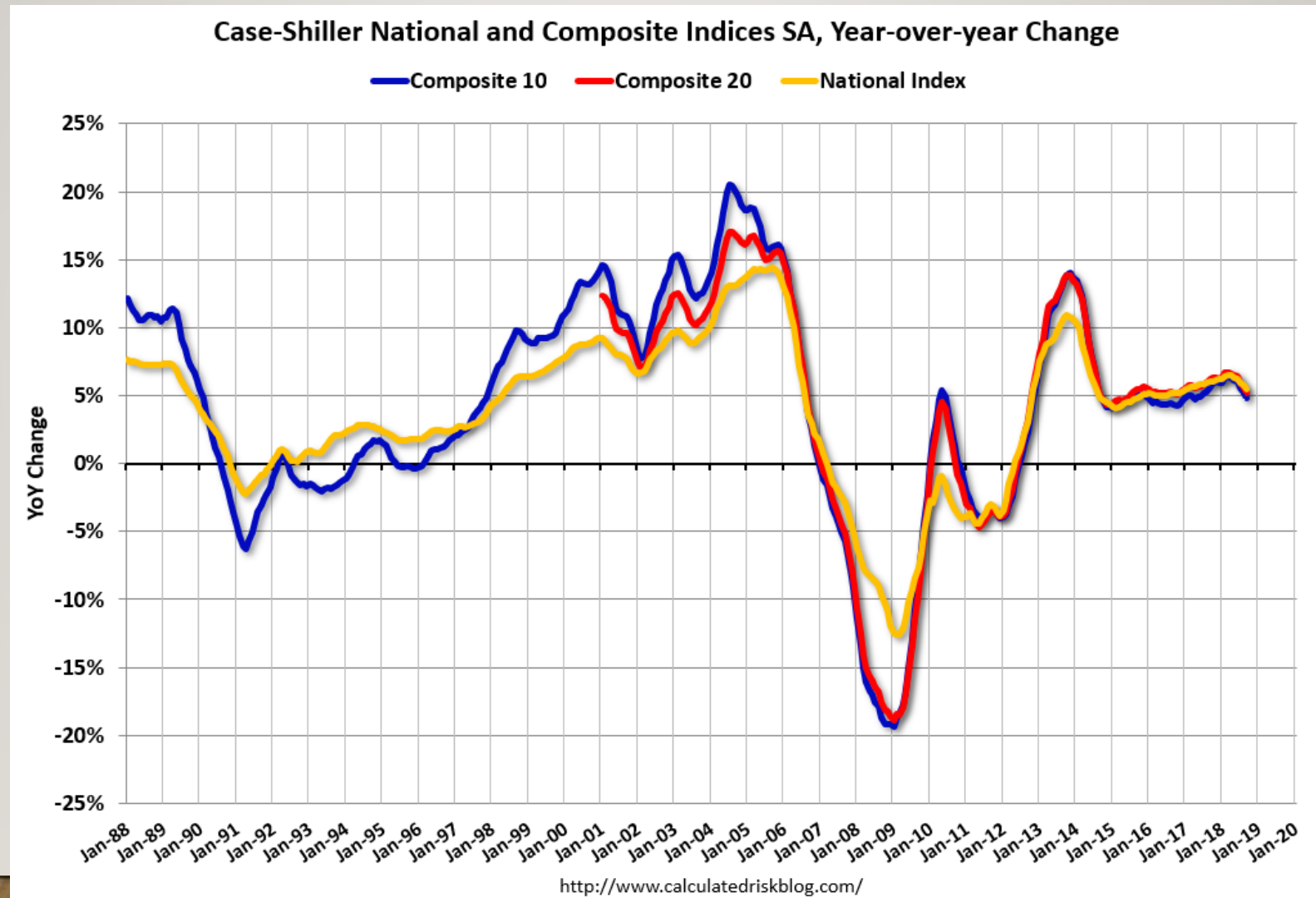
- 📍 San Jose - Sunnyvale - Santa Clara, CA
- 📍 Seattle - Tacoma - Bellevue, WA
- 📍 Worcester, MA-CT
- 📍 Boston - Cambridge - Newton, MA-CT
- 📍 Nashville - Davidson - Murfreesboro - Franklin, TN



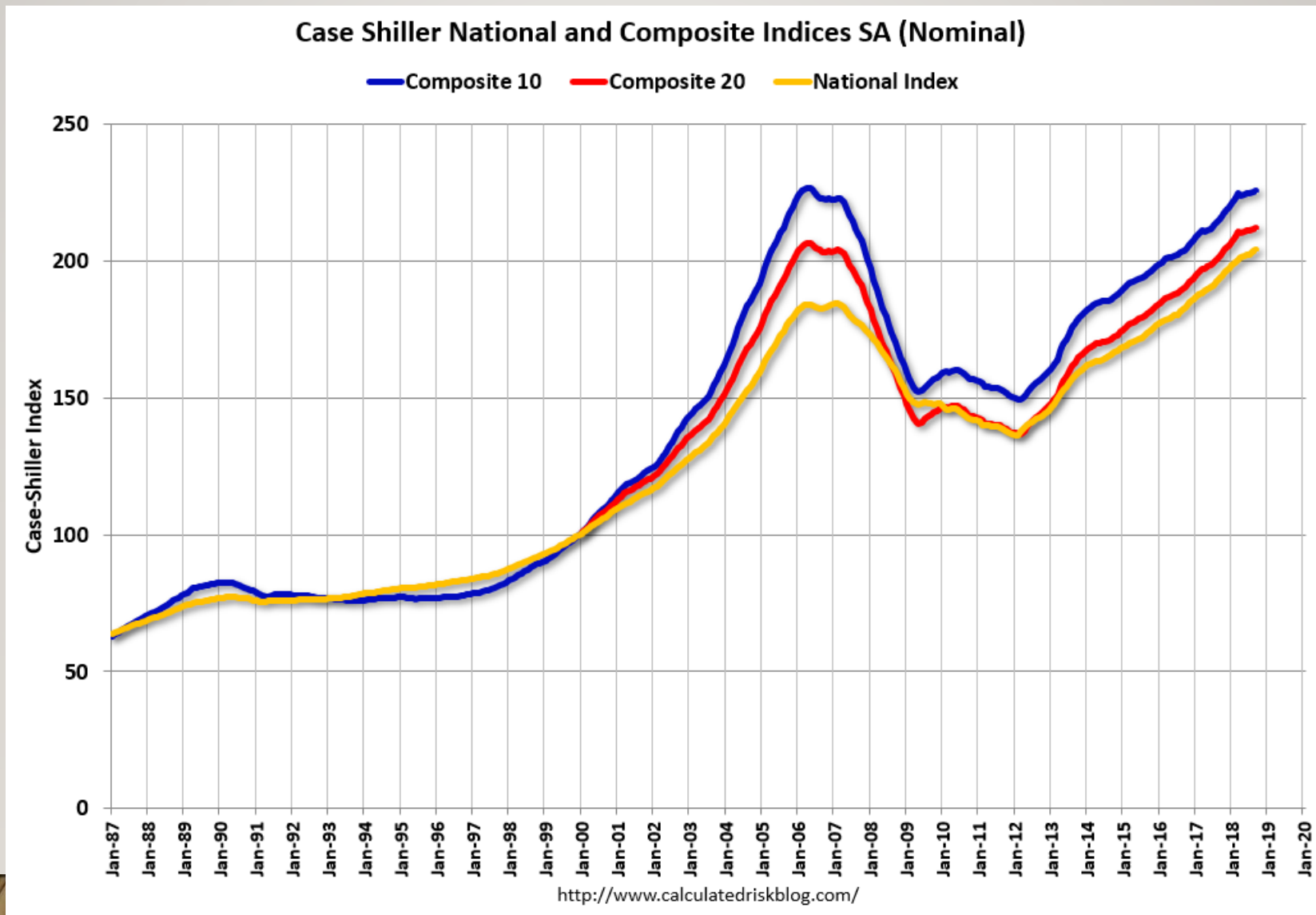
MILLENNIALS PURCHASE THE MOST HOMES



CASE SHILLER HOME PRICE INDEX 2018



CASE-SHILLER US NATIONAL HOME PRICE INDEX



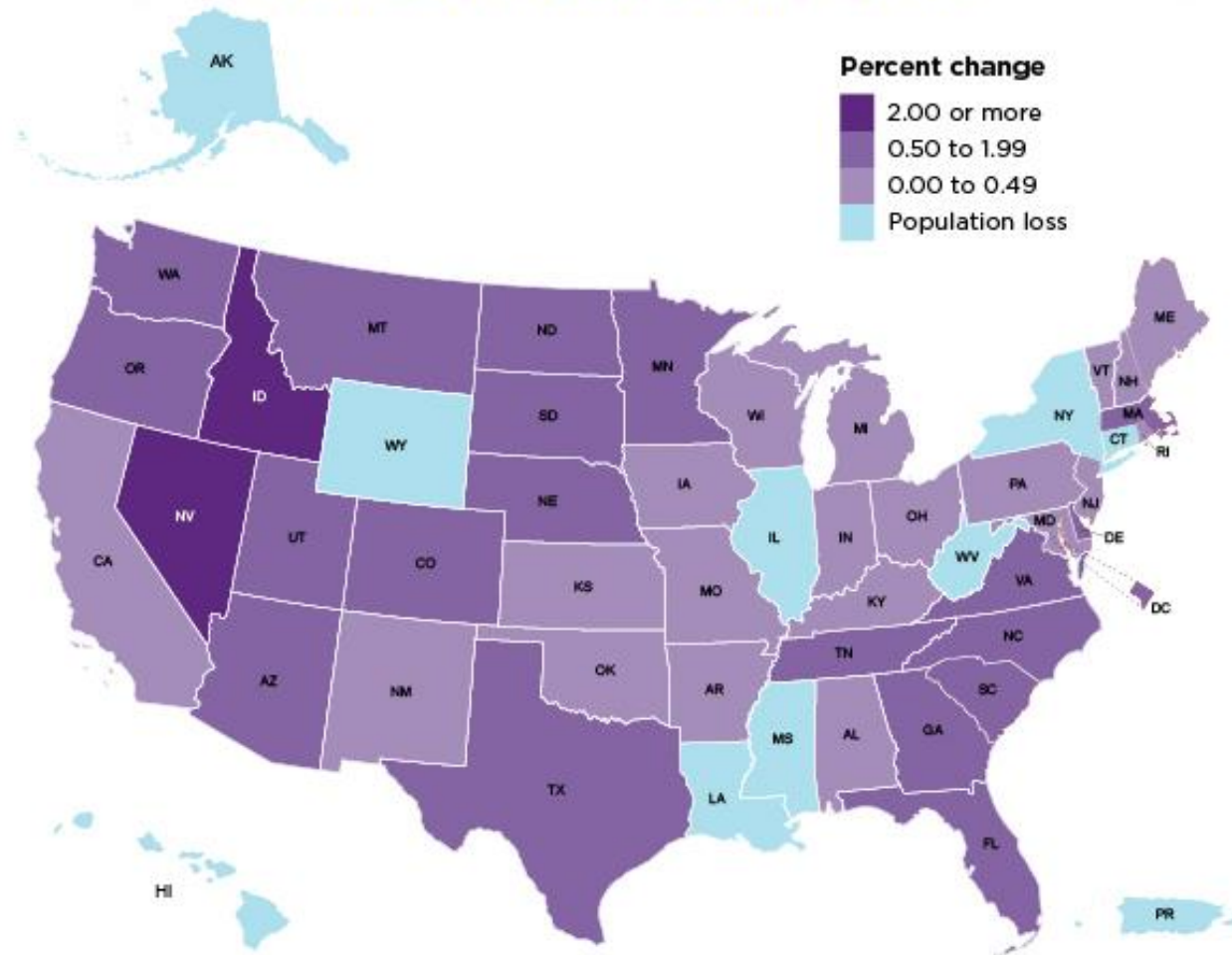
TOP 10 STATES IN POPULATION PERCENTAGE GROWTH 2017-2018

Rank	Name	2010	2017	2018	Percent growth
1	Nevada	2,700,679	2,972,405	3,034,392	2.1
2	Idaho	1,567,657	1,718,904	1,754,208	2.1
3	Utah	2,763,891	3,103,118	3,161,105	1.9
4	Arizona	6,392,288	7,048,876	7,171,646	1.7
5	Florida	18,804,580	20,976,812	21,299,325	1.5
6	Washington	6,724,540	7,425,432	7,535,591	1.5
7	Colorado	5,029,316	5,615,902	5,695,564	1.4
8	Texas	25,146,114	28,322,717	28,701,845	1.3
9	South Carolina	4,625,381	5,021,219	5,084,127	1.3
10	North Carolina	9,535,736	10,270,800	10,383,620	1.1

Source: US Census Bureau

How Does Your State Stack Up?

Population Change for States (and Puerto Rico)
From July 1, 2017, to July 1, 2018



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov

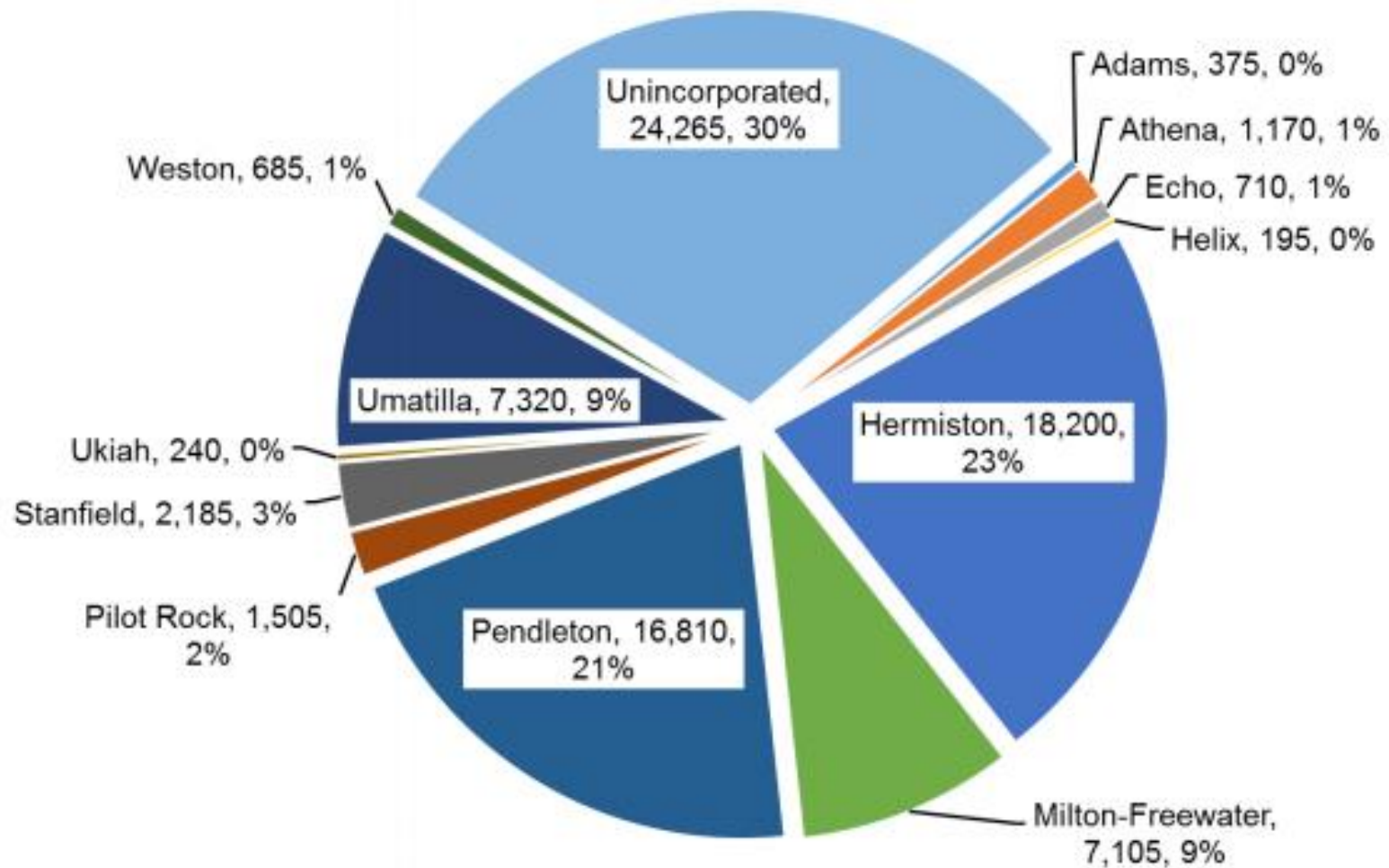
Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

Population Estimates for Oregon and Umatilla County

	July 1, 2018 Population	July 1, 2017 Population	Net Change	Percent Change
Oregon	4,195,300	4,141,100	54,200	1.3%
Umatilla County	80,765	80,500	265	0.3%
City of Adams	375	375	0	0.0%
City of Athena	1,170	1,175	-5	-0.4%
City of Echo	710	705	5	0.7%
City of Helix	195	195	0	0.0%
City of Hermiston	18,200	17,985	215	1.2%
City of Milton-Freewater	7,105	7,070	35	0.5%
City of Pendleton	16,810	16,890	-80	-0.5%
City of Pilot Rock	1,505	1,505	0	0.0%
City of Stanfield	2,185	2,145	40	1.9%
City of Ukiah	240	245	-5	-2.0%
City of Umatilla	7,320	7,245	75	1.0%
City of Weston	685	685	0	0.0%
Unincorporated	24,265	24,280	-15	-0.1%

Source: Portland State University's Population Research Center

Umatilla County July 1, 2018 Population Estimates Incorporated Cities, Towns and Unincorporated



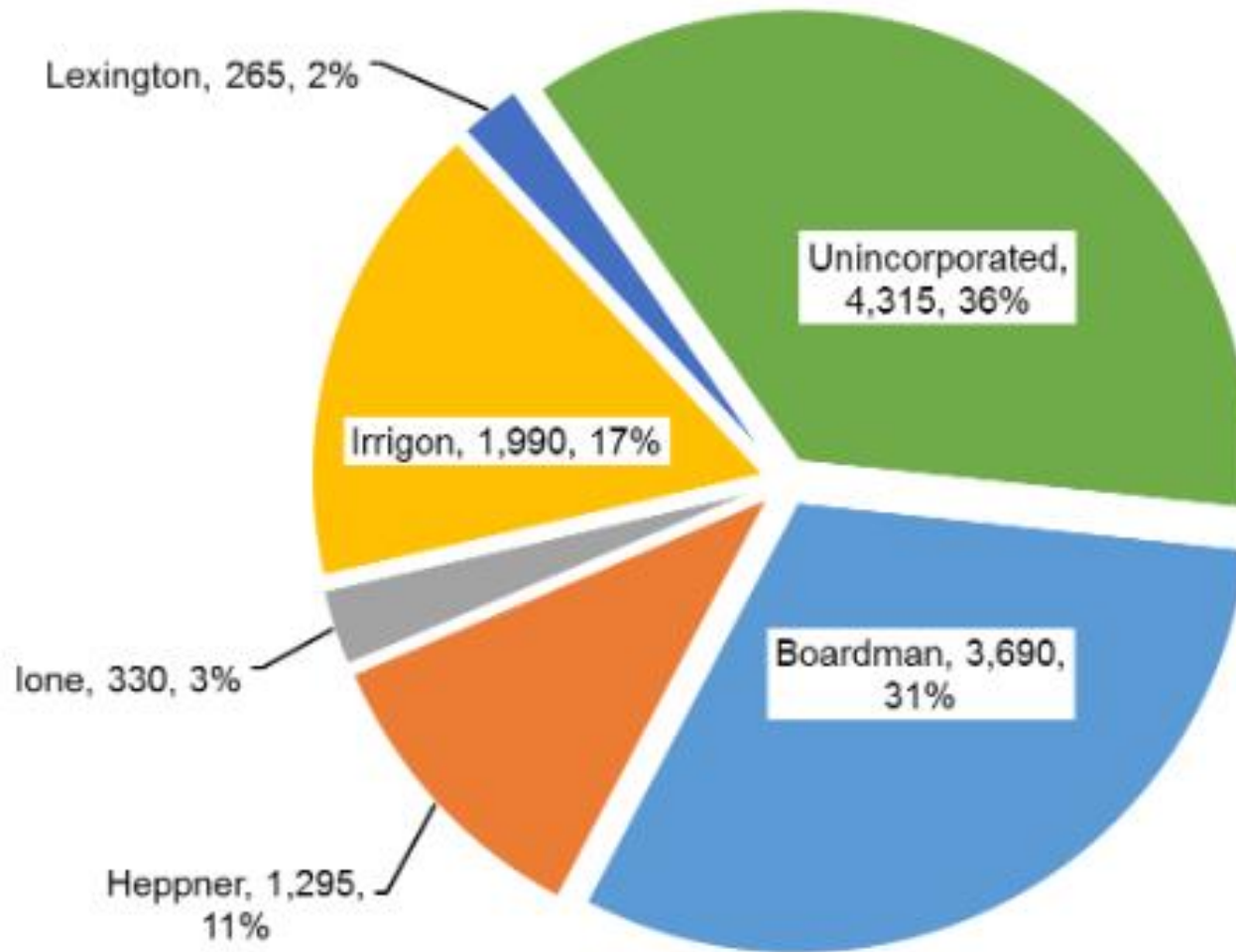
Source: Portland State University's Population Research Center

Population Estimates for Oregon and Morrow County

	July 1, 2018 Population	July 1, 2017 Population	Net Change	Percent Change
Oregon	4,195,300	4,141,100	54,200	1.3%
Morrow County	11,885	11,890	-5	0.0%
City of Boardman	3,690	3,555	135	3.8%
City of Heppner	1,295	1,295	0	0.0%
City of Lone	330	330	0	0.0%
City of Irrigon	1,990	1,975	15	0.8%
City of Lexington	265	255	10	3.9%
Unincorporated	4,315	4,480	-165	-3.7%

Source: Portland State University's Population Research Center

Morrow County July 1, 2018 Population Estimates Incorporated Cities, Towns and Unincorporated

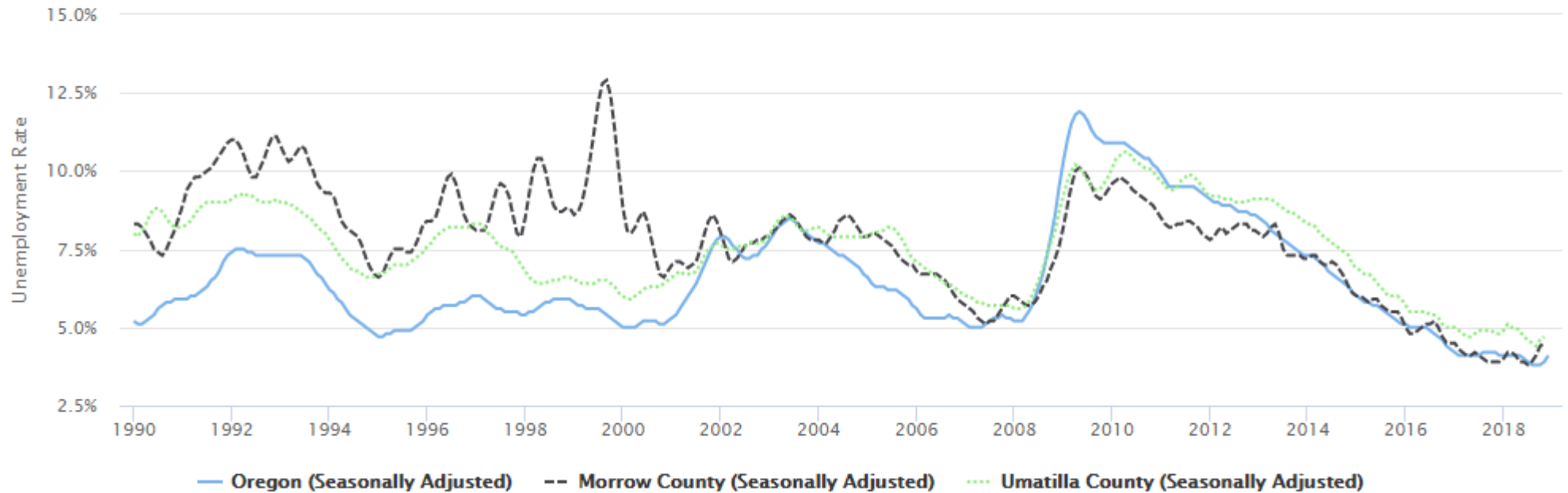


Source: Portland State University's Population Research Center

UNEMPLOYMENT RATES

Local Area Unemployment Statistics

(Unemployment Rate)



Source: Oregon Employment Department Qualityinfo.org

UNEMPLOYMENT RATES

SEASONALLY
ADJUSTED

	Dec-18	Nov-18	Dec-17
OREGON	4.1%	3.9%	4.1%
MORROW	4.6%	4.5%	4.2%
UMATILLA	4.9%	4.7%	4.8%

EMPLOYMENT

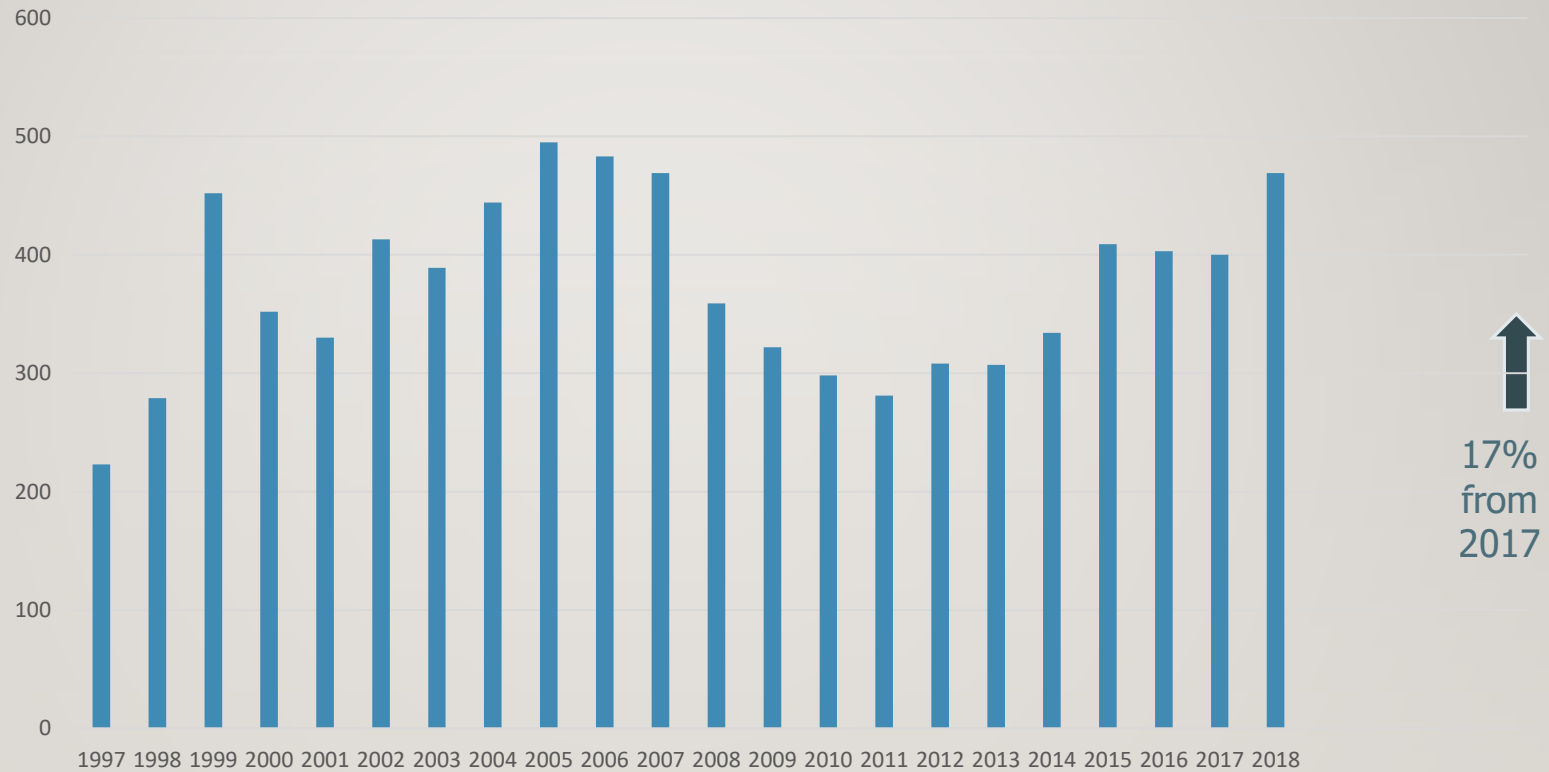
Total Nonfarm Payroll NOT Seasonally Adjusted				Change from		% Change From	
	Dec 2018	Nov 2018	Dec 2017	Nov 2018	Dec 2017	Nov 2018	Dec 2017
<u>OREGON</u>	1,929,100	1,932,200	1,900,100	-3,100	29,000	-.0016%	.015%
<u>MORROW COUNTY</u>	5,090	5,080	4,750	10	340	.001	.071
<u>UMATILLA COUNTY</u>	28,150	28,620	28,260	-470	-110	-.016	-.003
SOURCE: Oregon Employment Department							

RESIDENTIAL MARKET STATISTICS

WEST UMATILLA & NORTH MORROW COUNTIES

YEAR	# SOLD	% CHG
1997	223	
1998	279	25%
1999	452	62%
2000	352	-22%
2001	330	-6%
2002	413	25%
2003	389	-6%
2004	444	14%
2005	495	11%
2006	483	-2%
2007	469	-3%
2008	359	-23%
2009	322	-10%
2010	298	-7%
2011	281	-6%
2012	308	10%
2013	307	0%
2014	334	9%
2015	409	22%
2016	403	-1%
2017	400	-1%
2018	469	17%

NUMBER SOLD

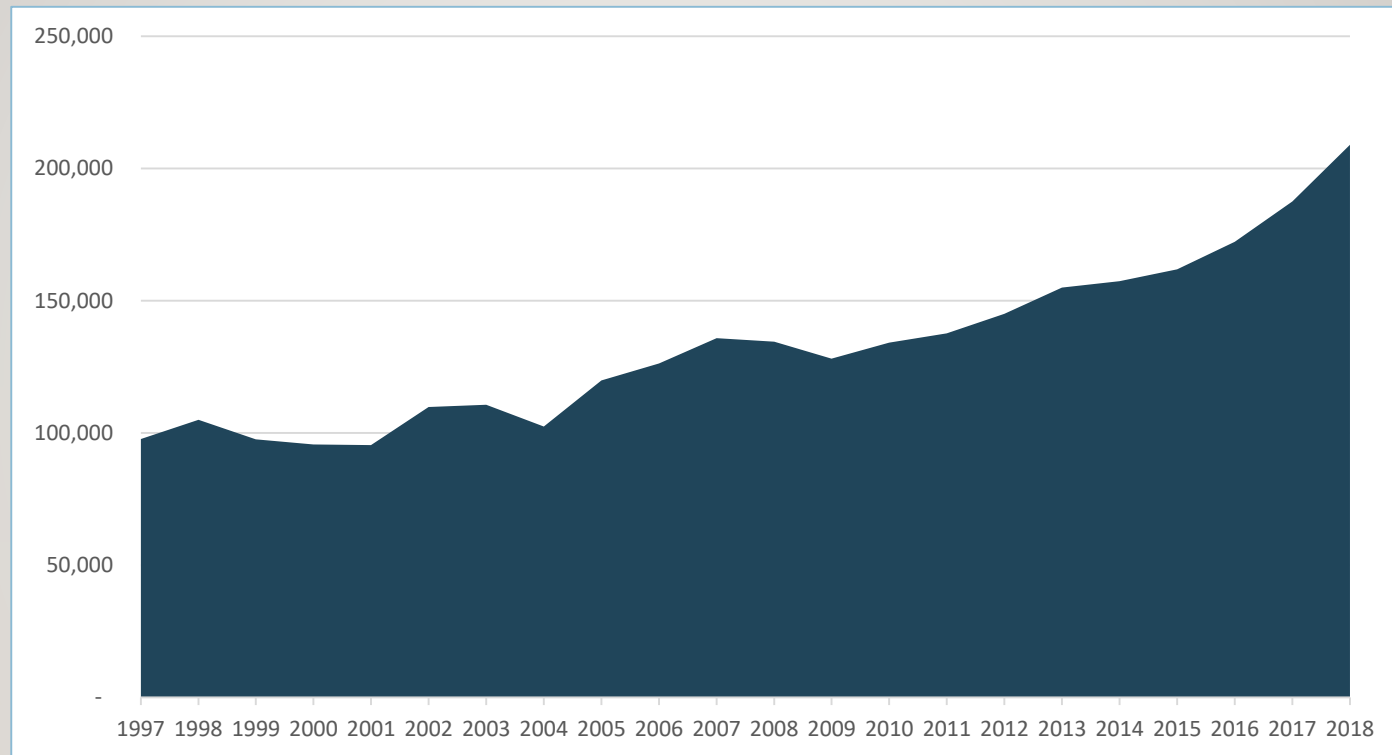


RESIDENTIAL MARKET STATISTICS

WEST UMATILLA & NORTH MORROW COUNTIES

YEAR	# SOLD	% CHG	AVE PRC \$	% CHG
1997	223		97,640	
1998	279	25%	104,944	7%
1999	452	62%	97,612	-7%
2000	352	-22%	95,580	-2%
2001	330	-6%	95,334	0%
2002	413	25%	109,850	15%
2003	389	-6%	110,655	1%
2004	444	14%	102,408	-7%
2005	495	11%	119,879	17%
2006	483	-2%	126,307	5%
2007	469	-3%	135,807	8%
2008	359	-23%	134,507	-1%
2009	322	-10%	128,092	-5%
2010	298	-7%	134,069	5%
2011	281	-6%	137,649	3%
2012	308	10%	145,082	5%
2013	307	0%	154,962	7%
2014	334	9%	157,365	2%
2015	409	22%	161,891	3%
2016	403	-1%	172,214	6%
2017	400	-1%	187,514	9%
2018	469	17%	208,948	11%

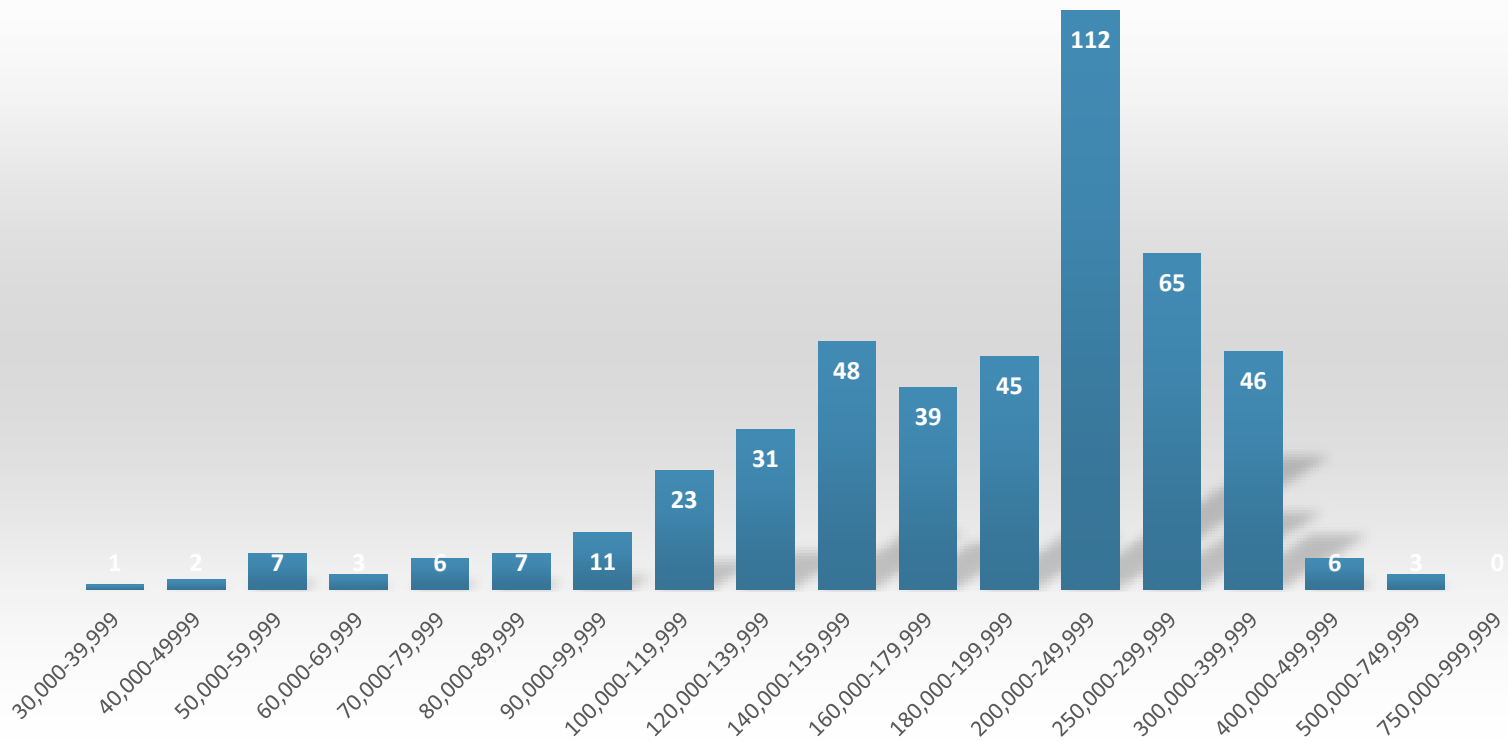
AVERAGE PRICE



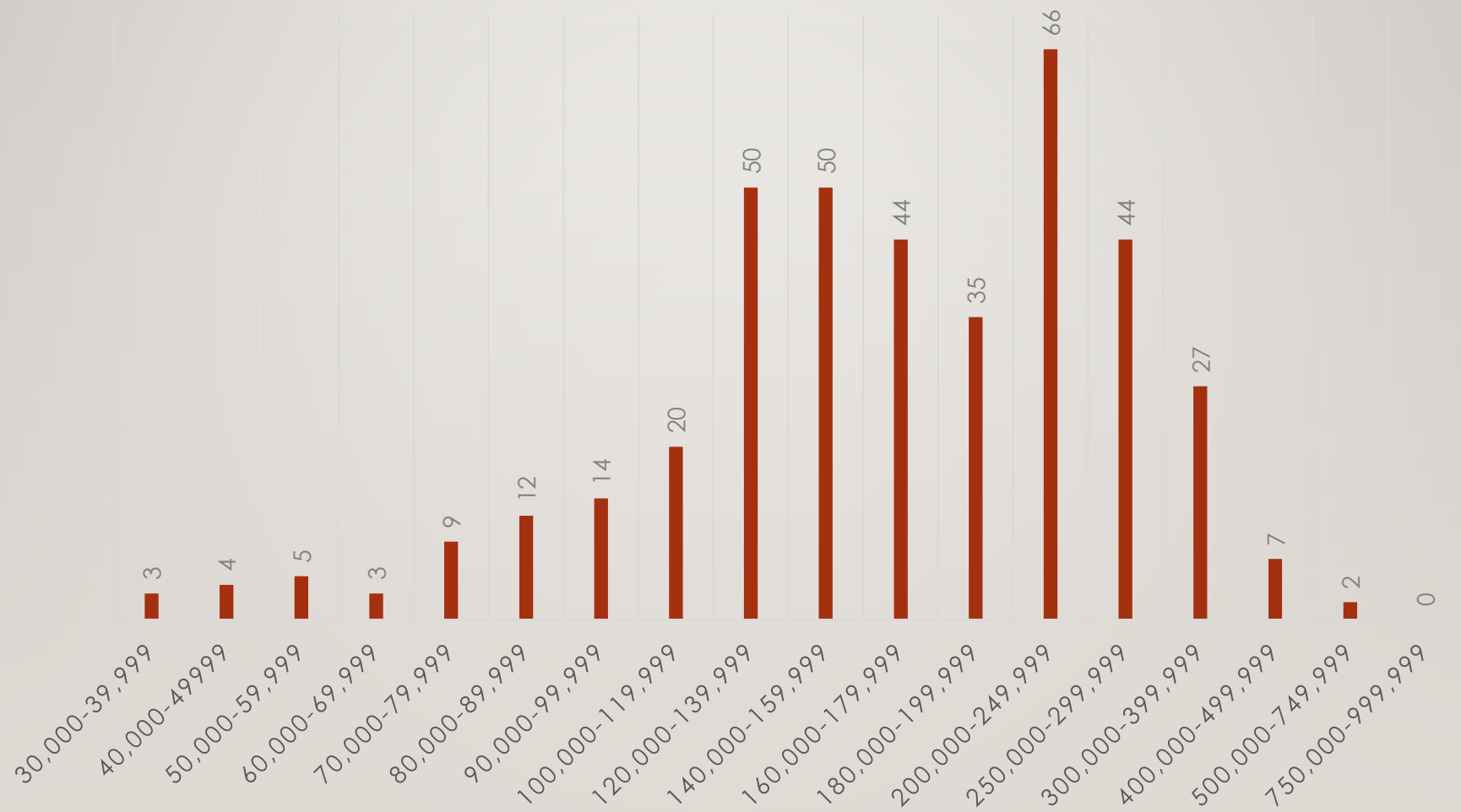
11%
from
2017

NUMBERS SOLD BY SALES PRICE 2018

West Umatilla/North Morrow
Counties



NUMBER SOLD BY SALES PRICE 2017



RESIDENTIAL MARKET STATISTICS

WEST UMATILLA & NORTH MORROW COUNTIES

YEAR	# SOLD	% CHG	AVE PRC \$	% CHG	DOM	%CHG
1997	223		97,640		148	
1998	279	25%	104,944	7%	128	-14%
1999	452	62%	97,612	-7%	168	31%
2000	352	-22%	95,580	-2%	145	-14%
2001	330	-6%	95,334	0%	145	0%
2002	413	25%	109,850	15%	163	12%
2003	389	-6%	110,655	1%	165	1%
2004	444	14%	102,408	-7%	170	3%
2005	495	11%	119,879	17%	160	-6%
2006	483	-2%	126,307	5%	139	-13%
2007	469	-3%	135,807	8%	110	-21%
2008	359	-23%	134,507	-1%	98	-11%
2009	322	-10%	128,092	-5%	127	30%
2010	298	-7%	134,069	5%	86	-32%
2011	281	-6%	137,649	3%	123	43%
2012	308	10%	145,082	5%	112	-9%
2013	307	0%	154,962	7%	116	4%
2014	334	9%	157,365	2%	122	5%
2015	409	22%	161,891	3%	93	-24%
2016	403	-1%	172,214	6%	77	-17%
2017	400	-1%	187,514	9%	60	-22%
2018	469	17%	208,948	11%	51	-15%

DAYS ON MARKET



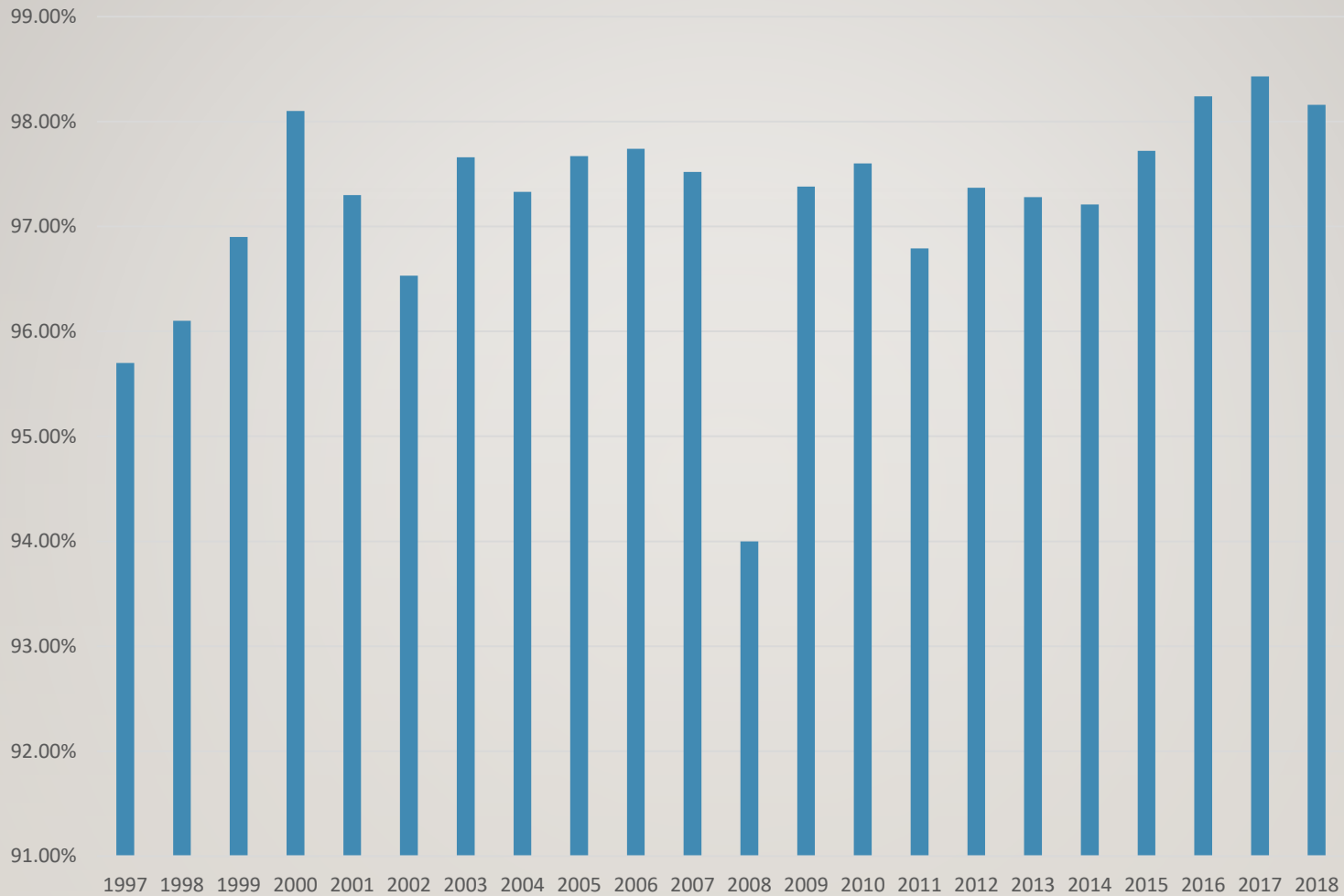
↓
15%
from
2017

RESIDENTIAL MARKET STATISTICS

WEST UMATILLA & NORTH MORROW COUNTIES

YEAR	# SOLD	% CHG	AVE PRC \$	% CHG	DOM	%CHG	SLD/LST %
1997	223		97,640		148		95.70%
1998	279	25%	104,944	7%	128	-14%	96.10%
1999	452	62%	97,612	-7%	168	31%	96.90%
2000	352	-22%	95,580	-2%	145	-14%	98.10%
2001	330	-6%	95,334	0%	145	0%	97.30%
2002	413	25%	109,850	15%	163	12%	96.53%
2003	389	-6%	110,655	1%	165	1%	97.66%
2004	444	14%	102,408	-7%	170	3%	97.33%
2005	495	11%	119,879	17%	160	-6%	97.67%
2006	483	-2%	126,307	5%	139	-13%	97.74%
2007	469	-3%	135,807	8%	110	-21%	97.52%
2008	359	-23%	134,507	-1%	98	-11%	94%
2009	322	-10%	128,092	-5%	127	30%	97.38%
2010	298	-7%	134,069	5%	86	-32%	97.60%
2011	281	-6%	137,649	3%	123	43%	96.79%
2012	308	10%	145,082	5%	112	-9%	97.37%
2013	307	0%	154,962	7%	116	4%	97.28%
2014	334	9%	157,365	2%	122	5%	97.21%
2015	409	22%	161,891	3%	93	-24%	97.72%
2016	403	-1%	172,214	6%	77	-17%	98.24
2017	400	-1%	187,514	9%	60	-22%	98.43
2018	469	17%	208,948	11%	51	-15%	98.16

SOLD/LIST %

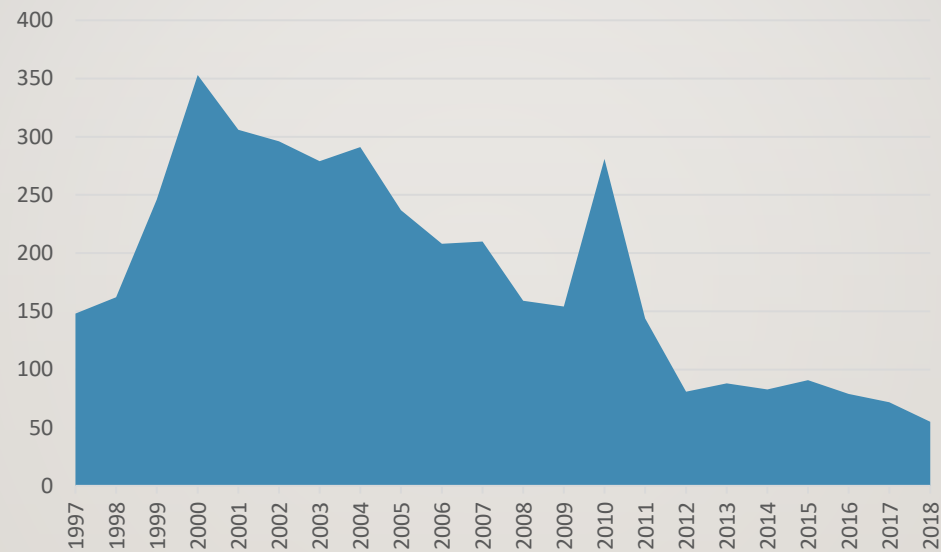


RESIDENTIAL MARKET STATISTICS

WEST UMATILLA & NORTH MORROW COUNTIES

YEAR	# SOLD	% CHG	AVE PRC \$	% CHG	DOM	%CHG	SLD/LST %	ACT LST	% CHG
1997	223		97,640		148		95.70%	148	
1998	279	25%	104,944	7%	128	-14%	96.10%	162	9%
1999	452	62%	97,612	-7%	168	31%	96.90%	246	52%
2000	352	-22%	95,580	-2%	145	-14%	98.10%	353	43%
2001	330	-6%	95,334	0%	145	0%	97.30%	306	-13%
2002	413	25%	109,850	15%	163	12%	96.53%	296	-3%
2003	389	-6%	110,655	1%	165	1%	97.66%	279	-6%
2004	444	14%	102,408	-7%	170	3%	97.33%	291	4%
2005	495	11%	119,879	17%	160	-6%	97.67%	237	-19%
2006	483	-2%	126,307	5%	139	-13%	97.74%	208	-12%
2007	469	-3%	135,807	8%	110	-21%	97.52%	210	1%
2008	359	-23%	134,507	-1%	98	-11%	94%	159	-24%
2009	322	-10%	128,092	-5%	127	30%	97.38%	154	-3%
2010	298	-7%	134,069	5%	86	-32%	97.60%	281	82%
2011	281	-6%	137,649	3%	123	43%	96.79%	144	-49%
2012	308	10%	145,082	5%	112	-9%	97.37%	81	-44%
2013	307	0%	154,962	7%	116	4%	97.28%	88	9%
2014	334	9%	157,365	2%	122	5%	97.21%	83	-6%
2015	409	22%	161,891	3%	93	-24%	97.72%	91	10%
2016	403	-1%	172,214	6%	77	-17%	98.24%	79	-13%
2017	400	-1%	187,514	9%	60	-22%	98.43%	72	-9%
2018	469	17%	208,948	11%	51	-15%	98.16%	55	-24%

ACTIVE LISTINGS



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**24%
from
2017**

BUILDING PERMITS ISSUED

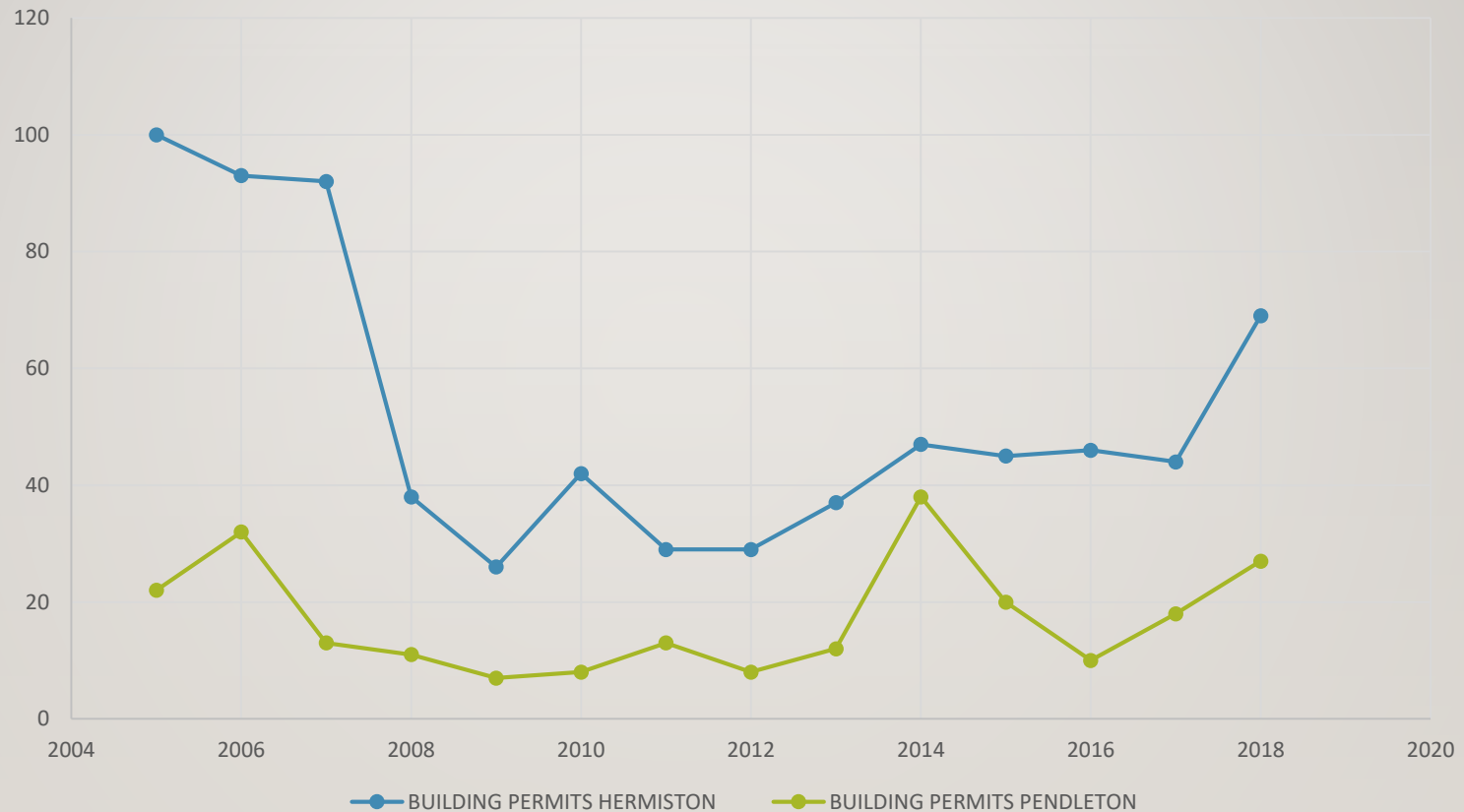
BUILDING PERMITS HERMISTON		BUILDING PERMITS PENDLETON	
2018	69	2018	27
2017	44	2017	18
2016	46	2016	10
2015	45	2015	20
2014	47	2014	38
2013	37	2013	12
2012	29	2012	8
2011	29	2011	13
2010	42	2010	8
2009	26	2009	7
2008	38	2008	11
2007	92	2007	13
2006	93	2006	32
2005	100	2005	22

DOES NOT INCLUDE TOWNHOMES, MULTI-FAMILY or MANUFACTURED HOMES

2018 RMLS NEW CONSTRUCTION SALES

	TOWN	# SOLD	LOW \$	HIGH \$	MEDIAN \$
	HERMISTON	42	\$ 227,184	\$ 399,900	\$ 266,973
	UMATILLA	35	\$ 177,800	\$ 246,295	\$ 205,000
	BOARDMAN	8	\$ 171,800	\$ 333,500	\$ 290,227
	STANFIELD	4	\$ 160,950	\$ 216,500	\$ 192,360
	IRRIGON	0	-	-	-
OVERALL		89	\$ 160,950	\$ 399,900	\$ 235,987

BUILDING PERMITS ISSUED



Up
36%
from
2017

AVERAGE SOLD PRICES IN OTHER AREAS

	2018	2017
WEST UMATILLA	\$214,010	\$192,298
PENDLETON	\$197,903	\$180,658
THE DALLES	\$244,373	\$219,987
HOOD RIVER	\$503,186	\$520,410
PORTLAND	\$485,739	\$466,120
EUGENE	\$341,632	\$324,622
LAKE OSWEGO	\$677,406	\$673,547
TRI-CITIES	\$301,000	\$243,900



BARAK
& ASSOCIATES
APPRAISALS

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