

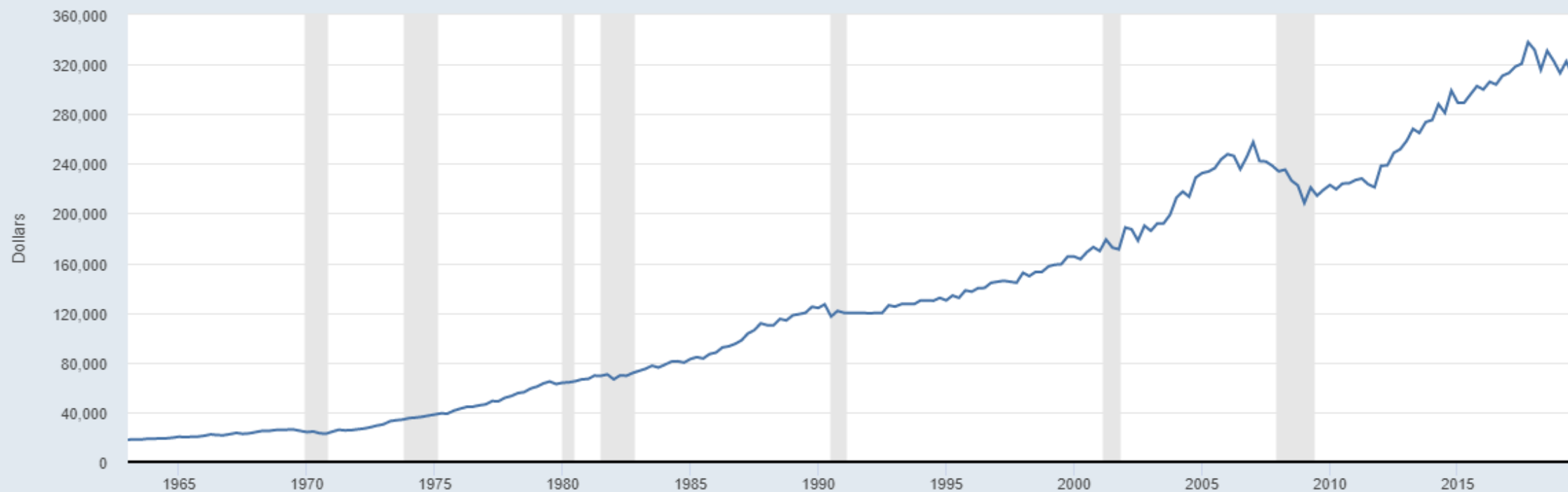
Housing Market and Policy Update

Jeremy Rogers
Director of Public Policy and Legal Affairs





— Median Sales Price of Houses Sold for the United States



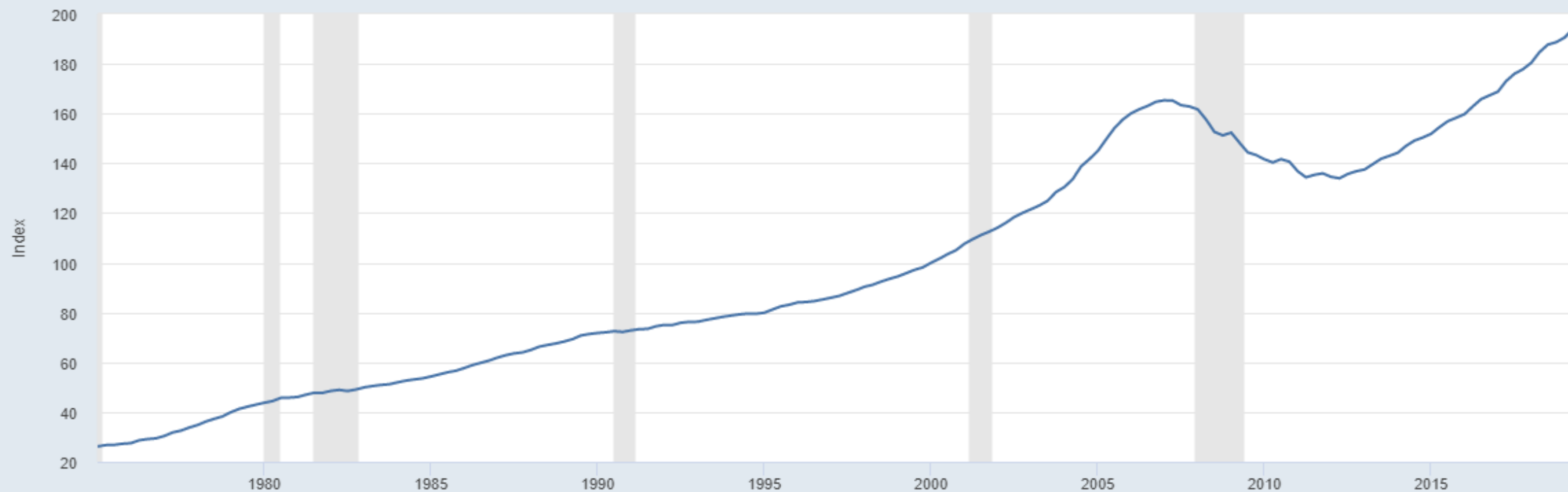
Shaded areas indicate U.S. recessions

Source: U.S. Census Bureau

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— All-Transactions House Price Index for the United States, Q1 2000=100



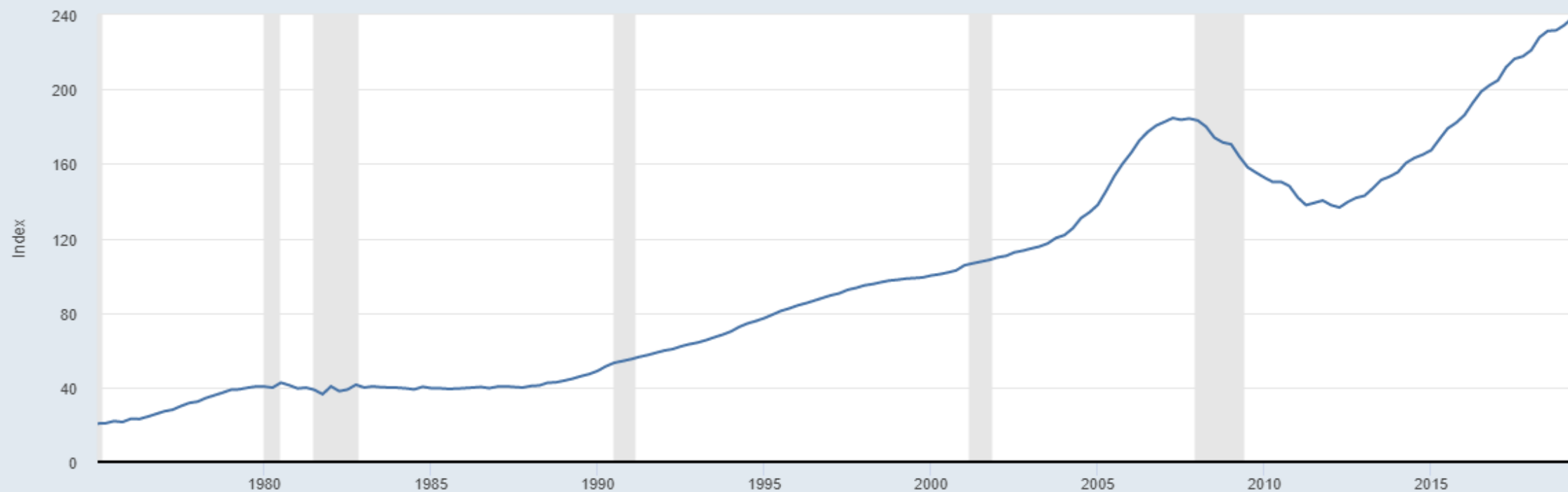
Shaded areas indicate U.S. recessions

Source: U.S. Federal Housing Finance Agency

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— All-Transactions House Price Index for Oregon, Q1 2000=100



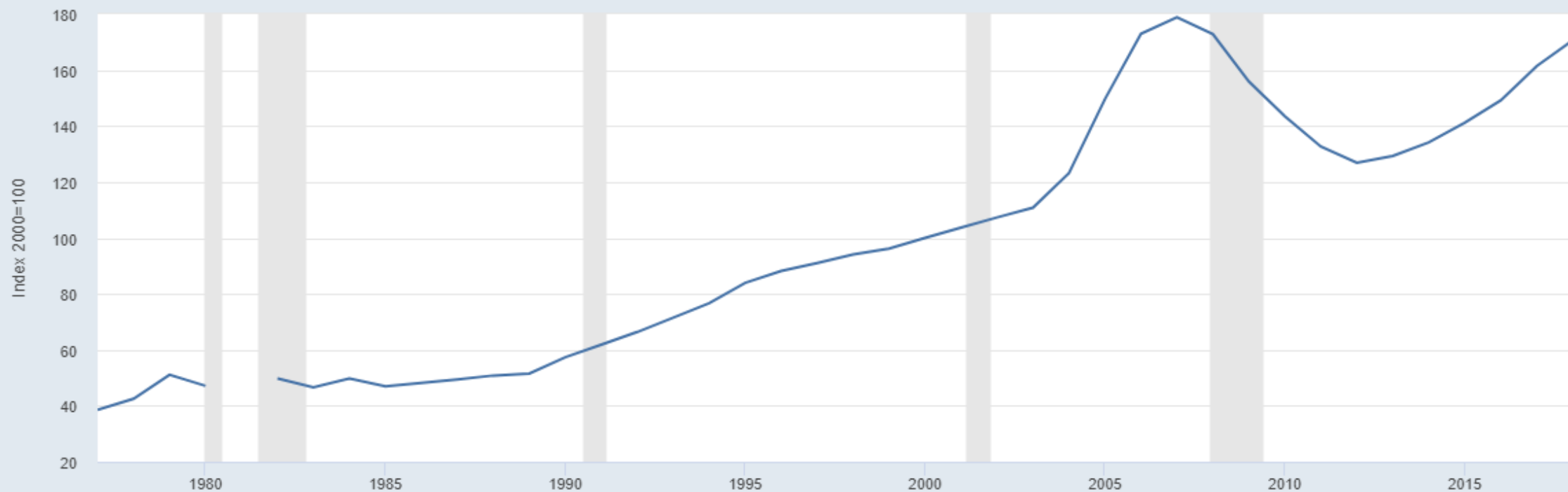
Shaded areas indicate U.S. recessions

Source: U.S. Federal Housing Finance Agency

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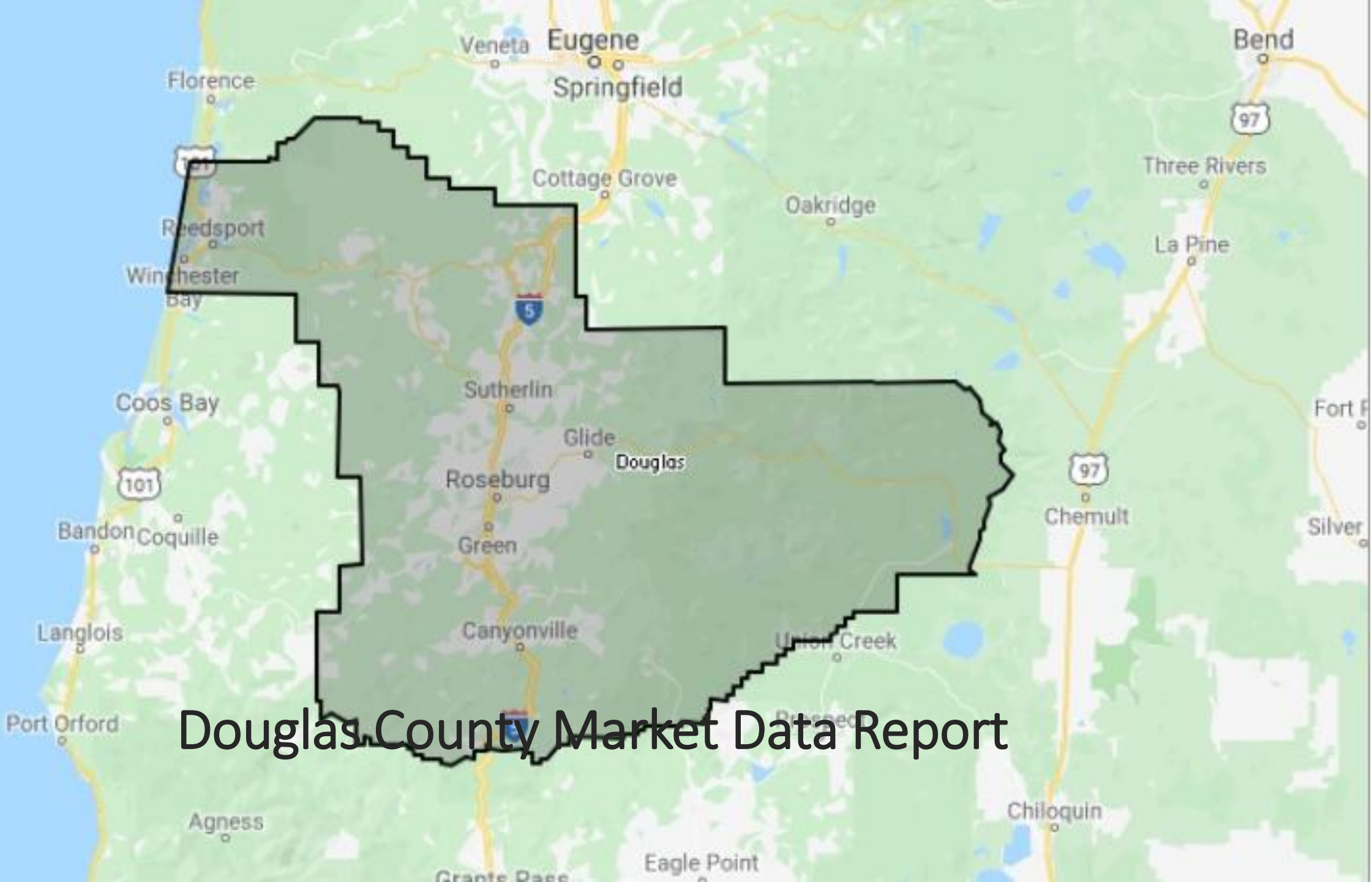
— All-Transactions House Price Index for Douglas County, OR



Shaded areas indicate U.S. recessions

Source: U.S. Federal Housing Finance Agency

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Douglas County Market Data Report

Median Sales Price

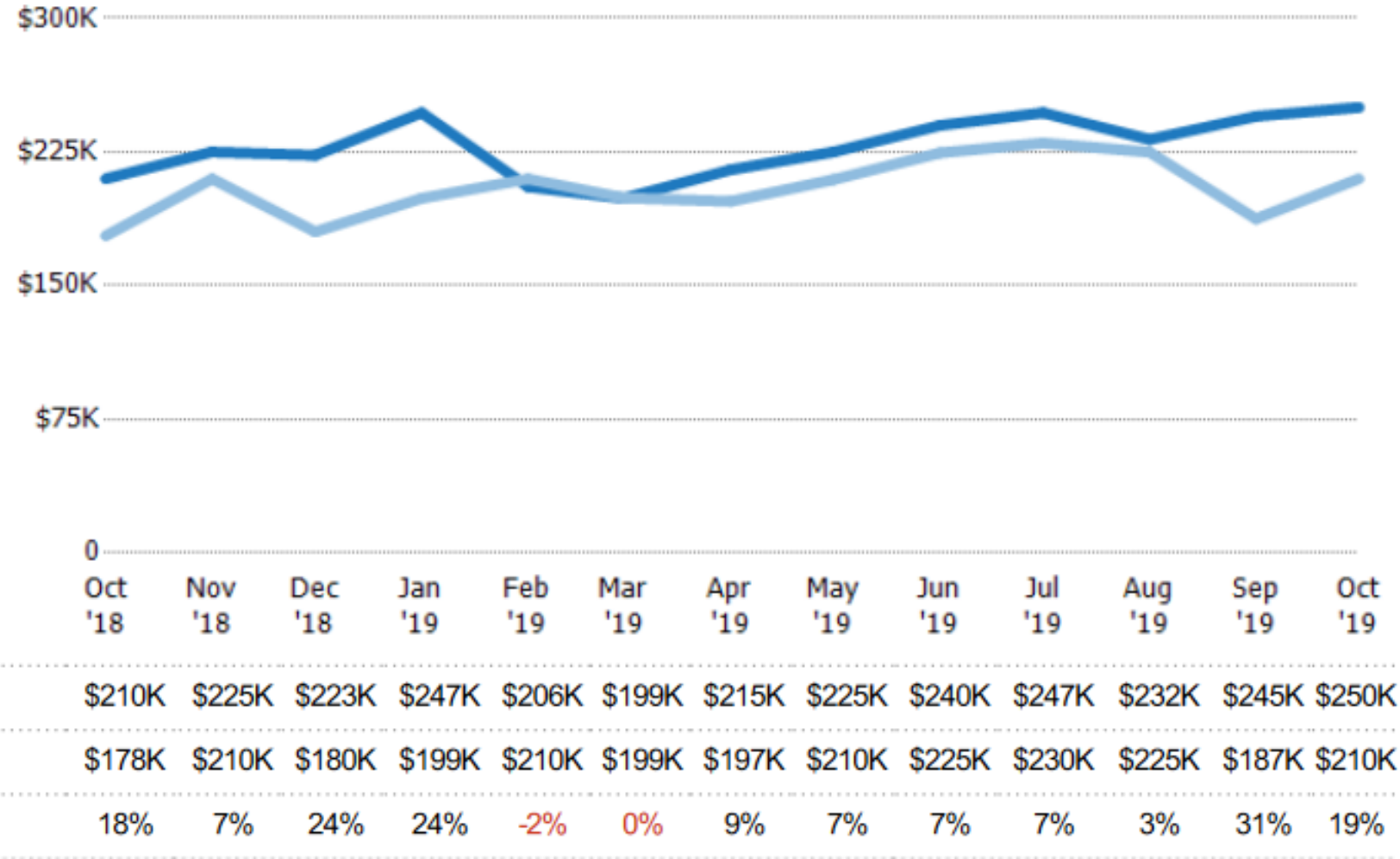
The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Douglas County - 1 Saved Area

Property Type: Condo/Townhouse/Apt, Single Family Residence

Month/ Year	Price	% Chg.
Oct '19	\$250K	19%
Oct '18	\$210K	18%
Oct '17	\$178K	15.2%



Active Listings

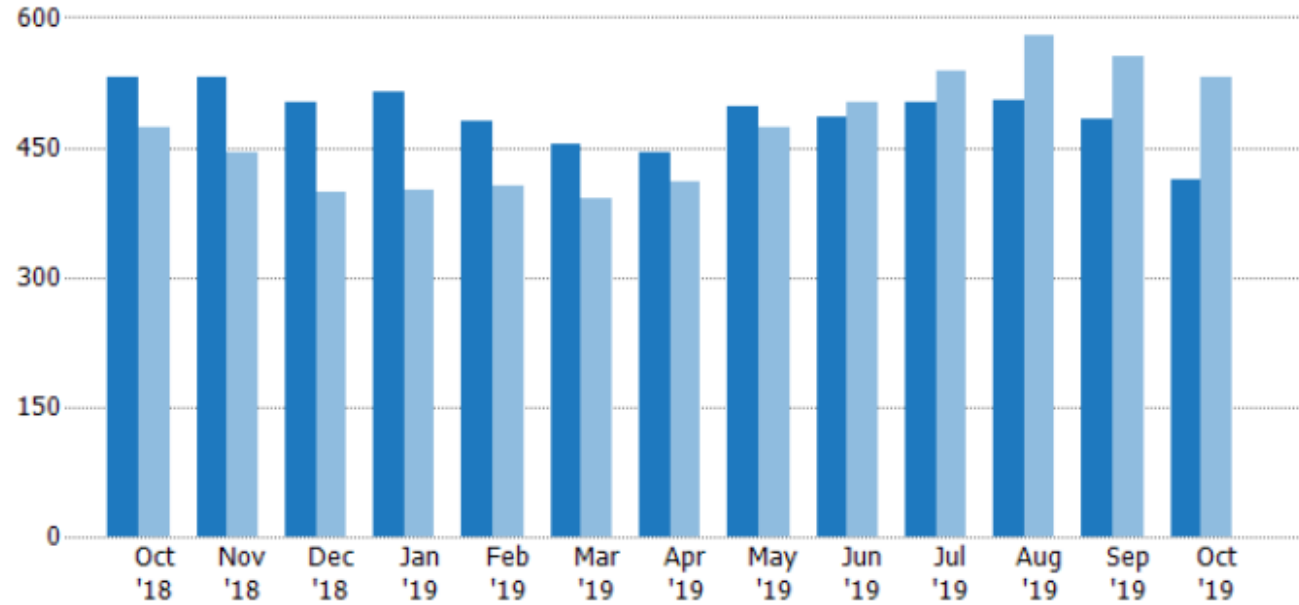
The number of active residential listings at the end of each month.

Filters Used

Custom Area: Douglas County - 1
Saved Area

Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Count	% Chg.
Oct '19	412	-22.6%
Oct '18	532	12.2%
Oct '17	474	19.2%



Current Year	532	530	503	514	481	453	445	496	484	502	505	482	412
Prior Year	474	443	397	400	405	391	409	472	501	538	579	556	532
Percent Change from Prior Year	12%	20%	27%	29%	19%	16%	9%	5%	-3%	-7%	-13%	-13%	-23%

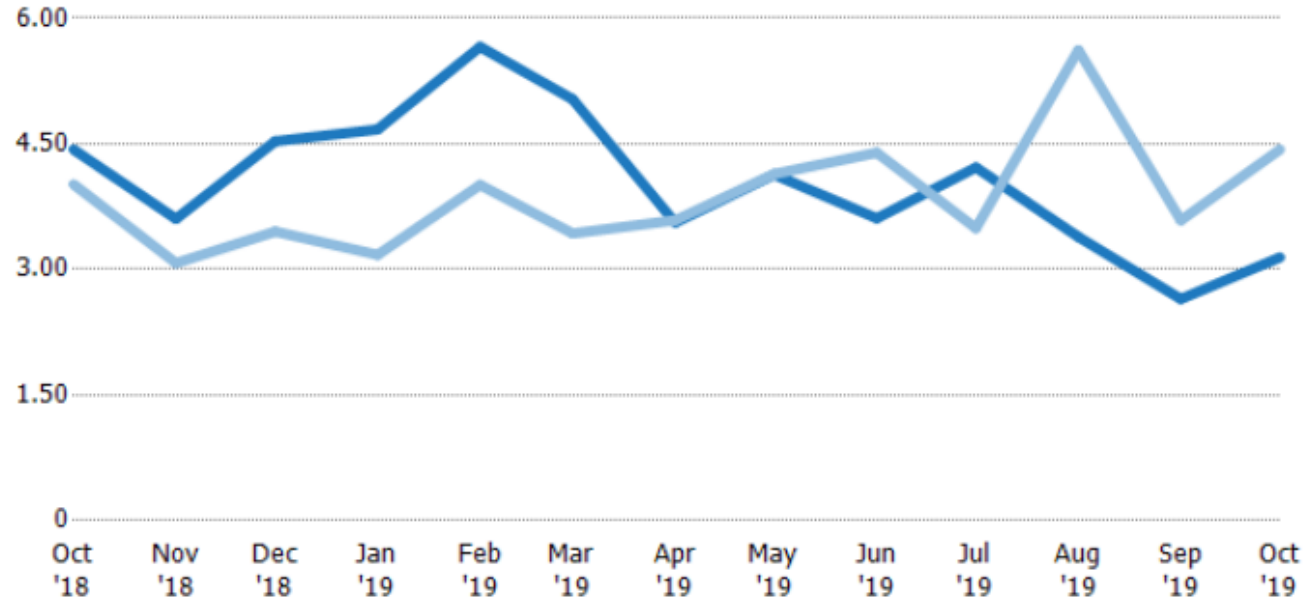
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Douglas County - 1
Saved Area
Property Type:
Condo/Townhouse/Apt, Single
Family Residence

Month/ Year	Months	% Chg.
Oct '19	3.15	-29.1%
Oct '18	4.43	10.4%
Oct '17	4.02	-2.3%



Current Year	4.43	3.61	4.53	4.67	5.66	5.03	3.56	4.13	3.61	4.22	3.39	2.65	3.15
Prior Year	4.02	3.08	3.45	3.17	4.01	3.43	3.59	4.14	4.39	3.49	5.62	3.59	4.43
Percent Change from Prior Year	10%	17%	31%	47%	41%	47%	-1%	0%	-18%	21%	-40%	-26%	-29%

Top Issues Cited by Public in Polling

2011

Jobs

Education funding

Economic conditions

Government spending

Education issues

2014

Jobs

Education funding

Economic conditions

Roads/infrastructure

Taxes

2017

Homelessness

Traffic congestion

Affordable housing

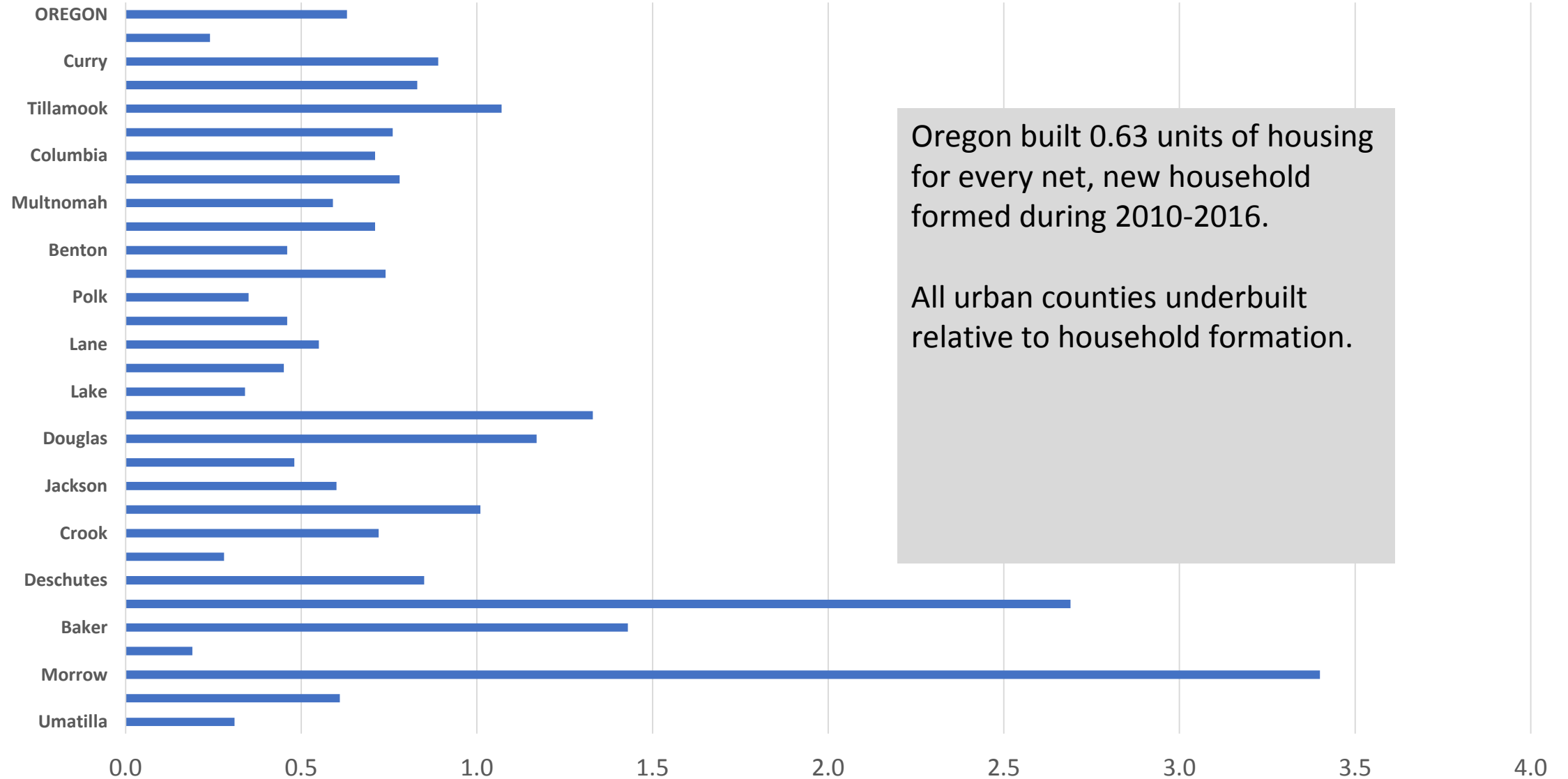
Roads/infrastructure

Taxes

Housing Supply Fact

- Oregon built 0.63 units of housing for every net, new household formed during 2010-2016.

Housing Starts per Household Formed, 2010-2016



Oregon built 0.63 units of housing for every net, new household formed during 2010-2016.

All urban counties underbuilt relative to household formation.

2019 Oregon Bills

- SB 608: Rent Control and Elimination of No-Case Terminations
- HB 2001: “Middle Housing” on Single Family Lots
- HB 2003: Housing Needs Analyses and Production Strategies
- HB 3427: Gross Receipts Tax

2020 Oregon Bills

- ADUs on rural residential zoned land
- More funding for septic repair/replacement assistance program

2021 Oregon Bills

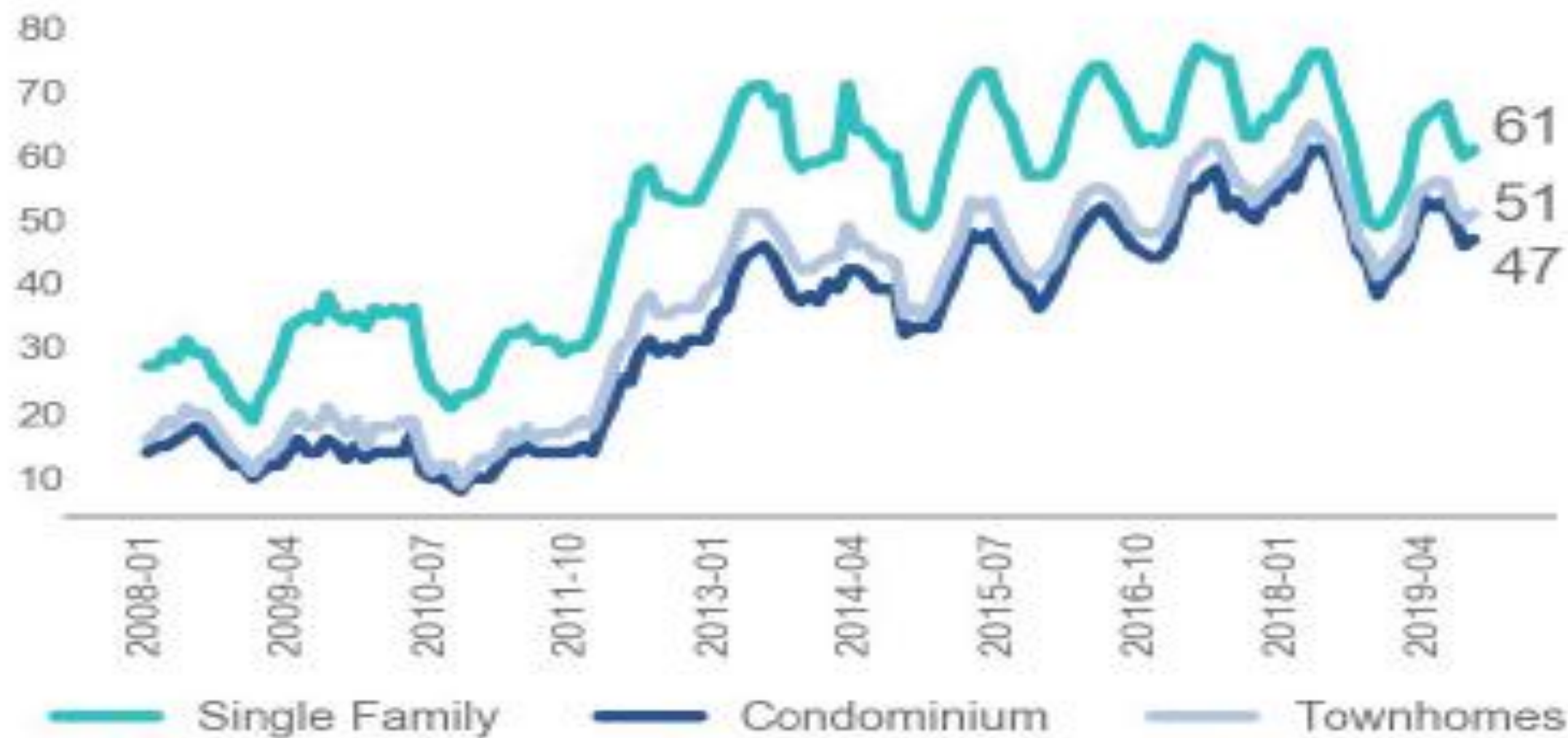
- Proactive Housing Supply Policy Agenda
- Protecting Home Mortgage Interest Deduction
- Independent Contractor status

Federal Policy Issues

- National Flood Insurance Program
- Housing Finance Reform (Fannie Mae, Freddie Mac)
- Infrastructure
- Tax Policy

REALTORS® CONFIDENCE INDEX

Current Conditions



REALTORS® CONFIDENCE INDEX—SIX-MONTH OUTLOOK



MEDIAN EXPECTED PRICE CHANGE WITHIN THE NEXT 12 MONTHS

By State, in the Past Three Months

