



Insider Update

April 2024

Welcome to R Update - April edition!

As the spring season blooms, so does the real estate market. With warmer weather and longer days ahead, now is the perfect time to explore new opportunities in the Real Estate Market. In this month's newsletter, we'll be sharing valuable insights into the current market trends, our featured listings, and updates to our events. We hope you find value in R Update and know that we are here for any questions you may have.

SAVE THE DATE

See all our 2024 client appreciation events on page 5.

What People Are Saying



"I could not have asked for a better real estate agent! Elizabeth and her team were amazing! From our first meeting to closing, Elizabeth provided exceptional skill in staging the home, finding the right buyers, negotiating for the best deal, and best of all worked tirelessly to achieve closing the sale of my old home and purchase of my new home on the same day! Elizabeth rocks!"

- Karen Hernandez, Buyer and Seller

Follow Us!

Stay up-to-date with all things real estate and more! Follow us on Instagram and Facebook @RHomeAgent



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R- Listings

Want to know your home's value? Give us a call!



7321 SE 52ND Ave Portland, OR 97206

1372 sqft, 3 bedrooms, 2.1 bathrooms

RMLS# 24272230

\$415,000



8621 SW Brightfield Cir Portland, OR 97223

660Sqft, 1 Bedrooms, 1 Bathrooms

RMLS# 24078963

\$195,000

PENDING



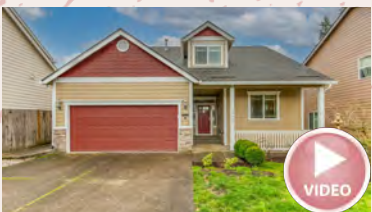
34819 Westboro Way St. Helens, OR 97051

2243 Sqft, 4 Bedrooms, 2 Bathrooms

RMLS# 24267899

\$505,000

PENDING



59460 Oak Ridge St. St. Helens, OR 97051

2154 Sqft, 4 Bedrooms, 2.1 Bathrooms

RMLS# 24267006

\$470,000

PENDING



3620 SW 106th Ave. Beaverton, OR 97005

3168 Sqft, 4 Bedrooms, 2 Bathrooms

RMLS# 23541242

\$798,000

SOLD



821 NW 11th Ave. Portland, OR 97209

1182 Sqft, 2 Bedrooms, 2 Bathrooms

RMLS# 24175025

\$555,000

SOLD



6054 SW 164th Ter. Beaverton, OR 97007

1538 Sqft, 3 Bedrooms, 2 Bathrooms

RMLS# 24163153

\$432,500

SOLD

Your Market Update

February Residential Highlights - Portland Metro

Here are the latest housing market statistics for Portland Metro Area. Interested in more details on your specific area or how much your home might be worth? Contact the R Home Agent Group for a free consultation.

New Listings

- ▲ 18.2% year over year
- ▲ 7.4% month over month

Pending Sales

- ▲ 2.3% year over year
- ▲ 16.8% month over month

Closed Sales

- ▼ 10.5% year over year
- ▲ 14.6% month over month

Average Sale Price

- ▲ 1.4% year over year
- ▲ 2.2% month over month

Median Sale Price

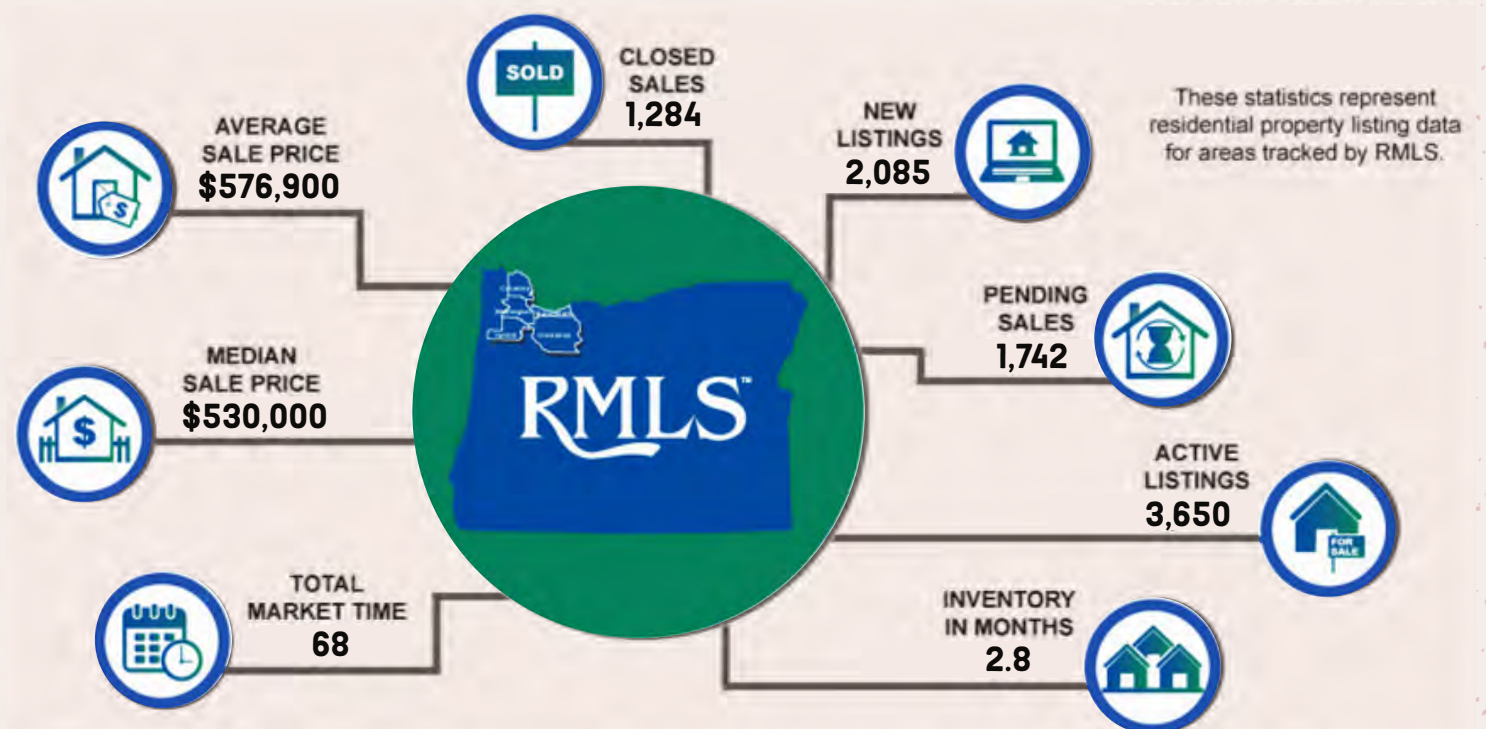
- ▲ 3.3% year over year
- ▲ 5.0% month over month

Inventory

2.8 Months
Total Time on Market
89 Days

Portland Metro

February 2024



Latest Area Report

February 2024

Latest Area Report February 2024	Current Month							Year-To-Date					Avg. Sale Price % Change (Year over year)
	Active Listings	New Listings	Pending Sales	Pending Sales 2023 v. 2022	Closed Sales	Average Sale Price	Total Market Time	New Listings	Pending Sales	Pending Sales 2023 v. 2022	Closed Sales	Average Sale Price	
N Portland	177	98	72	24.1%	54	499,600	126	209	128	-11.7%	98	479,400	-6.2%
NE Portland	240	176	138	-8.0%	108	540,900	56	352	268	-17.5%	219	522,300	-2.3%
SE Portland	340	225	184	-24.0%	135	477,200	70	402	324	-31.4%	251	466,200	-6.4%
Milwaukie/ Clackamas	298	191	170	11.8%	117	549,000	90	340	292	5.8%	224	562,700	-2.7%
Lake Oswego	177	123	91	68.5%	60	1,018,400	77	222	158	26.4%	104	961,400	5.5%
West Portland	573	248	152	-5.6%	121	660,300	119	514	276	-16.9%	236	663,500	-3.8%
NW Washington County	177	102	74	0.0%	71	755,800	76	190	153	-7.3%	143	715,500	-1.6%
Beaverton /Aloha	228	176	148	19.4%	114	523,500	87	314	287	9.1%	208	537,400	-1.6%
Tigard / Wilsonville	377	195	179	22.6%	135	628,200	116	426	329	14.6%	230	629,100	1.7%
Hillsboro / Forest Grove	254	149	143	-3.4%	97	517,200	85	295	254	-12.4%	183	532,800	-1.8%

Mohawk Meadows Activity Report

Status	MLS#	Address	List Price	BED	BATH	SQFT	List Date	Sold Price	DOM
PENDING	24494738	21512 SW JAY ST	\$489,900	3	2	1189	3-14-24	-	2
PENDING	24119186	21835 SW HUDGIK CT	\$505,000	4	2.1	1912	2-29-24	-	8

Arbor Station Activity Report

Status	MLS#	Address	List Price	BED	BATH	SQFT	List Date	Sold Price	DOM
ACTIVE	24298521	17075 SW GLEN PARK CT	\$415,000	2	2.1	1485	3-30-24	-	-
ACTIVE	23207796	1602 SW 171ST TER	\$429,000	2	2.1	1575	11-21-23	-	-
PENDING	24365651	17219 SW BERKELEY LN	\$415,000	3	2.1	1456	3-7-24	-	3
PENDING	24376182	17002 SW BERKELEY LN	\$449,000	3	3.1	1801	3-6-24	-	5

Cooper Mtn. Glen/Cooper & Shelby Park Activity Report

Status	MLS#	Address	List Price	BED	BATH	SQFT	List Date	Sold Price	DOM
ACTIVE	24005183	16845 SW Hargis Rd	\$559,900	3	2	1747	3-14-24	-	-
SOLD	24296440	16651 SW HENDERSON CT	\$720,000	5	2.1	2831	2-13-24	\$720,000	3



R Insider Update

April 2024

2024 Calendar of Events

SAVE THE DATE

Not getting your invitations?
Give us a call and follow us on facebook and instagram.

Easter Egg Hunt - March 30

Dance The Night Away: Latin Rhythm - May 4

Shred It - June 1

Neighborhood Watch BBQ - August 6

School Clothes Donation - September

Halloween Trunk or Treat - October

Pie Giveaway - November 27

A Night With Santa - December 13

BUYERS, SELLERS AND INVESTORS

Mark your calendars and join us for our in-person seminars.
Have a topic you want discussed? Give us a call!

May 31 | July 16 | October 3

Follow Us! @RHomeAgent

Stay up-to-date with all our upcoming events!
Follow us on Instagram and Facebook

