APRIL 2019

National Home Values
Current: $226,800
Monthly Change: -0.1%
Quarterly Change: 0.4%
Annual Change: 6.1%
Negative Equity*: 8.2%

Portland Home Values
Current: $397,400
Monthly Change: -0.4%
Quarterly Change: -0.2%
Annual Change: 3.1%
Negative Equity*: 3.4%

Home Values Forecast
(next 12 months)
National: 2.8%
Portland Metro: 0.7%

Major Cities - Home Values

Portland
Current: $422,500
Monthly Change: -0.7%
Annual Change: -1.2%

Vancouver
Current: $321,200
Monthly Change: -0.2%
Annual Change: 6.4%

Beaverton
Current: $389,100
Monthly Change: -0.8%
Annual Change: 3.4%

Hillsboro
Current: $376,000
Monthly Change: -0.4%
Annual Change: 4.8%

Gresham
Current: $338,300
Monthly Change: -0.1%
Annual Change: 3%

Home Values (ZHVI)
Increasing Values: 54.2%
Decreasing Values: 33.2%
Fall From Peak: -0.5%
Peak ZHVI Date: 2019-02
Peak ZHVI: $399,300

Rent
Zillow Rent Index: $1,875
Monthly Change: 0.3%
Annual Change: 2.1%
Rent List Price: $1,900
Rent List/Sq. Ft.: $1.3

Sales
Median Sale Price: $383,500
Monthly Change: -0.8%
Annual Change: 2.8%
Sale Price/Sq. Ft.: $–
Sale-to-list Price Ratio: –
Sold for a Loss/Gain: –%–%

Listings
Median List Price: $439,900
Monthly Change: 1.1%
Annual Change: 1.1%
List Price/Sq. Ft.: $233
Listings with Price Cut: 15.8%
Amount of Price Cut: 2.5%

Foreclosures
Homes Foreclosed: –/10,000
Monthly Change: –
Annual Change: –
Foreclosure Resales: 0%
Monthly Change: 0pp
Annual Change: 0pp

How do we track home values? To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

* Negative equity data is from 2018Q2.
### Largest Cities Covered by Zillow

<table>
<thead>
<tr>
<th>City</th>
<th>Home Values- ZHVI ($)</th>
<th>ZHVI MoM (%)</th>
<th>ZHVI QoQ (%)</th>
<th>ZHVI YoY (%)</th>
<th>ZHVI Peak ($)</th>
<th>Change from Peak (%)</th>
<th>Rents- ZRI ($)</th>
<th>ZRI MoM (%)</th>
<th>ZRI QoQ (%)</th>
<th>ZRI YoY (%)</th>
<th>Forecast YoY (%)</th>
<th>Negative Equity (%)</th>
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<tbody>
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</tbody>
</table>

### Largest Counties Covered by Zillow

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<thead>
<tr>
<th>County</th>
<th>Home Values- ZHVI ($)</th>
<th>ZHVI MoM (%)</th>
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<th>ZRI YoY (%)</th>
<th>Forecast YoY (%)</th>
<th>Negative Equity (%)</th>
</tr>
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<tbody>
<tr>
<td>Clackamas County</td>
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<td>3.3</td>
</tr>
</tbody>
</table>

*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) by emailing press@zillow.com

**Zillow Research:**

Zillow® is the leading real estate and rental marketplace dedicated to empowering consumers with data, inspiration and knowledge around the place they call home, and connecting them with the best local professionals who can help. In addition, Zillow operates an industry-leading economics and analytics bureau led by Zillow’s Chief Economist Dr. Svenja Gudell. Dr. Gudell and her team of economists and data analysts produce extensive housing data and research covering more than 450 markets at Zillow Real Estate Research. Zillow also sponsors the quarterly Zillow Home Price Expectations Survey, which asks more than 100 leading economists, real estate experts and investment and market strategists to predict the path of the Zillow Home Value Index over the next five years. Zillow also sponsors the bi-annual Zillow Housing Confidence Index (ZHCI) which measures consumer confidence in local housing markets, both currently and over time. Launched in 2006, Zillow is owned and operated by Zillow Group (NASDAQ: Z), and headquartered in Seattle.