

## ECONOMIC OVERVIEW

Oregon State has added almost 40,000 new jobs over the past 12 months. Although growth has slowed significantly, we can attribute this to the fact that the state has reached “full employment.” When this is achieved, growth has to rely on the population rising to drive jobs higher and, inevitably, the pace slows. Year-over-year, employment in Oregon rose by 2.2%.

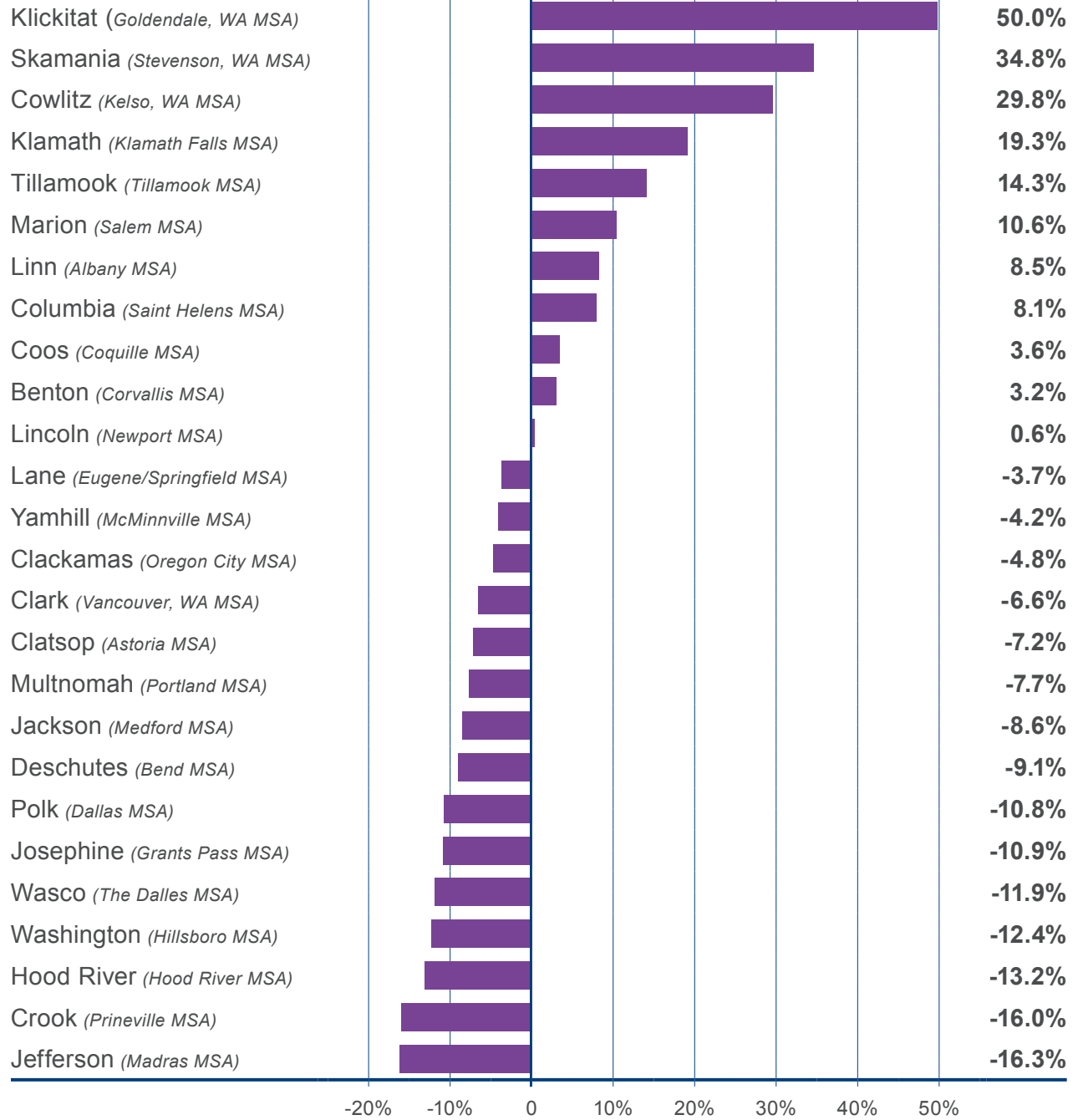
In February, the state unemployment rate fell to 4% and is now at a level that has not been seen in more than four decades. Additionally, the number of people who are unemployed dropped to about 82,000—a figure last seen in August of 1995.

## HOME SALES

- First quarter home sales fell by 4.5% compared to the same period last year. In total, 12,299 homes sold in the first quarter of this year.
- Sales rose the fastest in Klickitat County, which saw a 50% increase over Q1 2016. There were also noticeable increases in sales in Skamania, Cowlitz, Klamath, and Tillamook Counties. Home sales fell the most in Jefferson, Crook, Hood River, and Washington Counties.
- There were 11 counties where sales rose year over year, and 15 counties that reported declines.
- The low number of homes for sale continues to affect the market and is pushing home sales activity lower. This means sellers remain firmly in the driver’s seat.

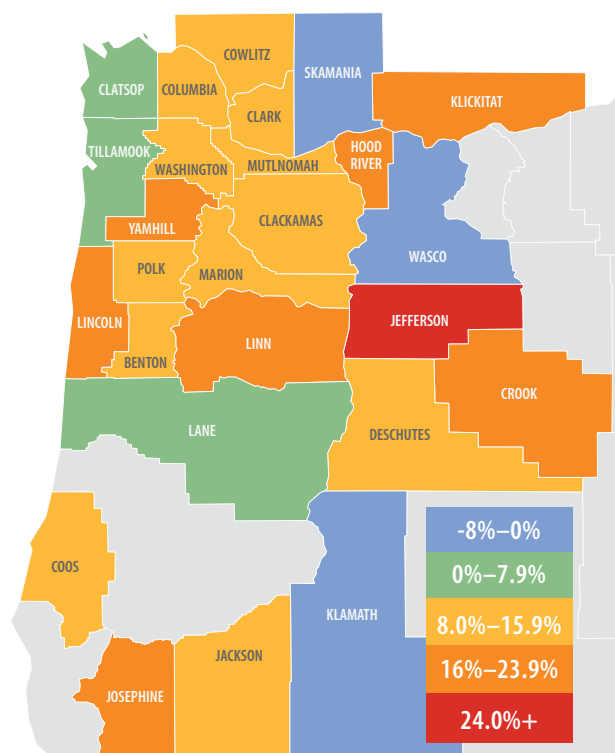
## ANNUAL CHANGE IN HOME SALES

Q1-2016 TO Q1-2017



## HOME PRICES

- The average home price in the region rose by 9.4% year-over-year to \$334,299. This is down from 10.9% in the fourth quarter of 2016.
- Jefferson County took over as the market with the strongest annual price growth, with homes selling for 30.7% above the level seen a year ago.
- All but three counties experienced rising prices when compared to the first quarter of 2016, and most of these saw significant, double-digit increases.
- Despite rising interest rates, the lack of inventory continues to drive home prices higher.



## ANNUAL CHANGE IN HOME SALE PRICES

Q1-2016 TO Q1-2017

