

2013 Distressed Residential Properties

The chart below shows the number of bank owned/REO and short sales in all areas of the RMLS™ system during 2013.

2013 All Areas Residential Properties—New Listings					
	Q1	Q2	Q3	Q4	2013 Total
Short Sales	1,362 (9.2%)	1,200 (5.7%)	941 (5.1%)	650 (6.0%)	4,153 (6.4%)
Bank Owned/REO	915 (6.1%)	702 (3.3%)	648 (3.5%)	712 (6.5%)	2,977 (4.5%)
Non-Distressed	12,564 (84.7%)	19,122 (91.0%)	16,890 (91.4%)	9,500 (87.5%)	58,076 (89.1%)

2013 All Areas Residential Properties—Sold					
	Q1	Q2	Q3	Q4	2013 Total
Short Sales	961 (11.4%)	1,080 (8.5%)	884 (6.6%)	711 (6.8%)	3,636 (8.1%)
Bank Owned/REO	1,108 (13.1%)	870 (6.8%)	634 (4.7%)	560 (5.3%)	3,172 (7.0%)
Non-Distressed	6,380 (75.5%)	10,770 (84.7%)	11,940 (88.7%)	9,193 (87.9%)	38,283 (84.9%)

Source: RMLS™ Regional Multiple Listing Service, Portland, OR / RMLScentral.com

All areas when comparing percentage share of the market 2012 to 2013:

- Comparing 2012 to 2013, distressed sales as a percentage of closed sales decreased from 28.6% to 15.1%.
- New listings rose from 58,280 to 65,206 which is a 11.8% increase.
- Short sales comprised 6.4% of new listings and 8.1% of sold listings in 2013, down 4.9% and 4.0% from 2012 respectively as a percentage of the market.
- Bank owned/REO properties comprised 4.5% of new listings and 7.0% of sales in 2013, decreasing slightly from 10.3% and 16.5% respectively in 2012.

Portland metro when comparing percentage share of the market 2012 to 2013:

- Comparing 2012 to 2013, distressed sales as a percentage of closed sales decreased from 28.2% to 13.2%.
- New listings rose from 32,011 to 35,524 which is a 11.0% increase.

- Short sales comprised 6.4% of new listings and 8.0% of sold listings in 2013, down 5.7% and 4.3% from 2012 respectively as a percentage of the market.
- Bank owned/REO properties comprised 3.3% of new listings and 5.2% of sales in 2013, decreasing from 10.4% and 15.9% respectively in 2012.

Clark County when comparing percentage share of the market 2012 to 2013:

- Comparing 2012 to 2013, distressed sales as a percentage of closed sales decreased from 32.2% to 22.4%.
- New listings rose from 7,280 to 9,079 which is a 24.7% increase.
- Short sales comprised 10.0% of new listings and 12.7% of sold listings in 2013, down 9.1% and 5.8% from 2012 respectively as a percentage of the market.
- Bank owned/REO properties comprised 7.8% of new listings and 9.7% of sales in 2013, decreasing from 8.8% and 13.7% respectively in 2012.

Below are links to additional charts for some of our larger areas:

Portland Metro

Clark County, WA

Lane County, OR

Douglas County, OR

Coos County, OR

If you want information on percentages of distressed sales in other areas not represented by our charts, please contact us at communications@rmls.com.