

# Oregon's Real Estate Market

	Bend	Sisters	Lincoln City	Eugene	Portland
Median Sold Home Price	\$727,500	\$773,900	\$564,900	\$505,000	\$550,000
Mthly Mortgage @ 6.71% Int., 20% down + Tax	\$3,760	\$4,000	\$2,919	\$2,610	\$2,842
Required Annual Income @ 30% of Mthly Income	\$150,400	\$160,000	\$116,760	\$104,400	\$113,680

## National Markets

03.25.25      **Median Price**      **Trailing 5 Years**      **Trailing 12 Months**

### Southwest

San Francisco	\$1,300,000.	33%	2.83%
Los Angeles	\$1,100,000.	52%	3.20%
San Diego	\$ 975,000.	66%	3.22%
<b>Average</b>	<b>\$1,125,000.</b>	<b>50%</b>	<b>3.08%</b>

### Northwest

Seattle	\$ 832,800.	50%	0.00%
Portland	\$ 550,000.	36%	3.36%
<b>Average</b>	<b>\$ 691,400.</b>	<b>43%</b>	<b>1.68%</b>

### Central

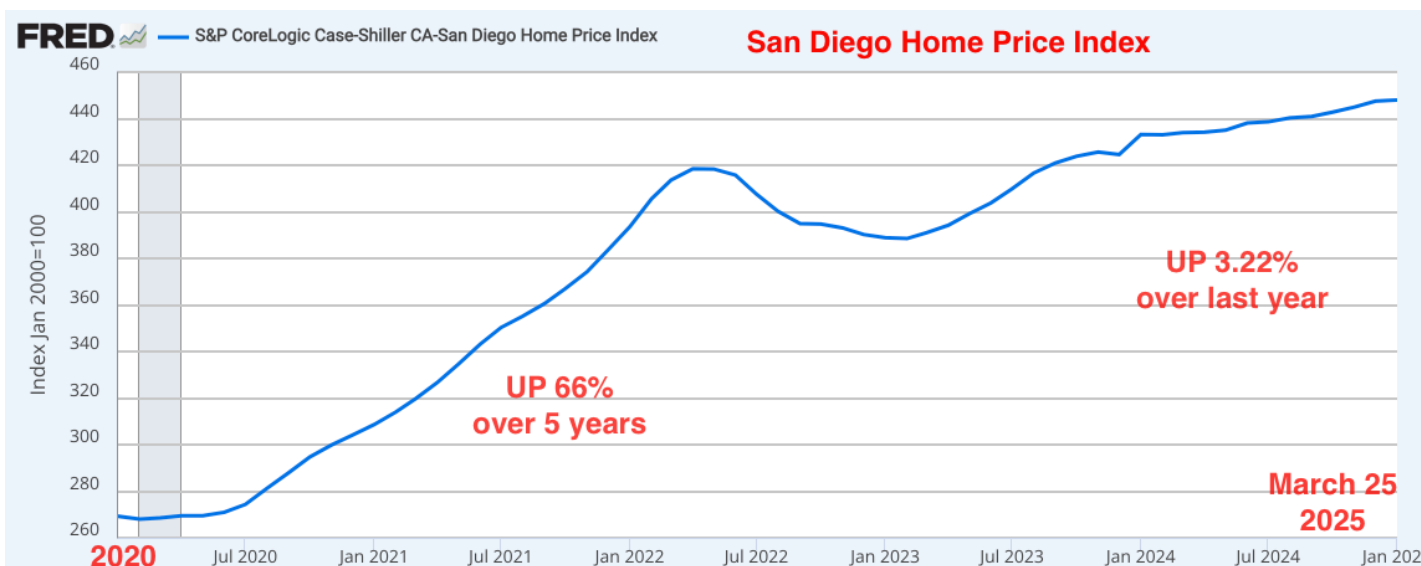
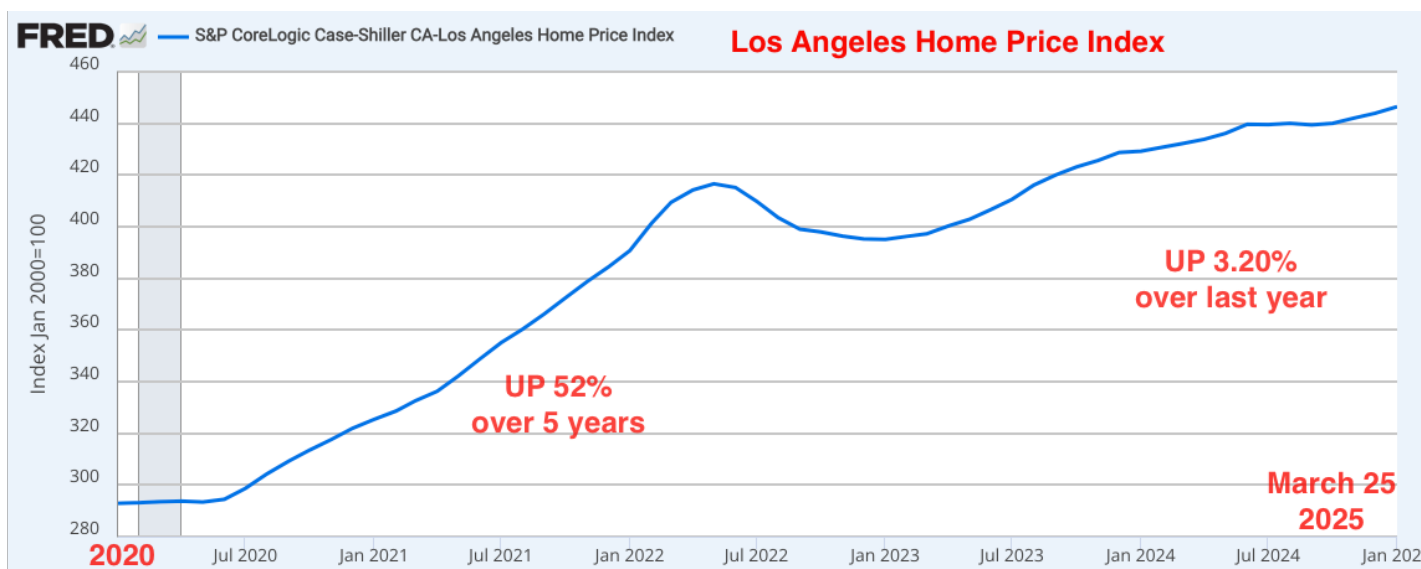
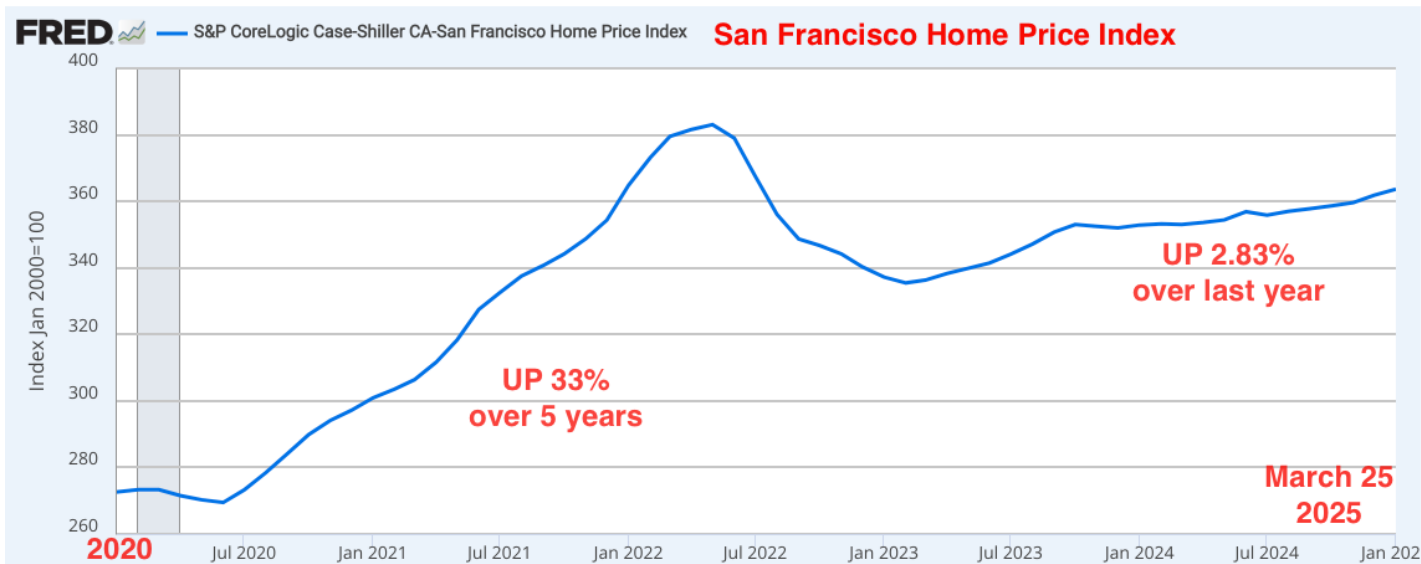
Dallas	\$ 400,000.	52%	0.00%
Las Vegas	\$ 430,000.	53%	3.80%
Phoenix	\$ 469,000.	65%	1.53%
Denver	\$ 587,200.	42%	2.54%
<b>Average</b>	<b>\$ 471,550.</b>	<b>53%</b>	<b>1.97%</b>

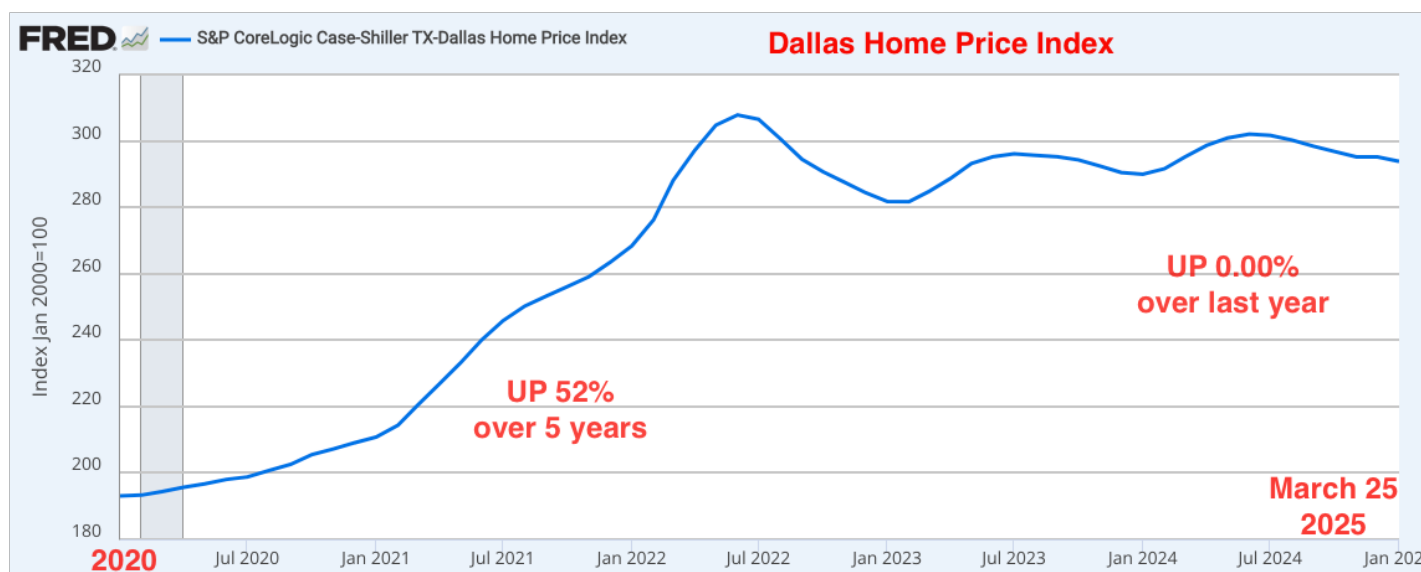
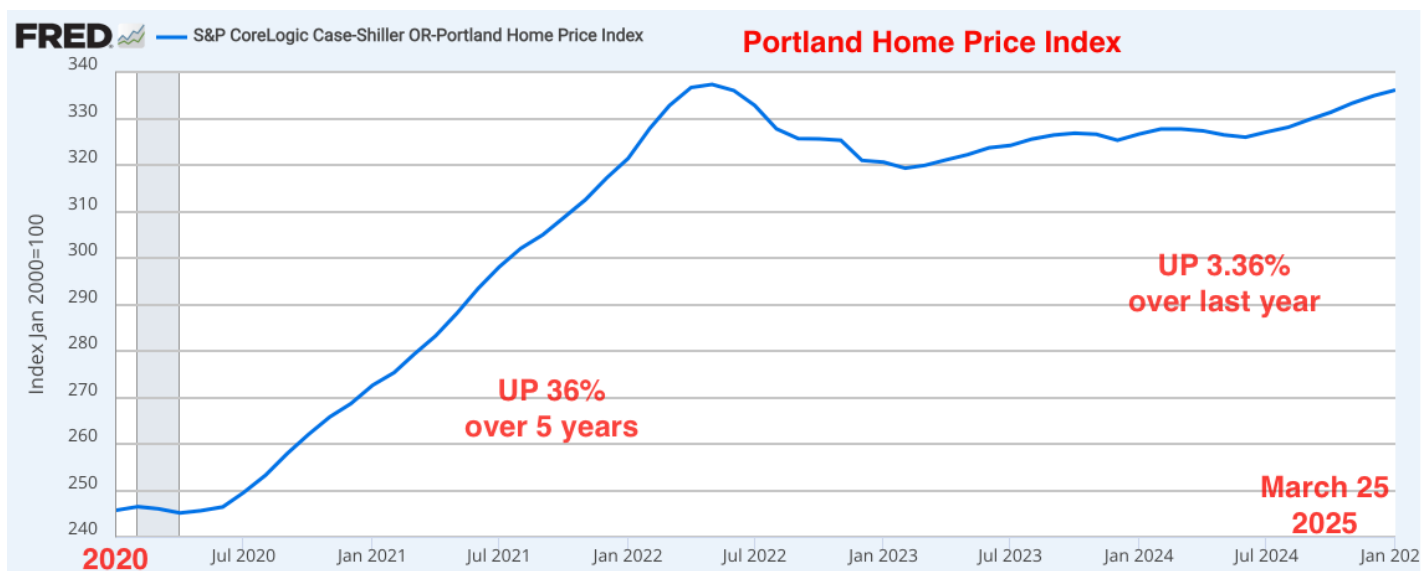
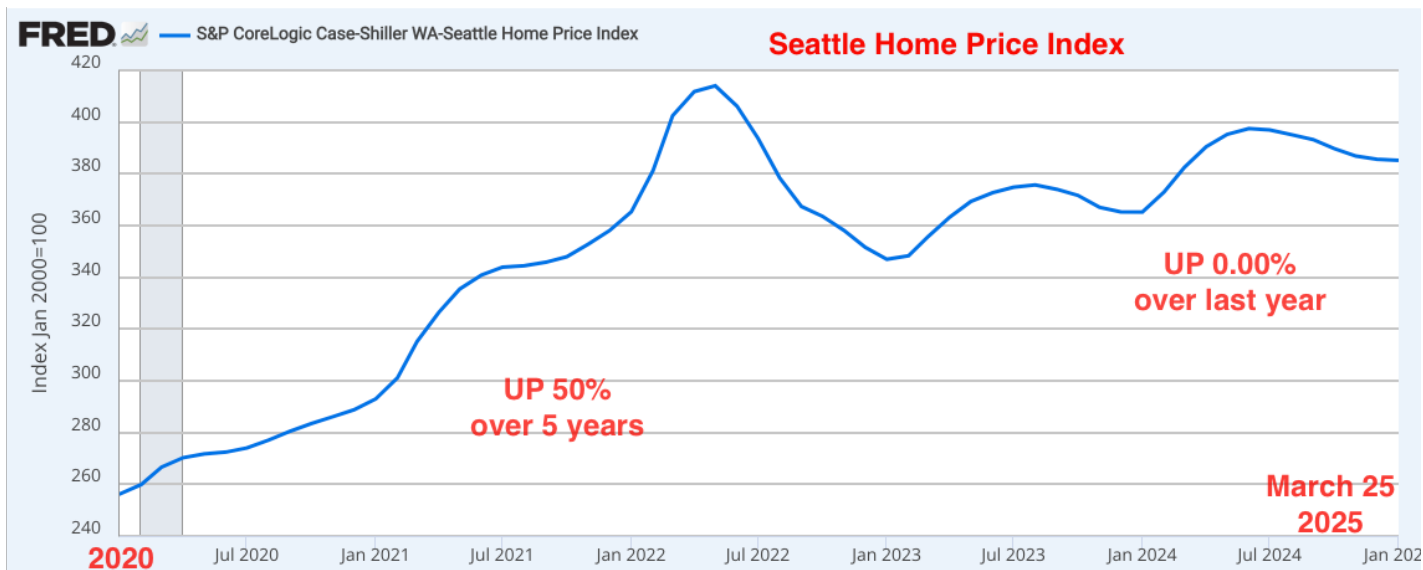
### Northeast

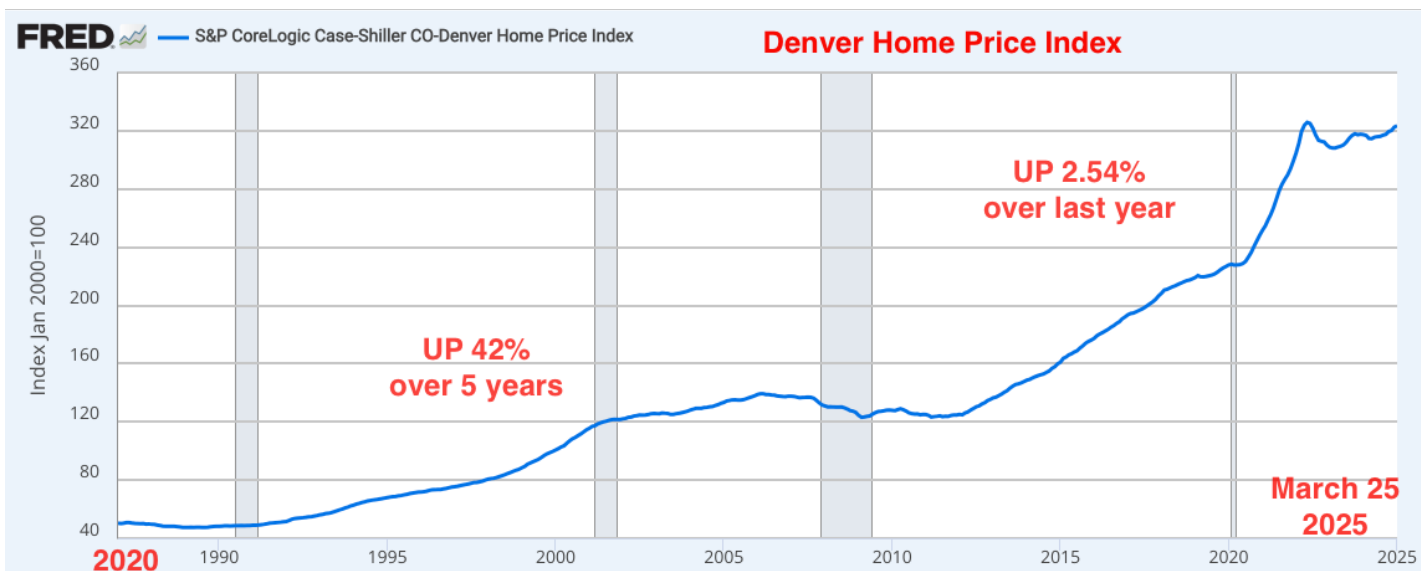
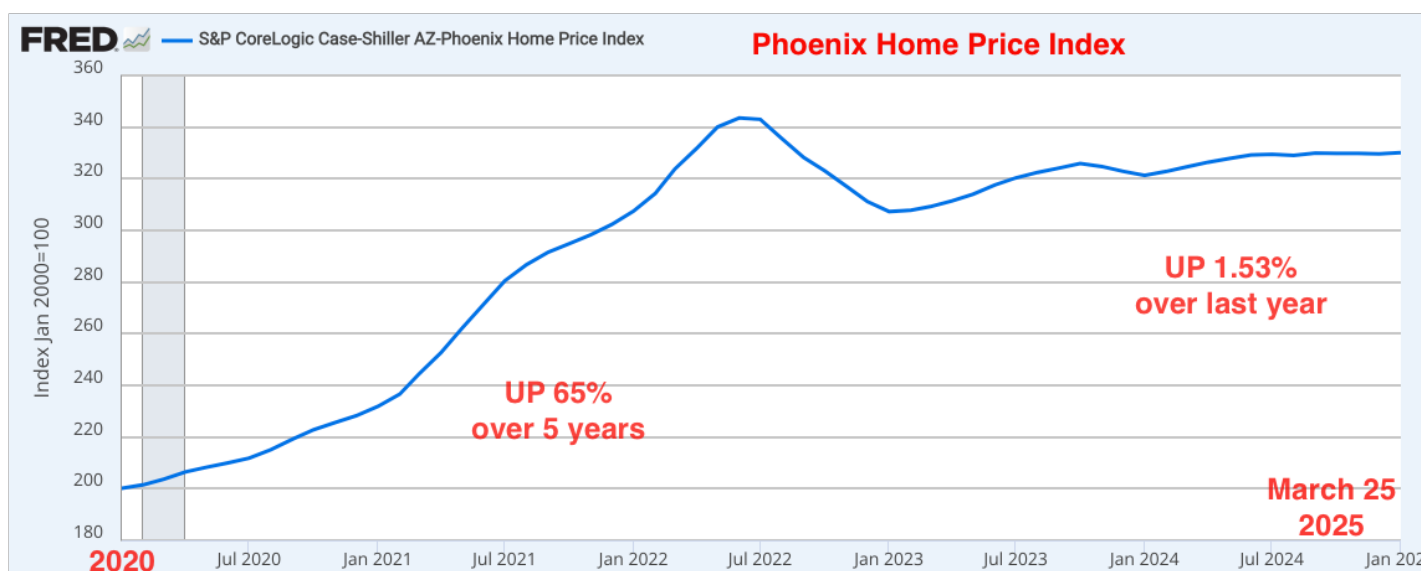
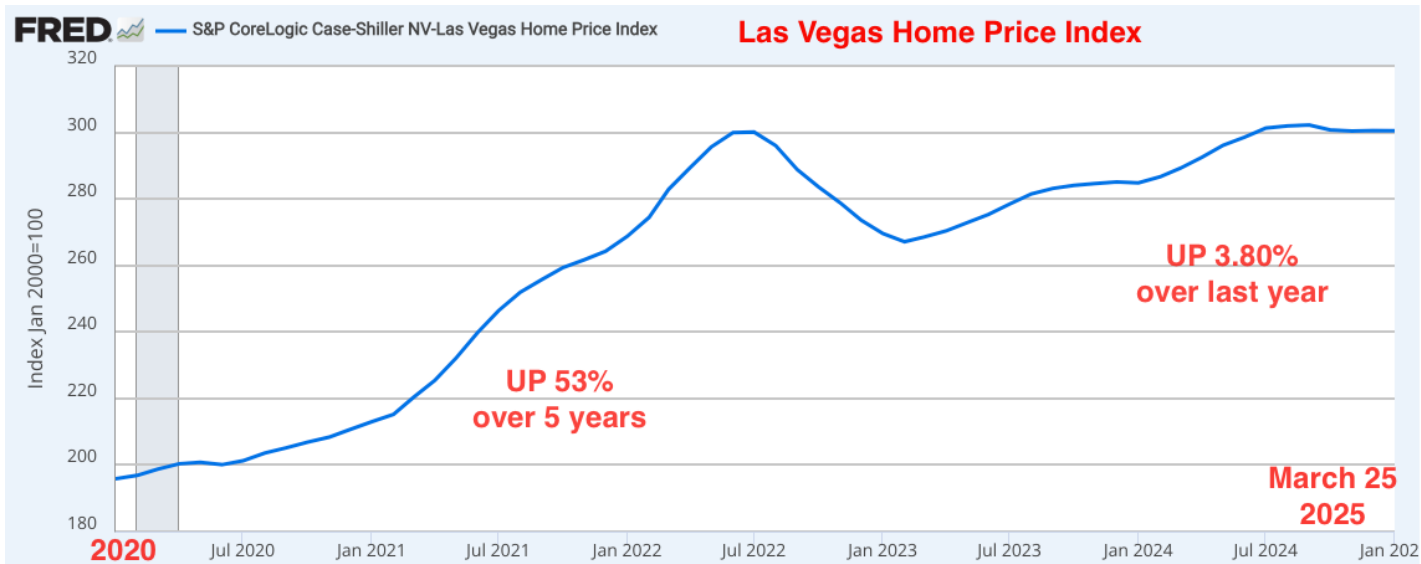
Chicago	\$ 354,400.	48%	5.39%
New York	\$ 749,000.	58%	5.94%
Boston	\$ 850,000.	52%	5.15%
<b>Average</b>	<b>\$ 651,133.</b>	<b>53%</b>	<b>5.49%</b>

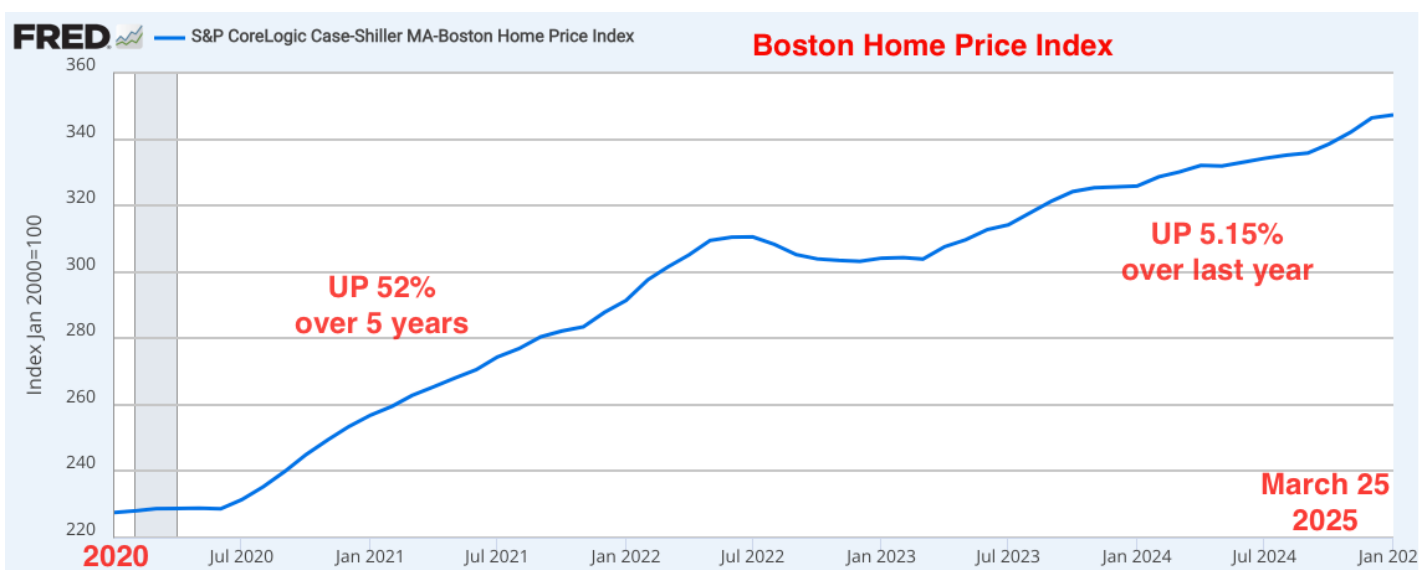
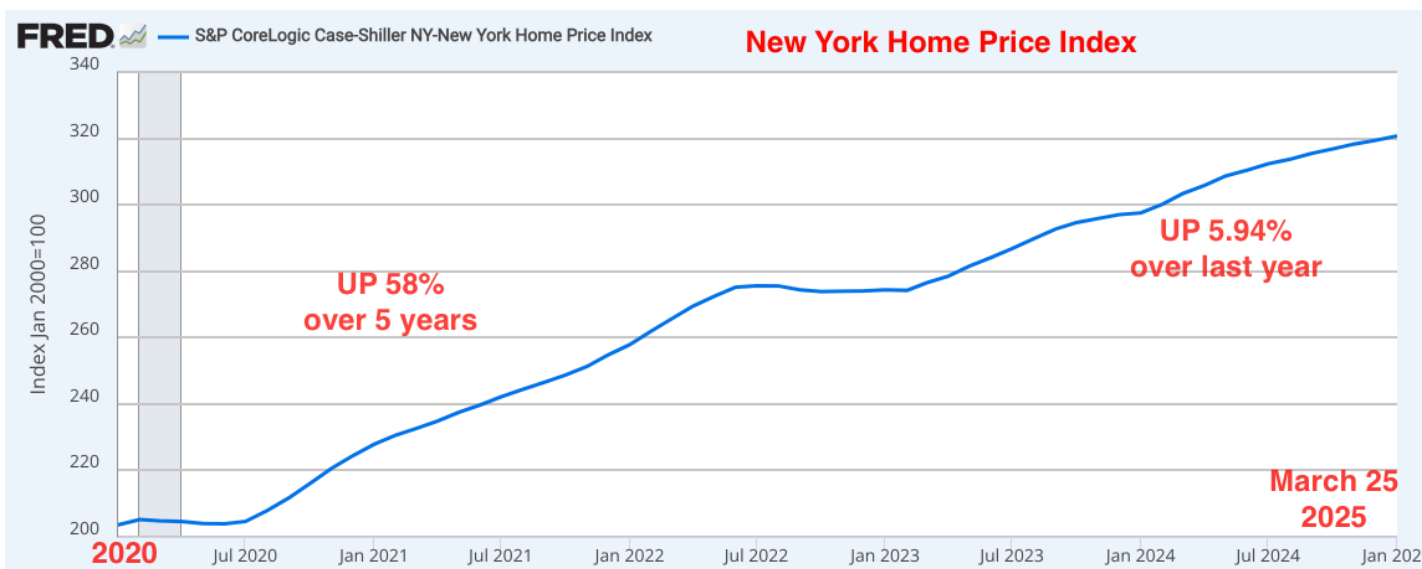
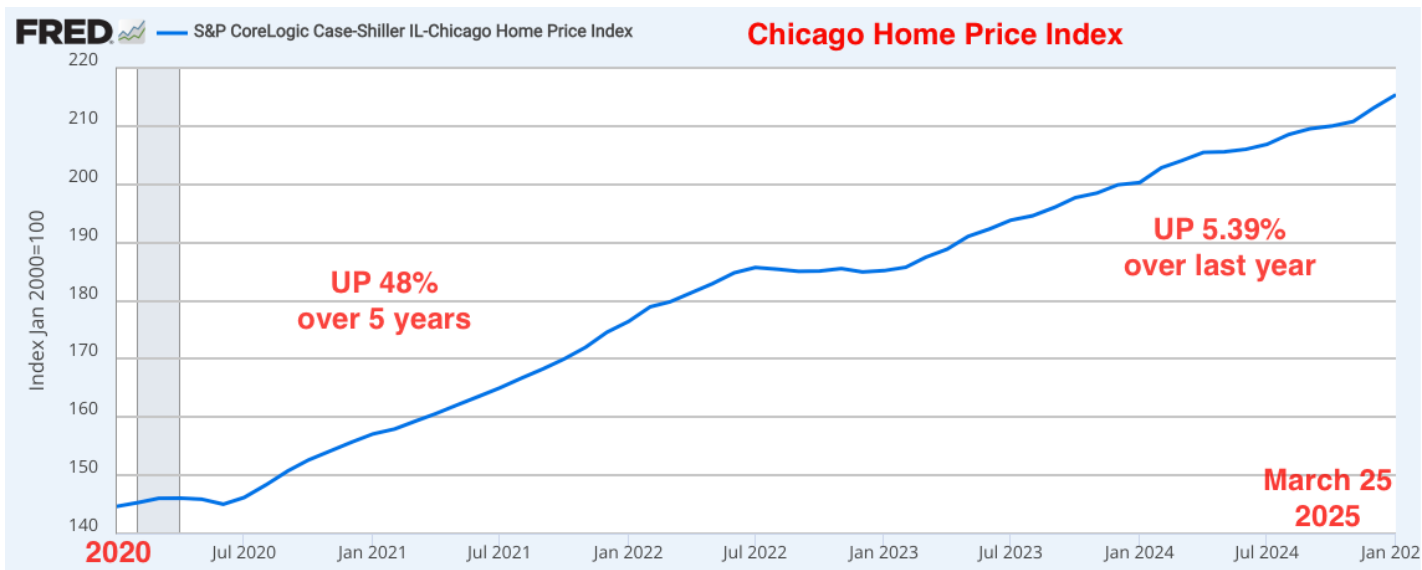
### Southeast

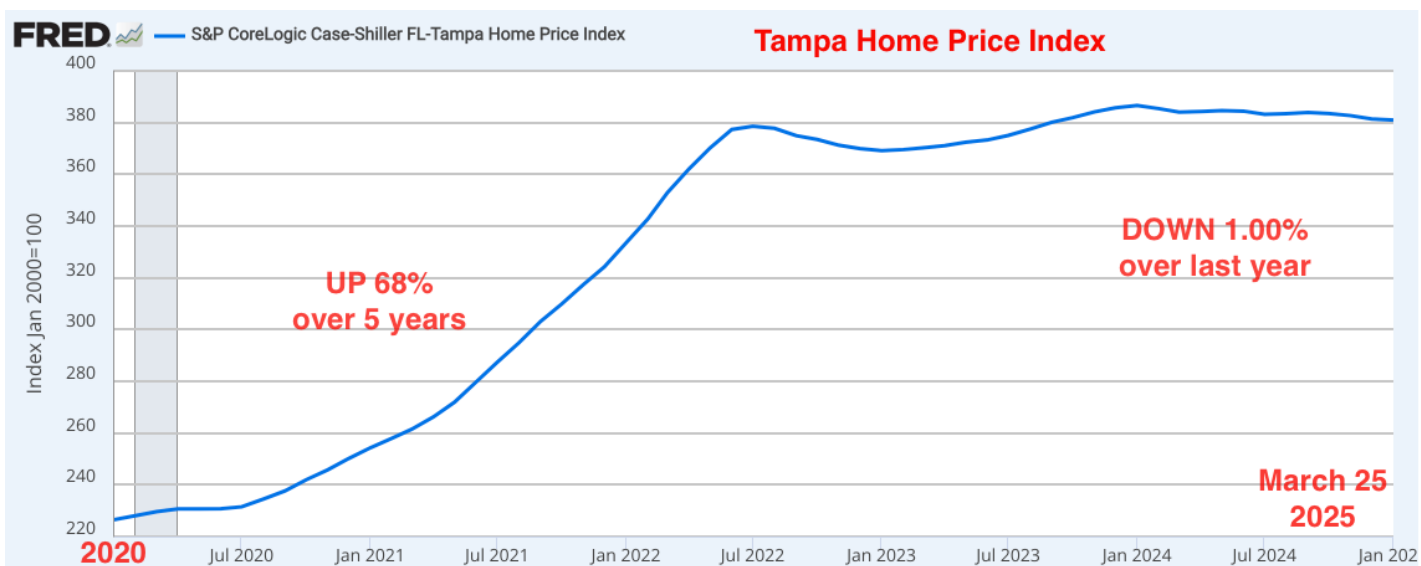
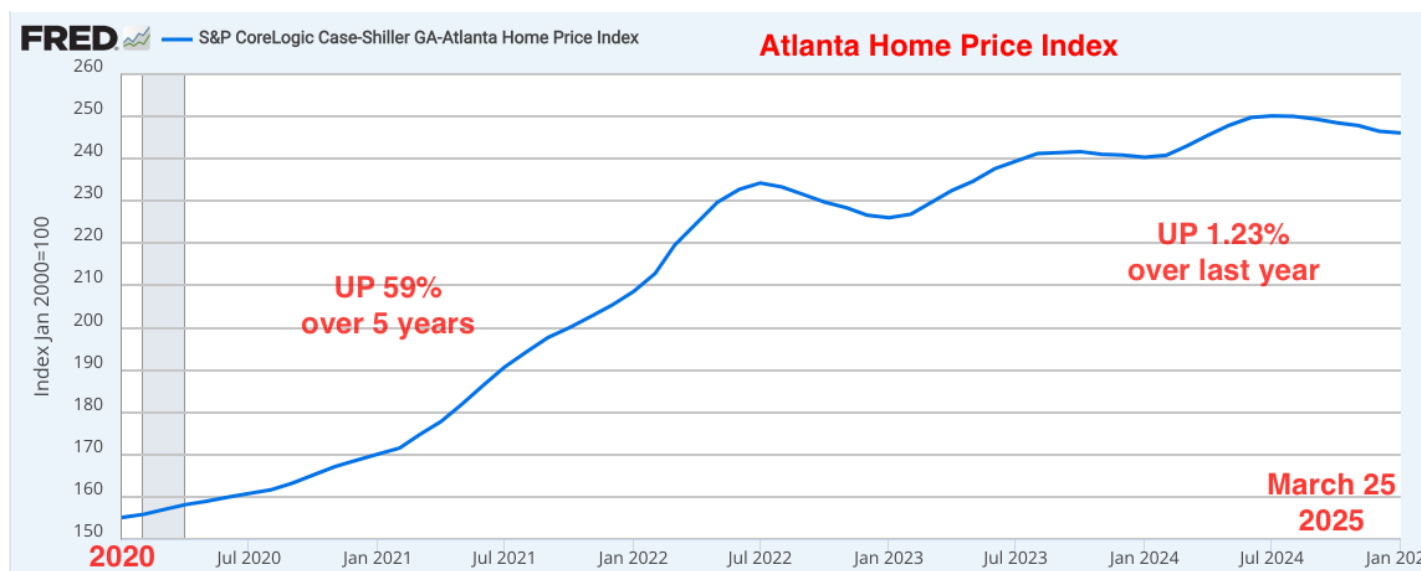
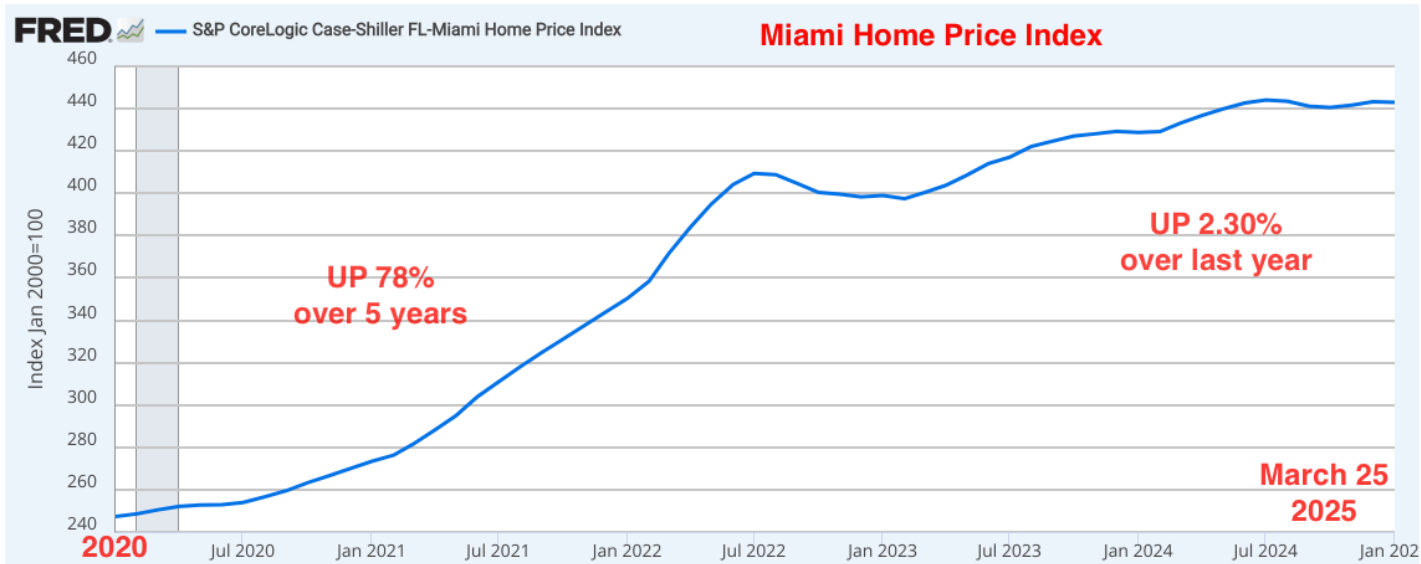
Miami	\$ 590,000.	78%	2.30%
Atlanta	\$ 414,000.	59%	1.23%
Tampa	\$ 423,800.	68%	(1.00%)
<b>Average</b>	<b>\$ 475,933.</b>	<b>68%</b>	<b>0.84%</b>











## 7- Leading Economic Indicators

### Over Last 50 Years

When you study 50 years of economic and financial data you can easily get lost in a thousand details and numbers that can leave you more confused than when you first started.

To solve that problem, my objective here is to give you just a couple tools that can help you learn from history and do a better job plotting a path forward.

First, I want to give you 7 leading economic indicators that history shows us can help you plot a path forward in your business or personal finances. Whether you're buying or selling a piece of real estate or a business it's important to know whether to hit the gas pedal or pump the brake. These 7 indicators have proven successful or beneficial 80% of the time over the last 50 years.

#### 7 Leading Economic Indicators:

1. Federal Funds
2. M2 Money Supply
3. Velocity of Money
4. Inverted Yield Curve
5. New Construction Housing Starts
6. Stock Market
7. Real Estate Market

These 7 leading economic indicators have proven successful or **beneficial 80% of the time over the last 50 years**. There are no "triggers" that say a recession is inevitable, at best you're dealing with probabilities. These 7 indicators are just historically pretty good at pointing in the right direction.

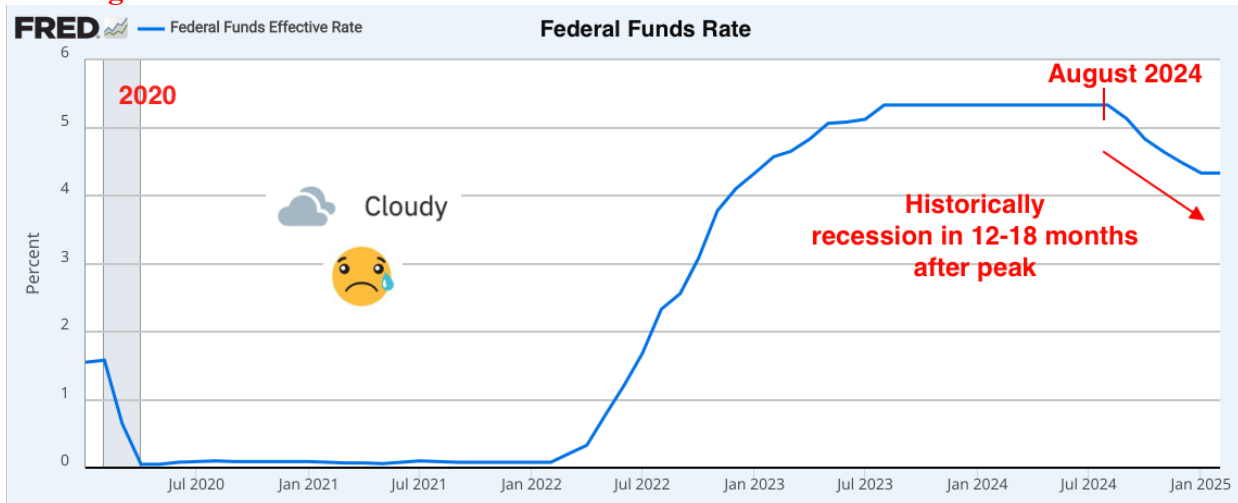
Question, is this true? Judge for yourself, it's pretty simple, just look at history, as you look at the charts if these indicators point towards recession, then **"YES"** if not, then **"NO"**.

Recession	Federal Funds Rate	M2 Money Supply	Velocity of Money	Inverted Yield Curve	New Construction Housing Starts	Stock Market	Real Estate Market	80% Average Probability
1980-3	YES	YES	NO	YES	YES	NO	NO	57%
1990-1	YES	YES	YES	YES	YES	YES	YES	100%
2001	YES	NO	YES	YES	YES	YES	NO	71%
2008	YES	YES	YES	YES	YES	YES	YES	100%
2020	YES	NO	YES	YES	YES	NO	YES	71%
2025	YES	YES	YES	YES	YES	YES	YES	

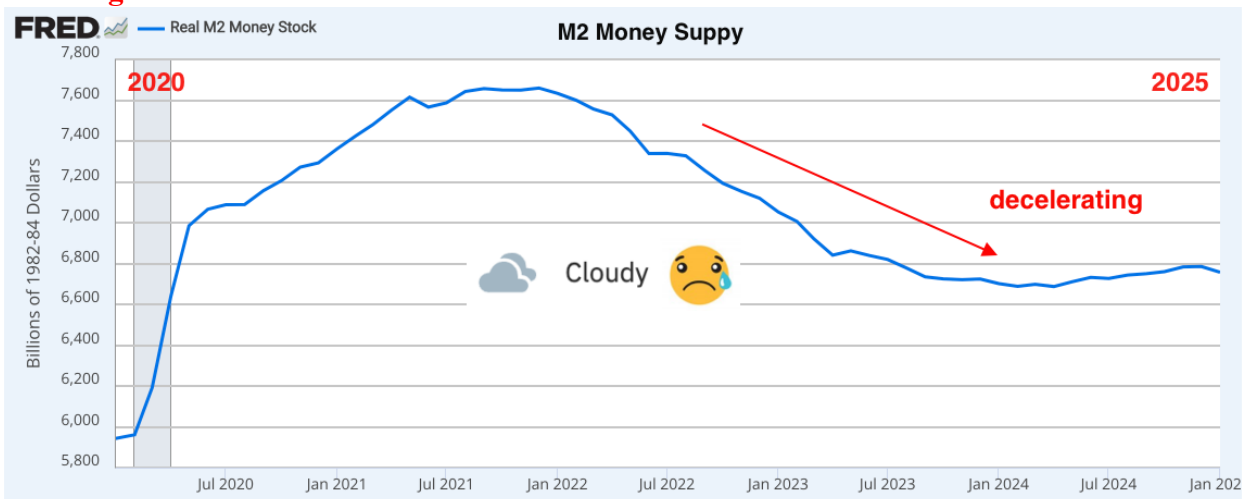
# 7-Leading Economic Indicators

## April 2025

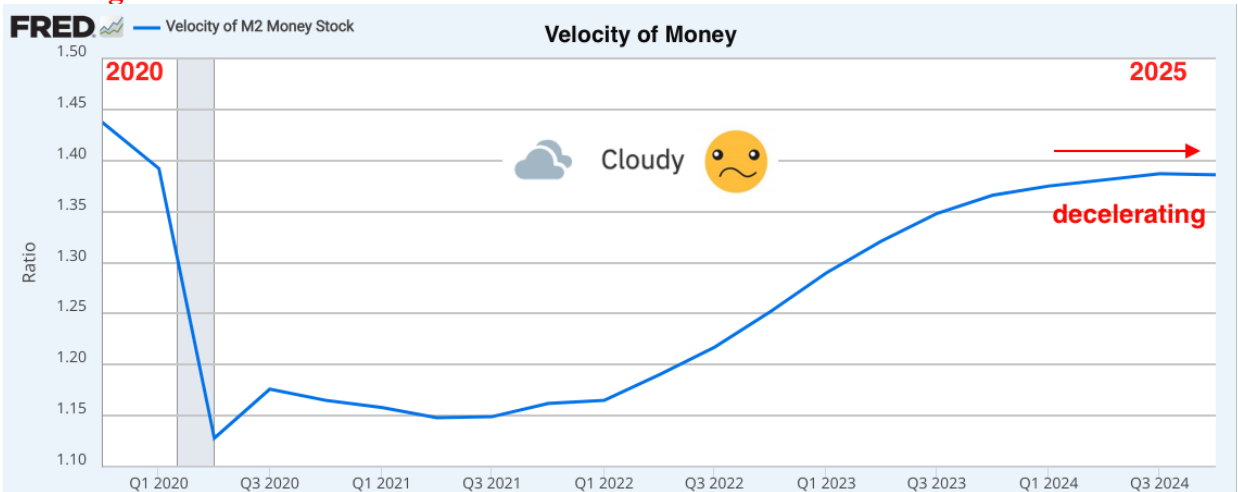
### (1) Leading Indicator - YES



### (2) Leading Indicator - YES

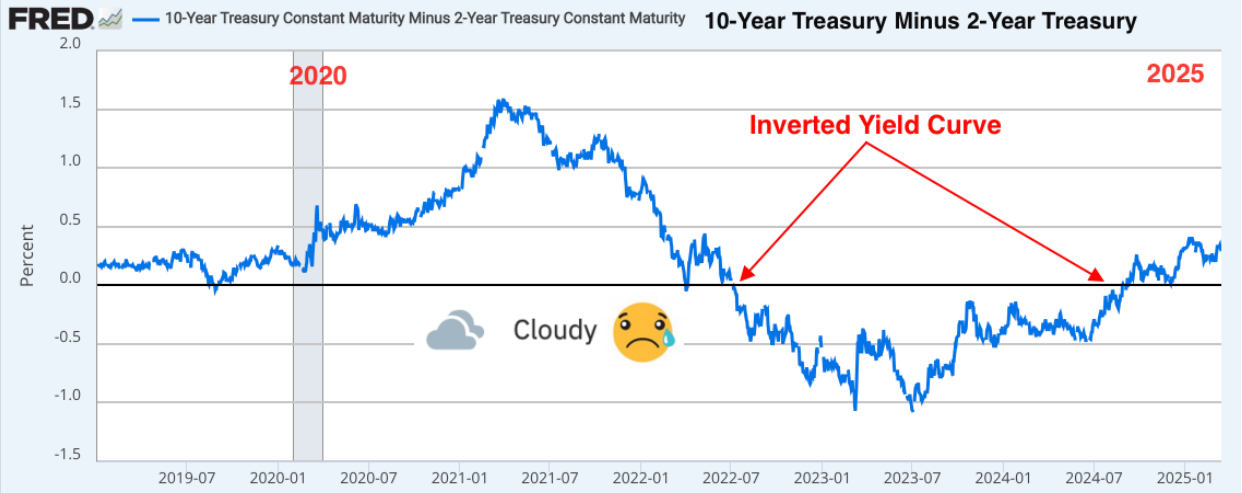


### (3) Leading Indicator - YES

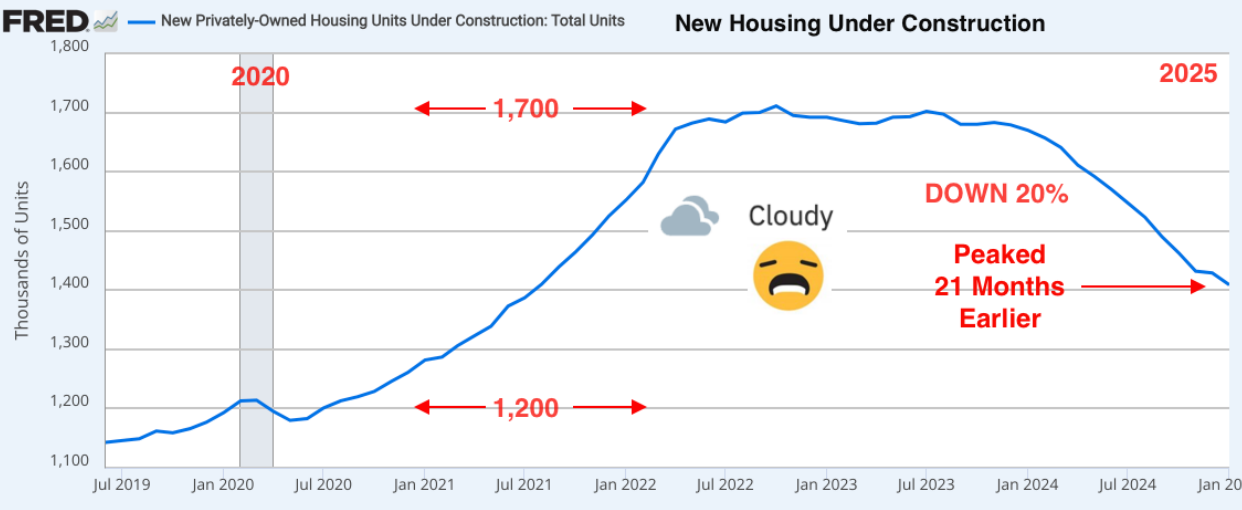




(4) Leading Indicator - YES



(5) Leading Indicator - YES

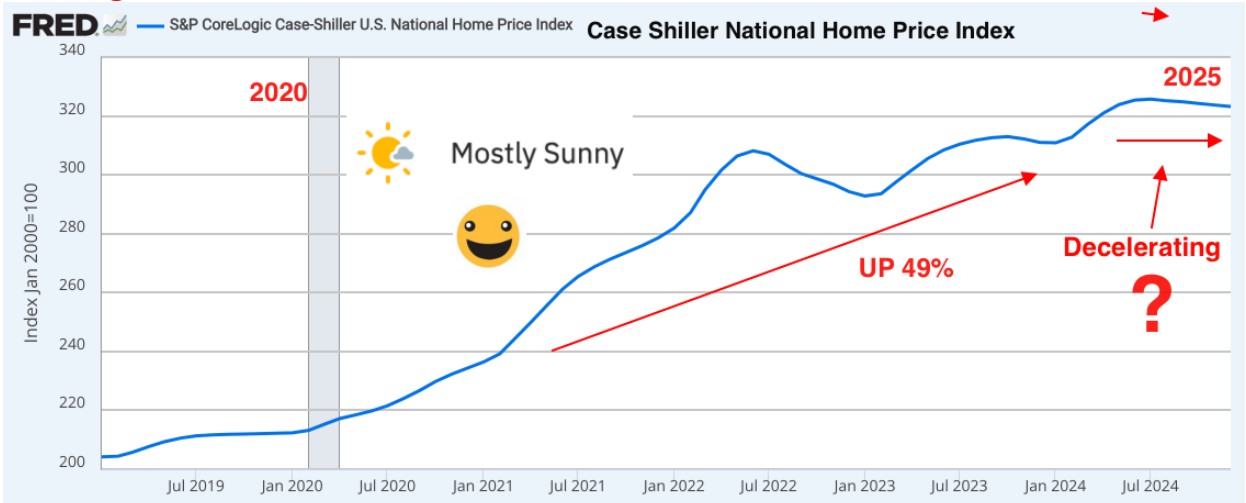


(6) Leading Indicator - YES



## 7-Leading Economic Indicators April 2025

### (7) Leading Indicator - YES



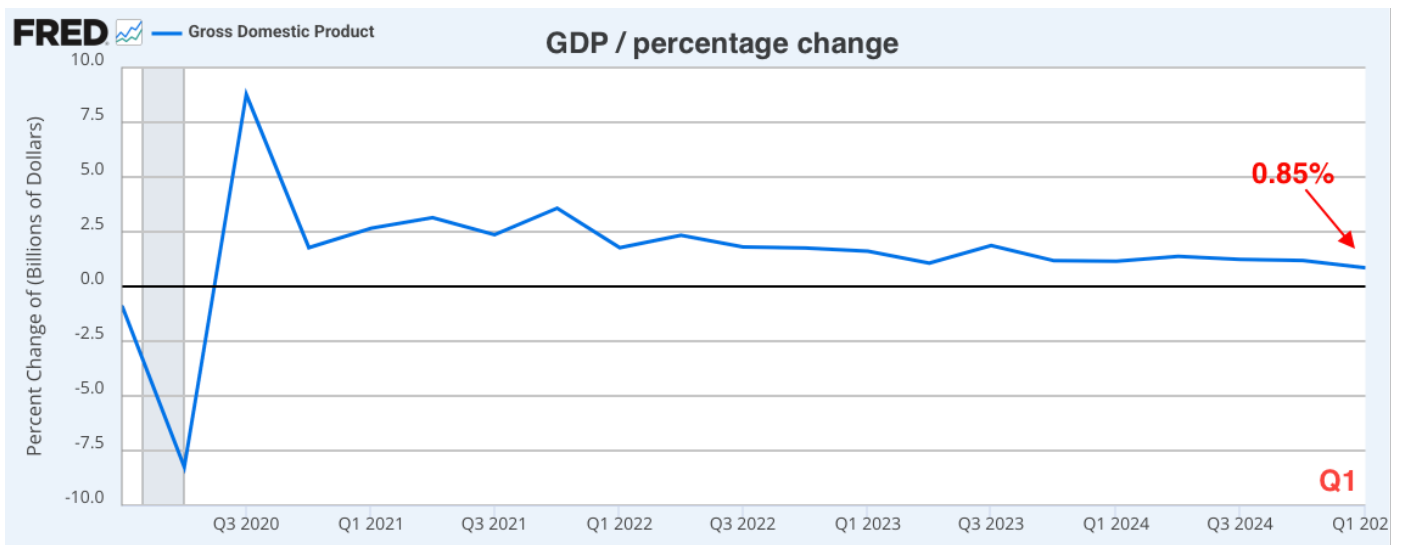
# GDPNow

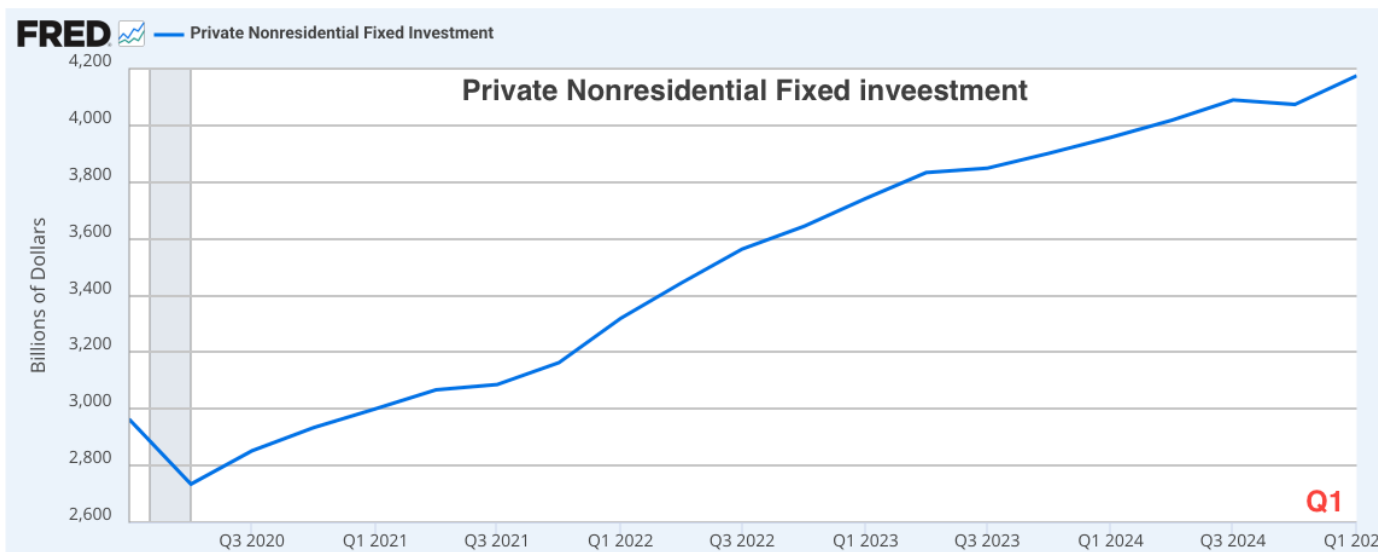
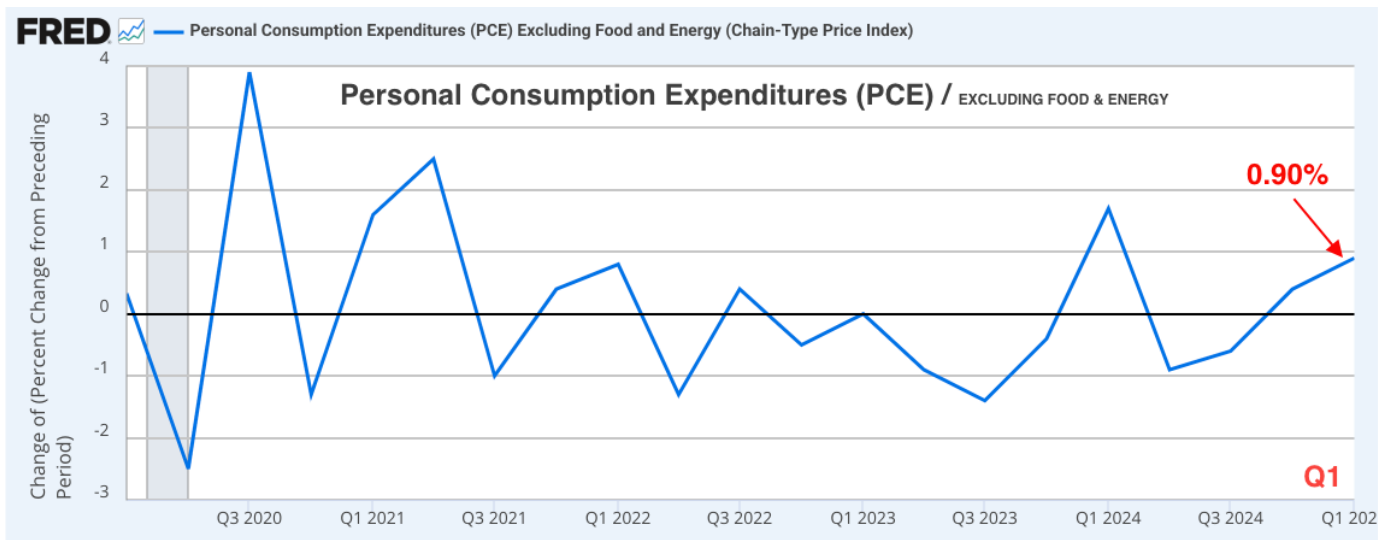


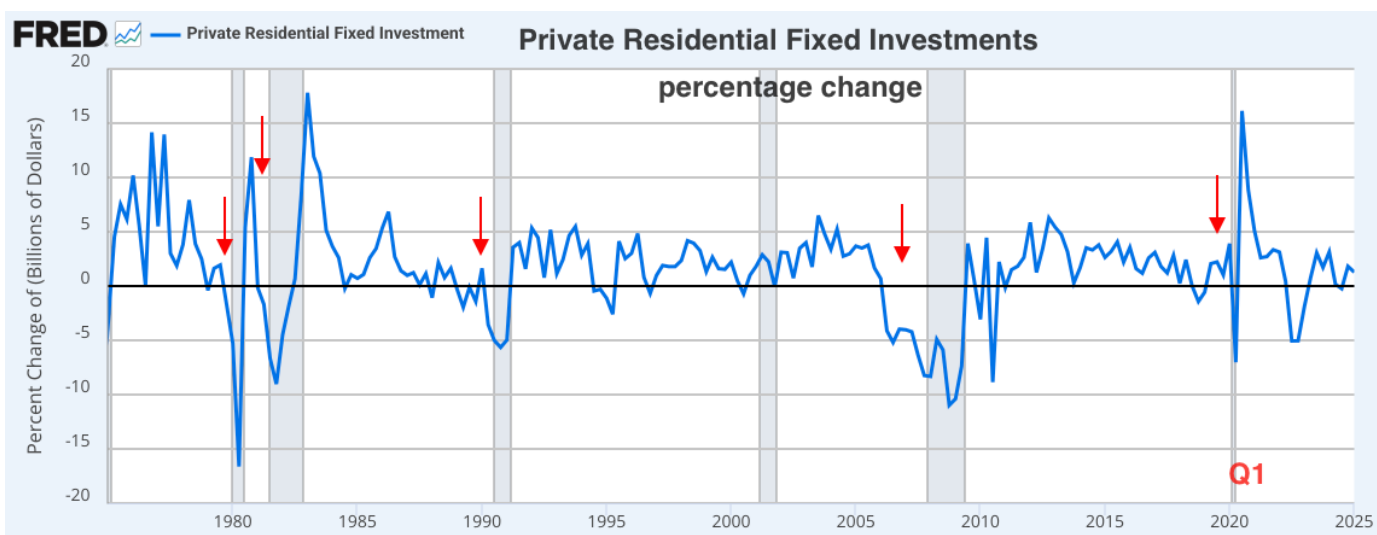
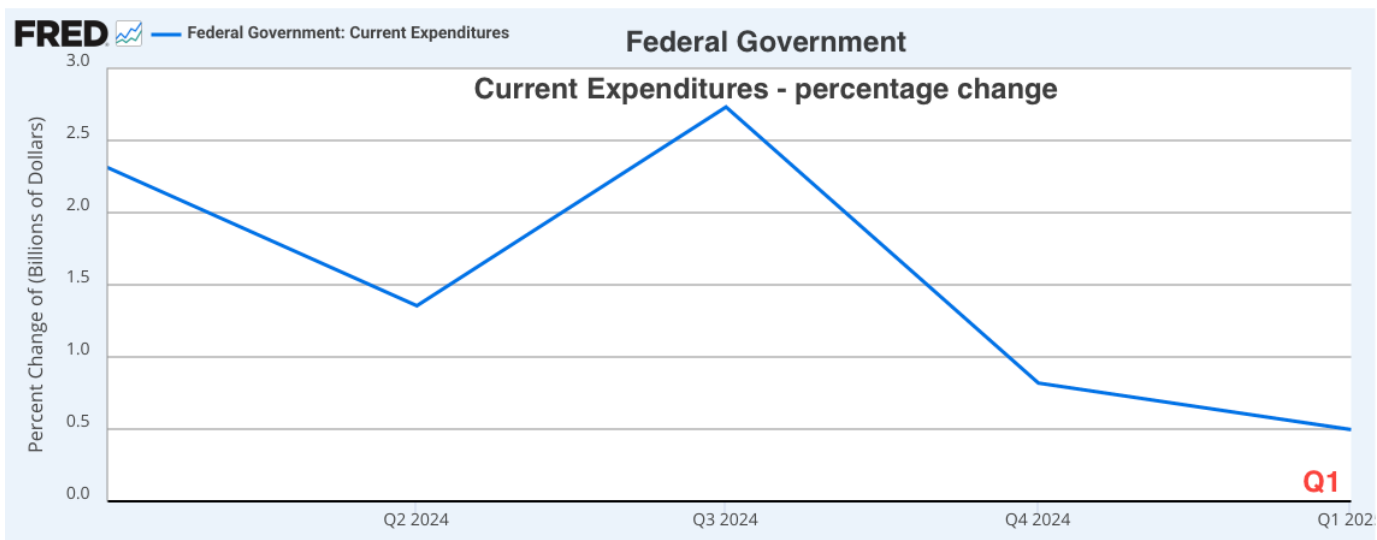
The GDPNow model forecasts GDP growth by aggregating 13 subcomponents with a chain-weighting methodology that synthesizes with Bayesian vector autoregression modeling.

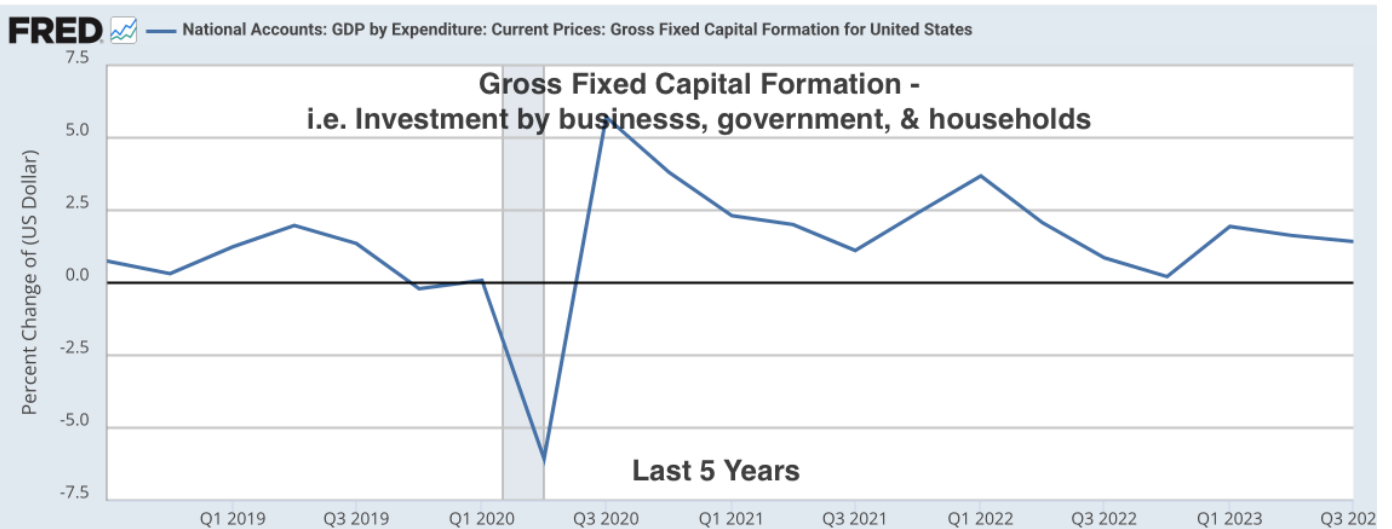
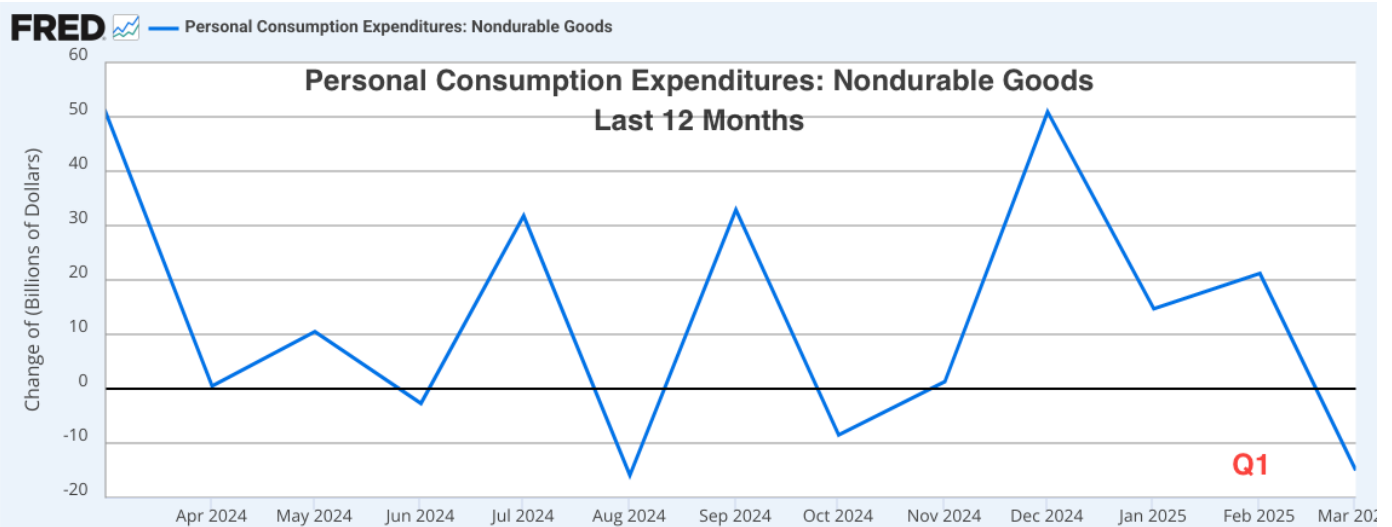
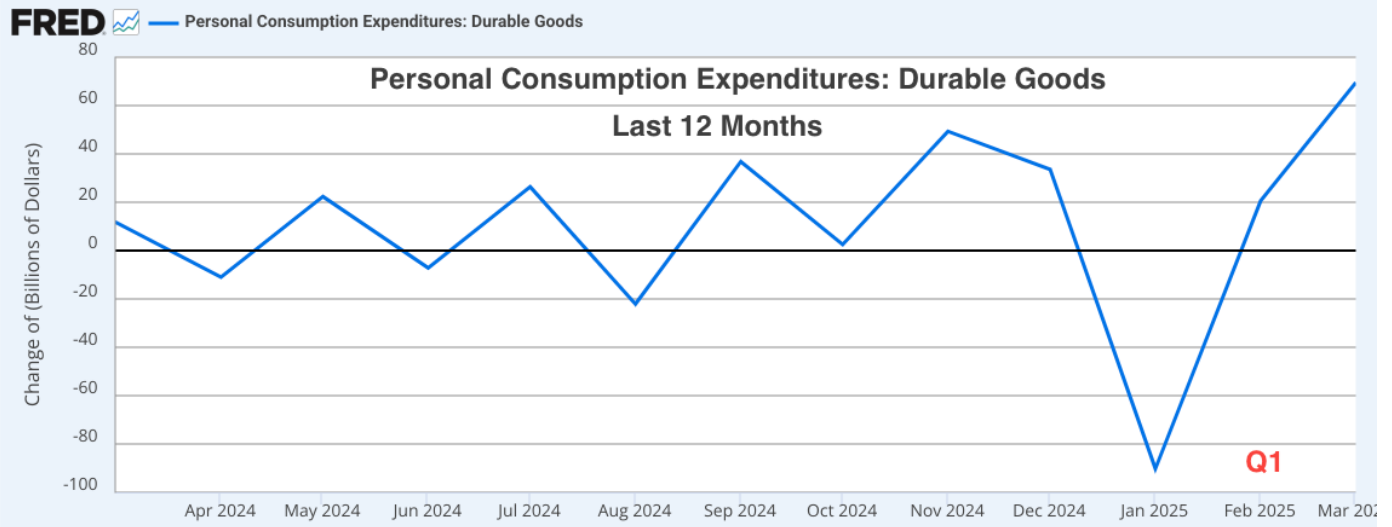
## Subcomponent contributions to GDPNow

1. Consumer spending (PCE)
2. Net exports
3. Nonresidential fixed investment
4. Government spending
5. Residential investment
6. Change in private inventories
7. Consumption of durable goods & services
8. Non-durable goods
9. Investment in fixed capital





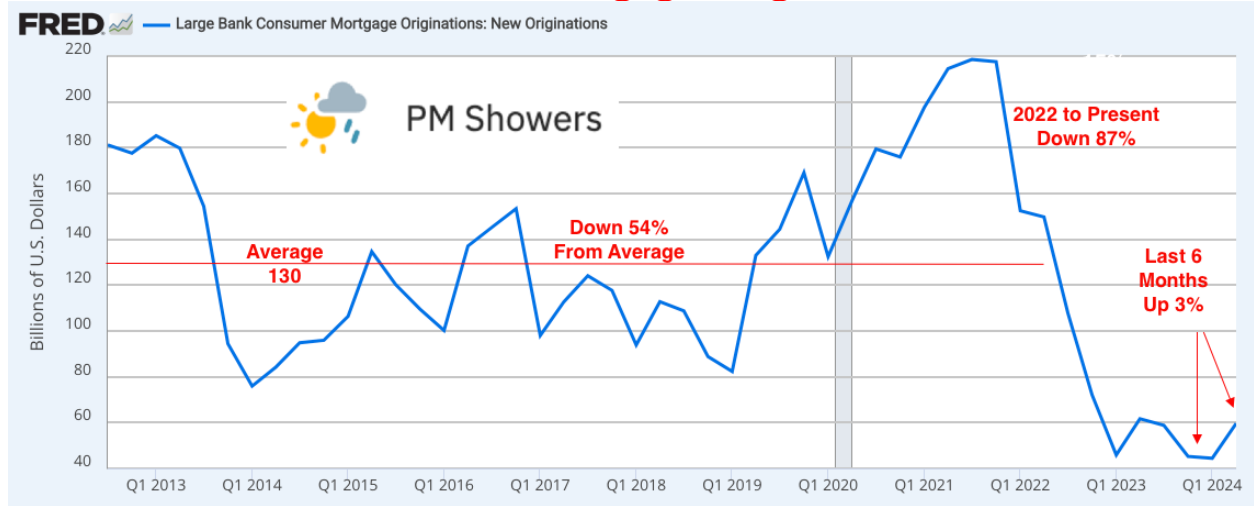




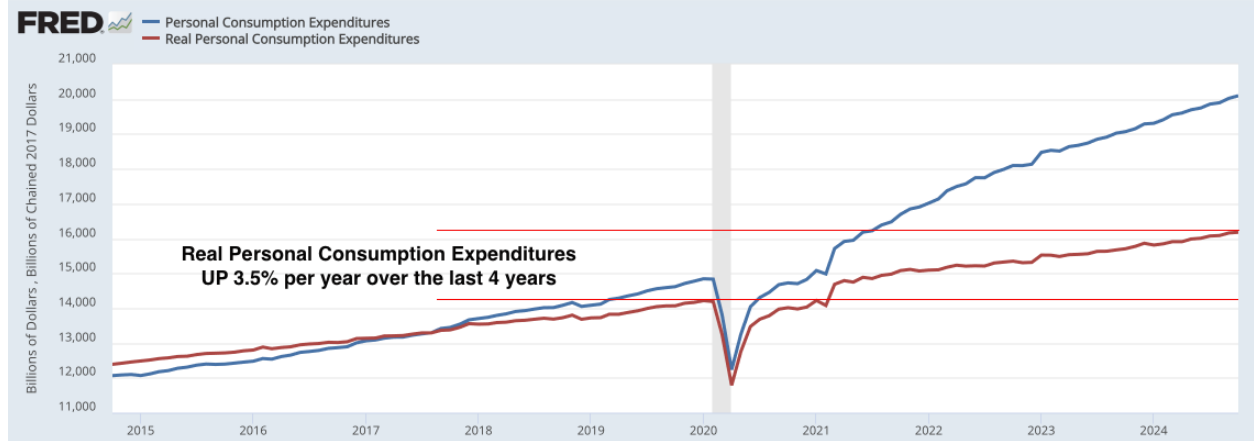
# Market Updates

## April 2025

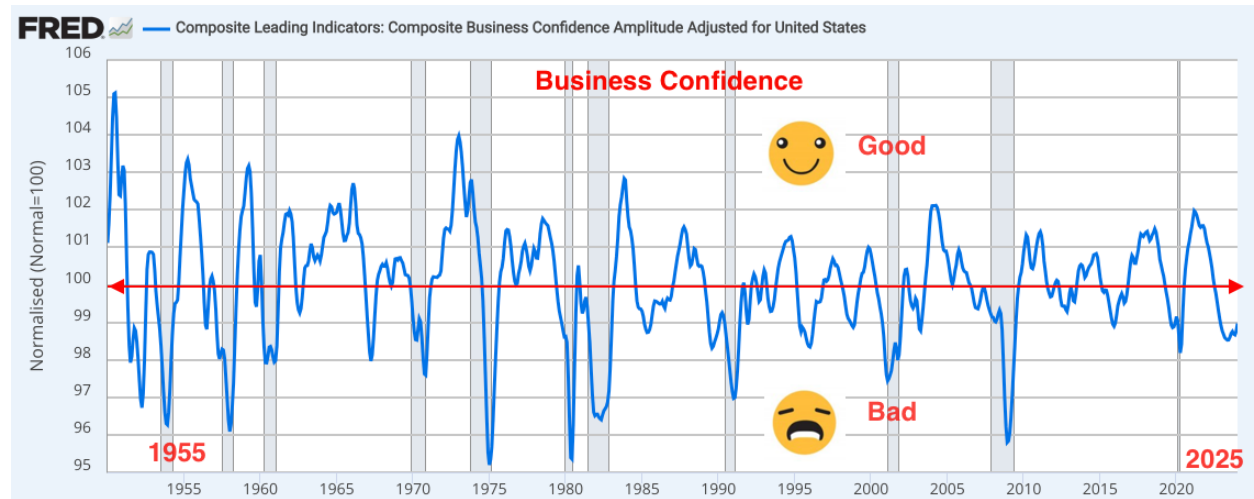
### New Mortgage Originations



### Personal Consumption -vs- Real Personal Consumption Expenditures

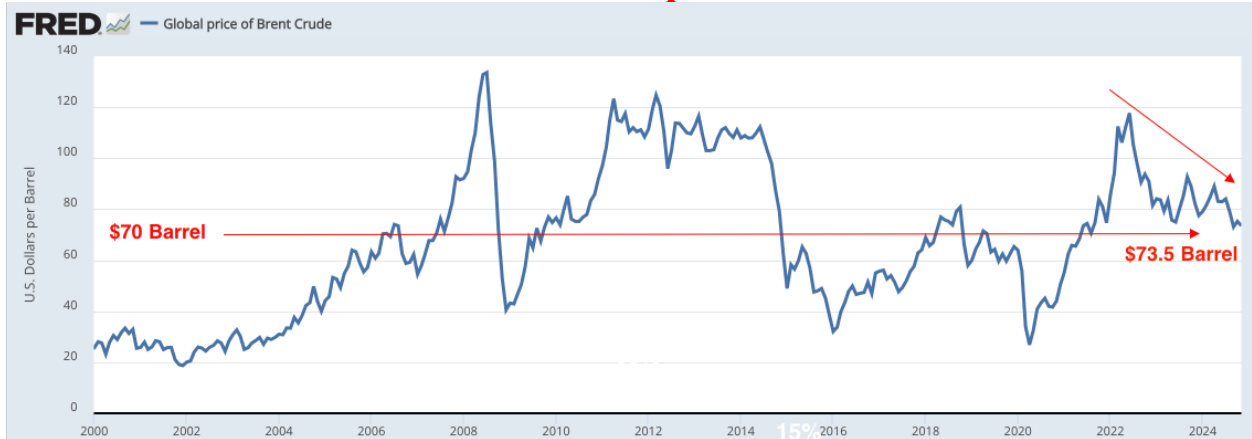


### Business Confidence



## Market Updates April 2025

### Oil Prices – Global price of Brent Crude



### Natural Gas Prices



### Job Openings

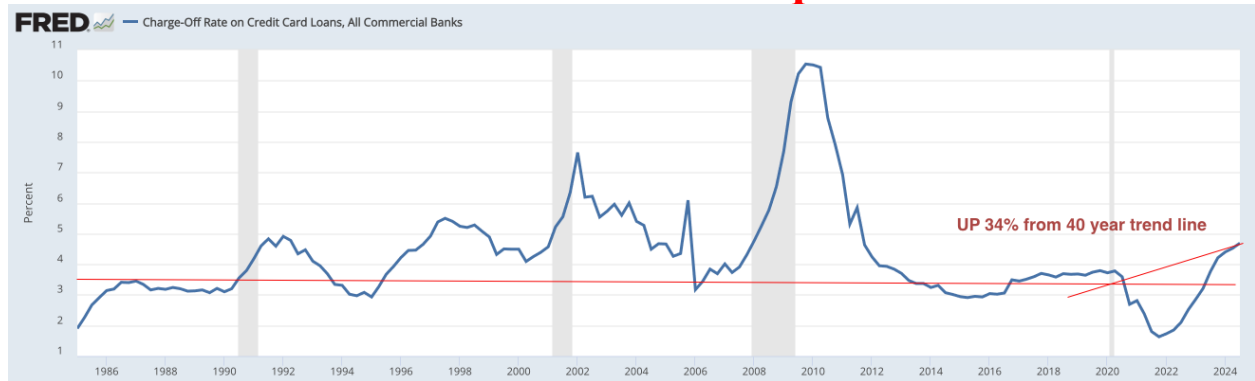




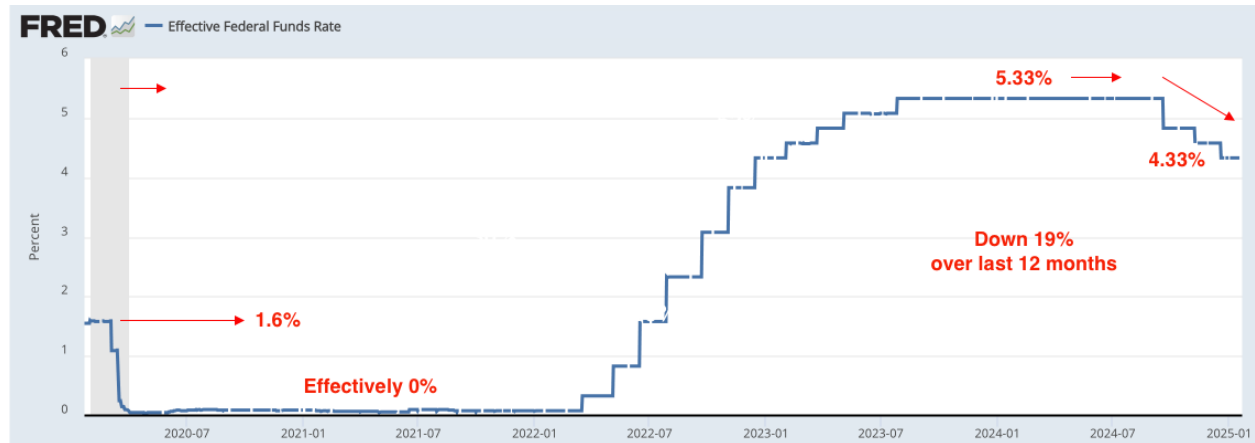
# Market Updates

## April 2025

### Credit Card Delinquencies



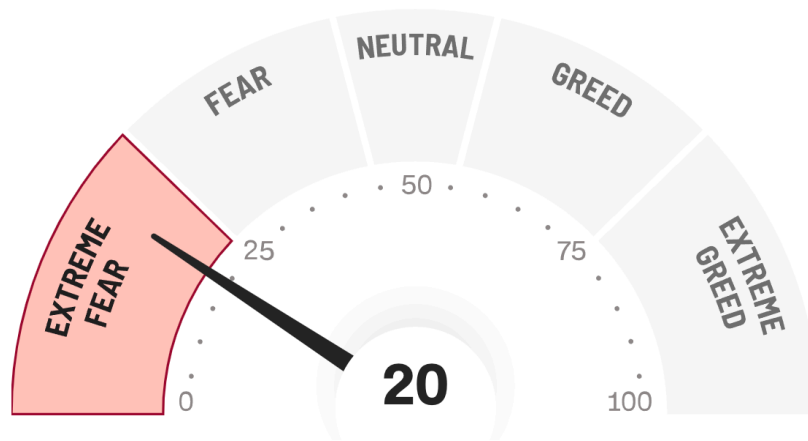
### Federal Funds Rate



### 10 Year Treasury Bill



## Fear & Greed Index



Last updated Apr 21 at 2:03:15 PM ET

<https://www.cnn.com/markets/fear-and-greed>

### 7 FEAR & GREED INDICATORS

#### MARKET MOMENTUM

##### S&P 500 and its 125-day moving average

● S&P 500 ● 125-day moving average

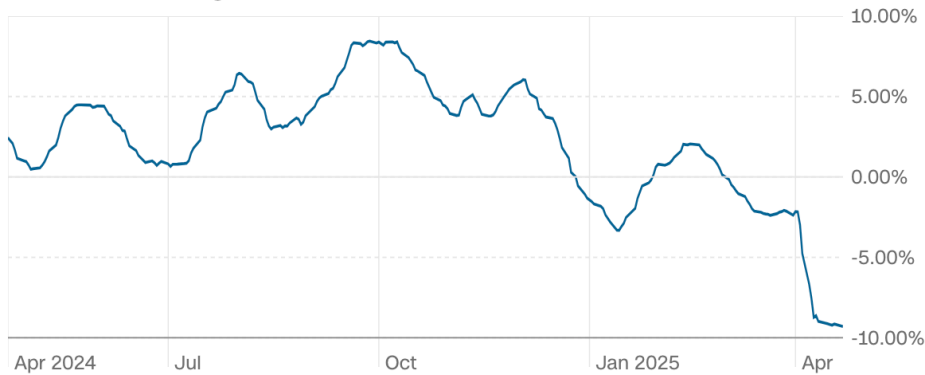


Last updated Apr 21 at 1:53:43 PM EDT

It's useful to look at stock market levels compared to where they've been over the past few months. When the S&P 500 is above its moving or rolling average of the prior 125 trading days, that's a sign of positive momentum. But if the index is below this average, it shows investors are getting skittish. The Fear & Greed Index uses slowing momentum as a signal for Fear and a growing momentum for Greed.

## STOCK PRICE STRENGTH

Net new 52-week highs and lows on the NYSE

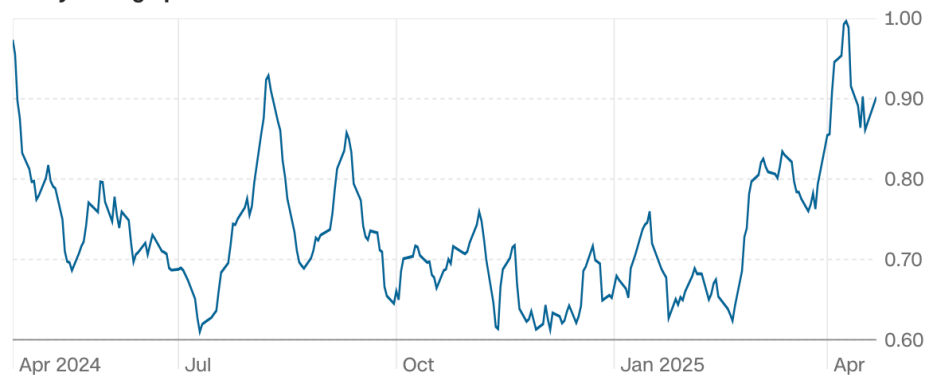


Last updated Apr 21 at 1:53:42 PM EDT

A few big stocks can skew returns for the market. It's important to also know how many stocks are doing well versus those that are struggling. This shows the number of stocks on the NYSE at 52-week highs compared to those at 52-week lows. When there are many more highs than lows, that's a bullish sign and signals Greed.

## PUT AND CALL OPTIONS

5-day average put/call ratio

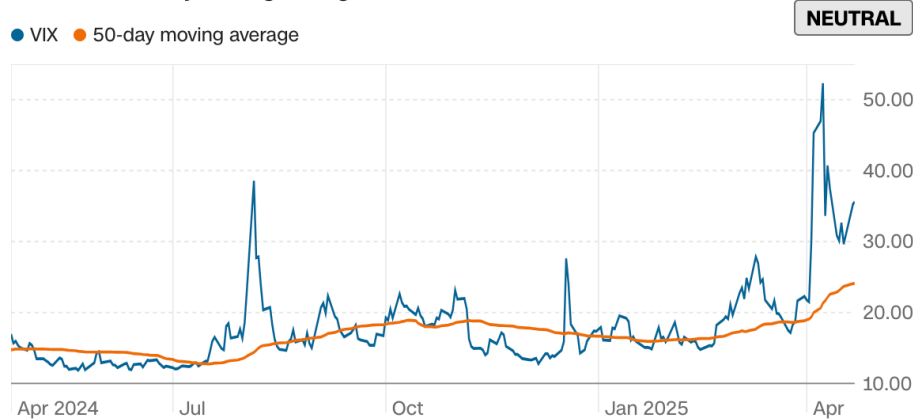


Last updated Apr 21 at 1:58:37 PM EDT

Options are contracts that give investors the right to buy or sell stocks, indexes or other financial securities at an agreed upon price and date. Puts are the option to sell while calls are the option to buy. When the ratio of puts to calls is rising, it is usually a sign investors are growing more nervous. A ratio above 1 is considered bearish. The Fear & Greed Index uses a bearish options ratio as a signal for Fear.

## MARKET VOLATILITY

VIX and its 50-day moving average



Last updated Apr 21 at 1:53:31 PM EDT

The most well-known measure of market sentiment is the CBOE Volatility Index, or VIX. The VIX measures expected price fluctuations or volatility in the S&P 500 Index options over the next 30 days. The VIX often drops on days when the broader market rallies and soars when stocks plunge. But the key is to look at the VIX over time. It tends to be lower in bull markets and higher when the bears are in control. The Fear & Greed Index uses increasing market volatility as a signal for Fear.

## SAFE HAVEN DEMAND

Difference in 20-day stock and bond returns

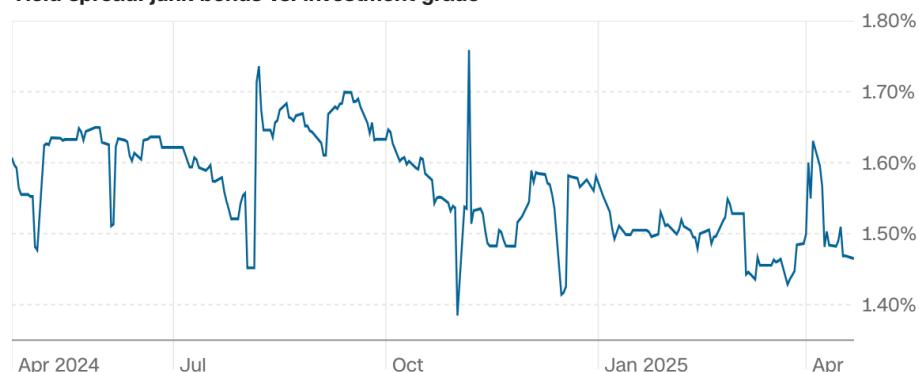


Last updated Apr 21 at 2:12:32 PM EDT

Stocks are riskier than bonds. But the reward for investing in stocks over the long haul is greater. Still, bonds can outperform stocks over short periods. Safe Haven Demand shows the difference between Treasury bond and stock returns over the past 20 trading days. Bonds do better when investors are scared. The Fear & Greed Index uses increasing safe haven demand as a signal for Fear.

## JUNK BOND DEMAND

Yield spread: junk bonds vs. investment grade



Note: The frequent drops of the yield spread on the Junk Bond Demand chart usually appear on the ex-dividend date. The spread typically bounces back after the dividend is paid and normalizes over time.

Last updated Apr 21 at 1:58:38 PM EDT

Junk bonds carry a higher risk of default compared to other bonds. Bond yields – or the return you get on investing in a bond – dip when prices go up. If investors crave junk bonds, the yields drop. Likewise, yields rise when people are selling. So a smaller difference (or spread) between yields for junk bonds and safer government bonds is a sign investors are taking on more risk. A wider spread shows more caution. The Fear & Greed Index uses junk bond demand as a signal for Greed.

## **| FEAR & GREED INDEX FAQs**

### **What is the CNN Business Fear & Greed Index?**

The Fear & Greed Index is a way to gauge stock market movements and whether stocks are fairly priced. The theory is based on the logic that excessive fear tends to drive down share prices, and too much greed tends to have the opposite effect.

### **How is Fear & Greed Calculated?**

The Fear & Greed Index is a compilation of seven different indicators that measure some aspect of stock market behavior. They are market momentum, stock price strength, stock price breadth, put and call options, junk bond demand, market volatility, and safe haven demand. The index tracks how much these individual indicators deviate from their averages compared to how much they normally diverge. The index gives each indicator equal weighting in calculating a score from 0 to 100, with 100 representing maximum greediness and 0 signaling maximum fear.

### **How often is the Fear & Greed Index calculated?**

Every component and the Index are calculated as soon as new data becomes available.

### **How to use Fear & Greed Index?**

The Fear & Greed Index is used to gauge the mood of the market. Many investors are emotional and reactionary, and fear and greed sentiment indicators can alert investors to their own emotions and biases that can influence their decisions. When combined with fundamentals and other analytical tools, the Index can be a helpful way to assess market sentiment.

## The Argument for Tariff's

Right, wrong, or indifferent the argument for tariffs is to bring manufacturing back to the United States. At the corporate level both US companies and foreign companies can avoid tariffs by simply bringing manufacturing back to the United States. Tariffs are disruptive and they can have an inflationary impact, but for a large percentage of Americans, it may simply come down to what would you rather have, cheap stuff from China or have a job that you can afford to buy a house?

It's important to note that the tariffs currently imposed by:

- China
- European Union
- Vietnam
- Taiwan
- Japan
- India
- South Korea

Are on average 97% higher than the proposed reciprocal tariffs currently proposed by the U.S

(04.08.25).

Reciprocal Tariffs		
Country	Tariffs Charged to the U.S.A. Including Currency Manipulation and Trade Barriers	U.S.A. Discounted Reciprocal Tariffs
China	67%	34%
European Union	39%	20%
Vietnam	90%	46%
Taiwan	64%	32%
Japan	46%	24%
India	52%	26%
South Korea	50%	25%
Thailand	72%	36%
Switzerland	61%	31%
Indonesia	64%	32%
Malaysia	47%	24%
Cambodia	97%	49%
United Kingdom	10%	10%
South Africa	60%	30%
Brazil	10%	10%
Bangladesh	74%	37%
Singapore	10%	10%
Israel	33%	17%
Philippines	34%	17%
Chile	10%	10%
Australia	10%	10%
Pakistan	58%	29%
Turkey	10%	10%
Sri Lanka	88%	44%
Colombia	10%	10%

Reciprocal Tariffs		
Country	Tariffs Charged to the U.S.A. Including Currency Manipulation and Trade Barriers	U.S.A. Discounted Reciprocal Tariffs
Peru	10%	10%
Nicaragua	36%	18%
Norway	30%	15%
Costa Rica	17%	10%
Jordan	40%	20%
Dominican Republic	10%	10%
United Arab Emirates	10%	10%
New Zealand	20%	10%
Argentina	10%	10%
Ecuador	12%	10%
Guatemala	10%	10%
Honduras	10%	10%
Madagascar	93%	47%
Myanmar (Burma)	88%	44%
Tunisia	55%	28%
Kazakhstan	54%	27%
Serbia	74%	37%
Egypt	10%	10%
Saudi Arabia	10%	10%
El Salvador	10%	10%
Côte d'Ivoire	41%	21%
Laos	95%	48%
Botswana	74%	37%
Trinidad and Tobago	12%	10%
Morocco	10%	10%



# The Argument for Tariff's

Reciprocal Tariffs		
Country	Tariffs Charged to the U.S.A. Including Currency Manipulation and Trade Barriers	U.S.A. Discounted Reciprocal Tariffs
Algeria	59%	30%
Oman	10%	10%
Uruguay	10%	10%
Bahamas	10%	10%
Lesotho	99%	50%
Ukraine	10%	10%
Bahrain	10%	10%
Qatar	10%	10%
Mauritius	80%	40%
Fiji	63%	32%
Iceland	10%	10%
Kenya	10%	10%
Liechtenstein	73%	37%
Guyana	76%	38%
Haiti	10%	10%
Bosnia and Herzegovina	70%	35%
Nigeria	27%	14%
Namibia	42%	21%
Brunei	47%	24%
Bolivia	20%	10%
Panama	10%	10%
Venezuela	29%	15%
North Macedonia	65%	33%
Ethiopia	10%	10%
Ghana	17%	10%

Reciprocal Tariffs		
Country	Tariffs Charged to the U.S.A. Including Currency Manipulation and Trade Barriers	U.S.A. Discounted Reciprocal Tariffs
Moldova	61%	31%
Angola	63%	32%
Democratic Republic of the Congo	22%	11%
Jamaica	10%	10%
Mozambique	31%	16%
Paraguay	10%	10%
Zambia	33%	17%
Lebanon	10%	10%
Tanzania	10%	10%
Iraq	78%	39%
Georgia	10%	10%
Senegal	10%	10%
Azerbaijan	10%	10%
Cameroon	22%	11%
Uganda	20%	10%
Albania	10%	10%
Armenia	10%	10%
Nepal	10%	10%
Sint Maarten	10%	10%
Falkland Islands	82%	41%
Gabon	10%	10%
Kuwait	10%	10%
Togo	10%	10%
Suriname	10%	10%
Belize	10%	10%