

To: Whom it May Concern

From: Matt Willcuts

Re: Land for New Construction

My name is Matt Willcuts. I have been a licensed real estate broker since 1994. I have lived in Newberg my entire life and graduated from both Newberg High School and George Fox College. I currently own the top real estate brokerage company; Willcuts Company Realtors, in Newberg since 2005. Our company has been involved in both real estate plus many charitable organizations that benefit Newberg including supporting Newberg Schools, Newberg athletics, and the Newberg Fish program. Our real estate company is the top selling Real Estate Company in Newberg. In addition to working with existing home buyers and sellers, I represent builders in Newberg.

It is well known in the building community that Newberg is lacking in both homes for sales and in available residential lots for building. We are selling new homes as fast as we can build them and need a much greater supply of buildable lots. It is generally considered to be a sellers' market when inventory is at 3 months or less. Inventory is now at historically low levels with just 1 month supply of homes available! There is a trend towards buyers seeking to move to Newberg from the Portland Metro Area and Washington County because of the community. This is somewhat of a new and growing trend as more people work from home and would prefer to live in the suburbs and country away from Portland.

Specifically, we need more land for entry level homes. We also need more land for higher priced homes that would appeal to the hi-tech and medical communities. I know people can fear growth at times but now is the time to grow and have an opportunity to build a great community for all income levels.

If you have any questions, please feel free to contact me at 503-807-8008 or email to matt@willcutscompany.com

Sincerely,



Matt Willcuts

Principal Broker

Willcuts Company Realtors

Newberg's Top Realtor/Real Estate Company