

Its interesting what you discover when you endeavor to study a matter, a-third of which you know a lot about, a-third you know something about, and a-third you know very little about.

Created some numbers representative of the numbers of homeowner's estates in the Policy Brackets based on some data and lots of assumptions. The most significant assumption is that one's home may be the most significant asset in one's estate. The second most significant assumption is that insurance actuaries valuing personal property at 75% of Real Property reasonably represents personal property in estates. The analysis uses population data from the Oregon Blue Book, Household and Homeownership data from the Urban Institute, and death data from the Oregon Health Authority, home sales data from WVMLS and RMLS with consideration of additional data from RVRMLS. All the data was for 2024.

REAL PROPERTY				
Policy Range Real Property	\$0 to \$200,000	\$200,000- \$750,000	\$750,000 +	Total
Estimated 2024 Number of Sales	2285	37701	6587	46573
Percent Estimated Sales	5%	81%	14%	100%
Median Home Sale WVMLS RMLS	160000 125000	326250 349500	899900 925000	
REAL PROPERTY	& PERSONAL	PROPERTY		
Median Home + Personal Property (75%) WVMLS RMLS	280000 218000	761250 815500	1574825 1618750	
Policy Range with Personal Property	2.45%	43%	54.62%	100%
Estimated Potential Estates in Policy Brackets	1142	19993	25438	46573
Estimated Percentage Estates in Policy Brackets	2.5%	42.9%	54.6%	
Estates based on Death Rate in Homeowner Group (0.26%)	3	52	66	121