



## This Week

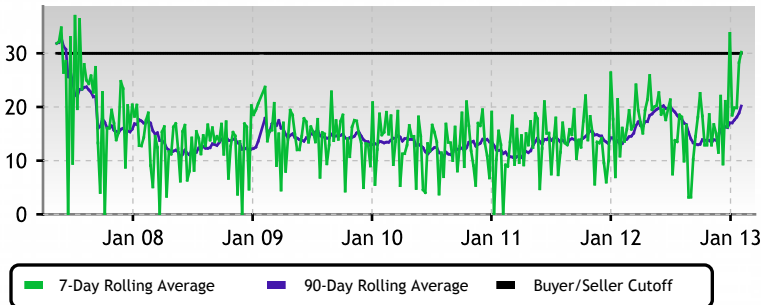
The median list price in WILSONVILLE, OR this week is \$349,975.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

## Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Market Action Index



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 879,900	3948	2.5 - 5.0 acres	4.0	3.0	23	27	2	1	362	Most expensive 25% of properties
Upper/Second	\$ 415,000	2787	8,001 - 10,000 sqft	4.0	2.0	5	27	1	2	184	Upper-middle 25% of properties
Lower/Third	\$ 324,900	2022	4,501 - 6,500 sqft	3.0	2.0	18	27	2	4	156	Lower-middle 25% of properties
Bottom/Fourth	\$ 249,900	1489	4,501 - 6,500 sqft	3.0	2.0	21	27	0	1	154	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 349,975	↔↔
Asking Price Per Square Foot	\$ 166	↔↔
Average Days on Market (DOM)	214	↔↔
Percent of Properties with Price Decrease	22 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2325	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 20.2	↑↑

- ↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

