



This Week

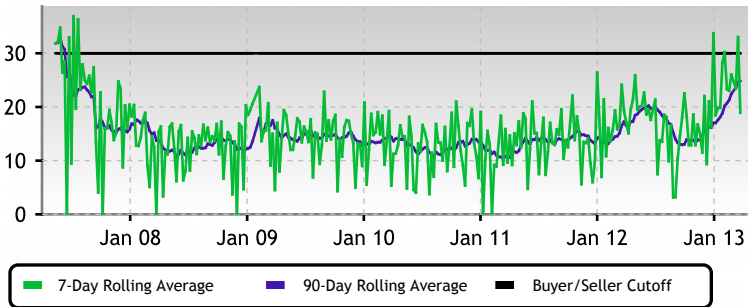
The median list price in WILSONVILLE, OR this week is \$340,494.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

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	\$ 630,000	3526	0.50 - 1.0 acre	4.0	3.0	22	33	1	0	342	Most expensive 25% of properties
Upper/Second	\$ 399,900	2463	4,501 - 6,500 sqft	4.0	2.0	1	33	1	0	71	Upper-middle 25% of properties
Lower/Third	\$ 311,500	1890	Less than 4,500 sqft	3.0	2.0	6	34	2	1	97	Lower-middle 25% of properties
Bottom/Fourth	\$ 255,000	1632	4,501 - 6,500 sqft	3.0	2.0	17	34	0	1	143	Least expensive 25% of properties

JUSTIN SANDIFER | TICOR TITLE - PORTLAND | 503.219.1169

Real-Time Market Profile

		Trend
Median List Price	\$ 340,494	↔↔
Asking Price Per Square Foot	\$ 168	↑↑
Average Days on Market (DOM)	163	↓↓
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	17 %	
Median House Size (sq ft)	2247	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 24.8	↓↓

- ↔↔ 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

