



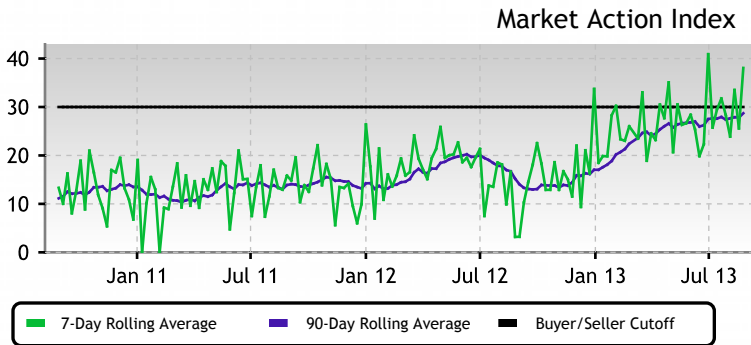
This Week

The median list price in WILSONVILLE, OR this week is \$349,000.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.



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	\$ 697,000	3367	1.0 - 2.5 acres	4.0	3.0	22	30	0	3	211	Most expensive 25% of properties
Upper/Second	\$ 370,900	2247	Less than 4,500 sqft	3.0	2.0	0	31	1	4	89	Upper-middle 25% of properties
Lower/Third	\$ 320,900	1970	Less than 4,500 sqft	3.0	2.0	0	31	1	4	103	Lower-middle 25% of properties
Bottom/Fourth	\$ 265,000	1644	4,501 - 6,500 sqft	3.0	2.0	23	31	1	3	146	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 349,000	↔↔
Asking Price Per Square Foot	\$ 172	↔↔
Average Days on Market (DOM)	137	↓↓
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	10 %	
Median House Size (sq ft)	2144	
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	28.7	↑↑

- ↔↔ 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.

