



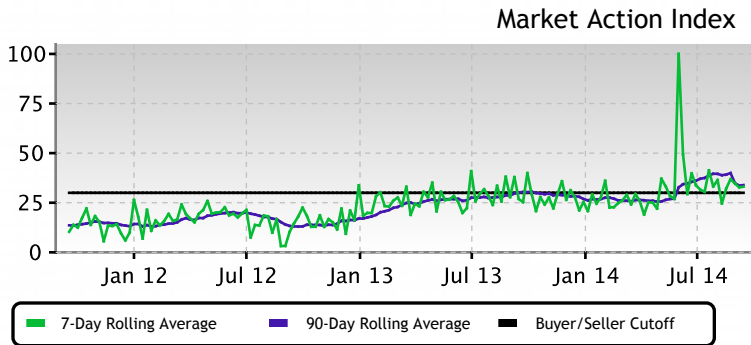
This Week

The median list price in WILSONVILLE, OR 97070 this week is \$419,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 1,112,500	4992	1.0 - 2.5 acres	4.0	4.0	14	22	2	0	221	Most expensive 25% of properties
Upper/Second	\$ 441,000	2732	8,001 - 10,000 sqft	4.0	2.0	16	23	3	3	62	Upper-middle 25% of properties
Lower/Third	\$ 360,900	2216	4,501 - 6,500 sqft	4.0	2.0	0	23	0	4	66	Lower-middle 25% of properties
Bottom/Fourth	\$ 301,670	1879	Less than 4,500 sqft	3.0	2.0	11	23	1	1	96	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 419,900	↔↔
Asking Price Per Square Foot	\$ 173	↔↔
Average Days on Market (DOM)	110	↑↑
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	2433	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	33.9	↓↓

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

