



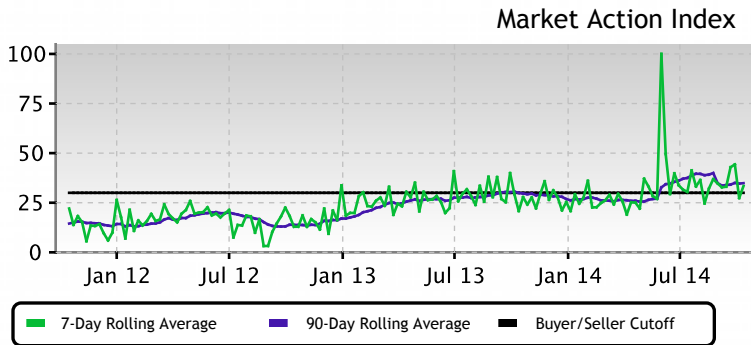
## This Week

The median list price in WILSONVILLE, OR 97070 this week is \$425,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

## Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.



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	\$ 1,100,000	4992	1.0 - 2.5 acres	4.0	4.0	14	22	3	1	210	Most expensive 25% of properties
Upper/Second	\$ 462,245	2703	8,001 - 10,000 sqft	4.0	2.0	21	22	3	1	45	Upper-middle 25% of properties
Lower/Third	\$ 377,450	2291	4,501 - 6,500 sqft	4.0	2.0	2	22	2	2	86	Lower-middle 25% of properties
Bottom/Fourth	\$ 314,990	1957	Less than 4,500 sqft	3.0	2.0	2	23	2	4	106	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 425,000	↔↔
Asking Price Per Square Foot	\$ 173	↔↔
Average Days on Market (DOM)	112	↑↑
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2487	
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	34.9	↑

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

## Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

