



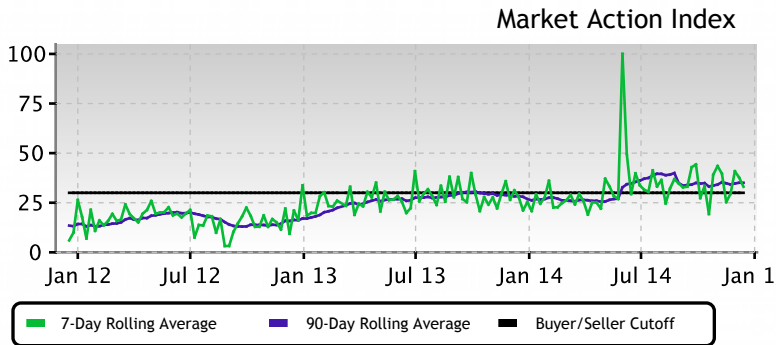
This Week

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

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 remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.



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	4928	1.0 - 2.5 acres	4.0	4.0	10	19	0	1	301	Most expensive 25% of properties
Upper/Second	\$ 499,900	2879	8,001 - 10,000 sqft	4.0	2.0	14	20	1	1	90	Upper-middle 25% of properties
Lower/Third	\$ 379,900	2216	Less than 4,500 sqft	3.0	2.0	14	20	3	3	96	Lower-middle 25% of properties
Bottom/Fourth	\$ 314,335	1878	Less than 4,500 sqft	3.0	2.0	0	20	2	2	95	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 425,000	↔↔
Asking Price Per Square Foot	\$ 178	↔↔
Average Days on Market (DOM)	143	↑↑
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2509	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 35.1	↔↔

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

Price

- The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

