



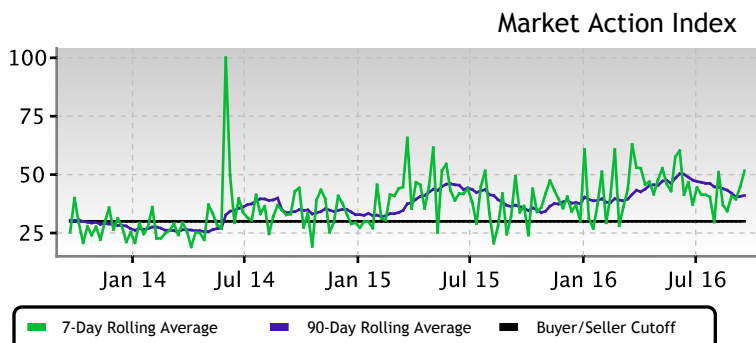
This Week

The median list price in WILSONVILLE, OR this week is \$524,894.

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

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its 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	\$ 937,000	3749	1.0 - 2.5 acres	4.0	3.0	18	18	0	4	180	Most expensive 25% of properties
Upper/Second	\$ 569,945	2962	4,501 - 6,500 sqft	4.0	2.0	0	18	3	2	97	Upper-middle 25% of properties
Lower/Third	\$ 498,500	2467	8,001 - 10,000 sqft	4.0	2.0	17	19	2	1	58	Lower-middle 25% of properties
Bottom/Fourth	\$ 410,100	1926	Less than 4,500 sqft	4.0	2.0	10	19	5	7	32	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 524,894	↔↔
Asking Price Per Square Foot	\$ 196	↑↑
Average Days on Market (DOM)	90	↓
Percent of Properties with Price Decrease	49 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2678	
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 41.1	↓↓

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

Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

