



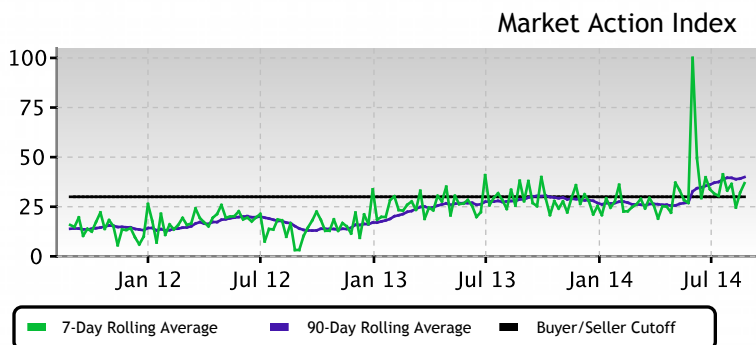
This Week

The median list price in WILSONVILLE, OR 97070 this week is \$397,900.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.



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	\$ 949,000	4844	1.0 - 2.5 acres	4.0	4.0	17	23	0	2	215	Most expensive 25% of properties
Upper/Second	\$ 446,900	2664	8,001 - 10,000 sqft	4.0	2.0	20	23	3	3	62	Upper-middle 25% of properties
Lower/Third	\$ 359,000	2144	Less than 4,500 sqft	4.0	2.0	0	23	3	1	85	Lower-middle 25% of properties
Bottom/Fourth	\$ 314,995	1900	Less than 4,500 sqft	3.0	2.0	7	24	0	4	79	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 397,900	↑↑
Asking Price Per Square Foot	\$ 174	↔
Average Days on Market (DOM)	110	↑↑
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	2302	
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 39.9	↔

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

Price

- While this week the median price in this zip code didn't fluctuate much, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

