

## This Week

The median list price in HILLSBORO, OR this week is \$249,900.

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

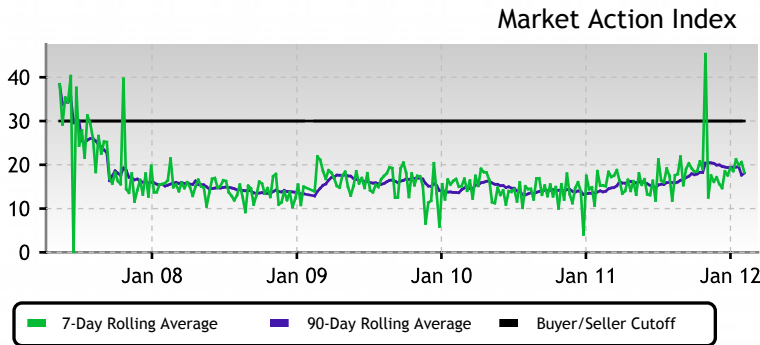
- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

Real-Time Market Profile			Trend
Median List Price	\$ 249,900		↑↑
Asking Price Per Square Foot	\$ 128		↑↑
Average Days on Market (DOM)	192		↑↑
Percent of Properties with Price Decrease	35 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	1993		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	18.1	↔

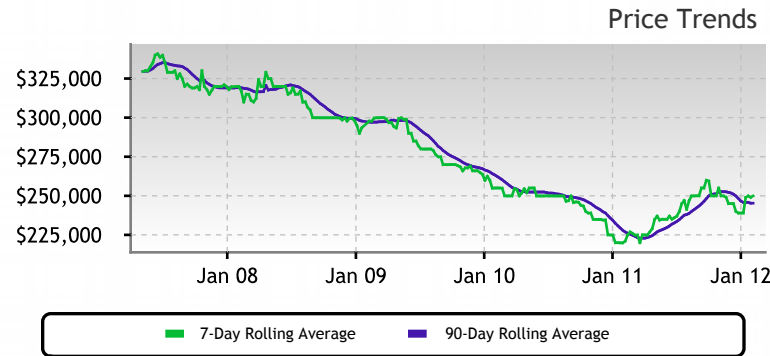
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- This week saw relatively little price change from last week. However, prices continue demonstrate a nice up trend in general over the last several weeks.



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	\$ 495,000	2728	2.5 - 5.0 acres	4.0	2.5	20	68	3	4	259	Most expensive 25% of properties
Upper/Second	\$ 287,500	2231	8,001 - 10,000 sqft	4.0	2.5	15	68	3	2	177	Upper-middle 25% of properties
Lower/Third	\$ 224,900	1812	4,501 - 6,500 sqft	3.0	2.5	15	68	5	6	160	Lower-middle 25% of properties
Bottom/Fourth	\$ 150,000	1409	4,501 - 6,500 sqft	3.0	2.0	33	68	2	7	172	Least expensive 25% of properties