

## This Week

The median list price in OREGON CITY, OR this week is \$270,000.

With inventory and days-on-market basically unchanged and the Market Action Index decreasing, the market is not sending strong directional signal for the near-term outlook.

## Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

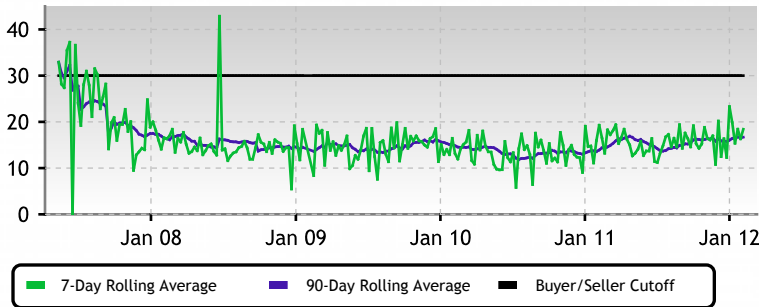
Real-Time Market Profile			Trend
Median List Price	\$ 270,000		↓↓
Asking Price Per Square Foot	\$ 124		↔
Average Days on Market (DOM)	174		↔
Percent of Properties with Price Decrease	35 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	10 %		
Median House Size (sq ft)	2196		
Median Lot Size	0.25 - 0.50 acre		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	16.7	↓↓

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

## Price

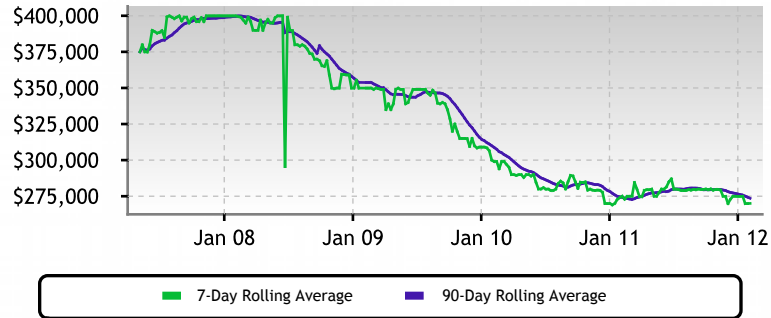
- The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Market Action Index



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.

Price Trends



## 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	\$ 462,500	2984	1.0 - 2.5 acres	4.0	3.0	13	60	3	3	186	Most expensive 25% of properties
Upper/Second	\$ 299,900	2540	0.25 - 0.50 acre	4.0	2.5	8	60	6	5	206	Upper-middle 25% of properties
Lower/Third	\$ 250,000	2080	8,001 - 10,000 sqft	3.0	2.5	14	61	7	4	122	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,500	1534	8,001 - 10,000 sqft	3.0	2.0	42	61	2	5	182	Least expensive 25% of properties