

This Week

The median list price in TIGARD, OR this week is \$310,000.

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

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

Real-Time Market Profile

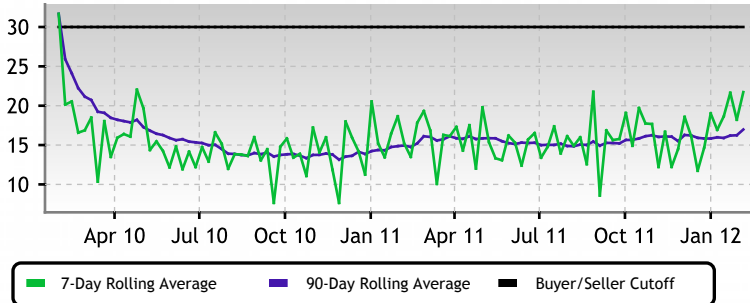
Real-Time Market Profile		Trend
Median List Price	\$ 310,000	↑↑
Asking Price Per Square Foot	\$ 136	↓↓
Average Days on Market (DOM)	184	↓↓
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	2460	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 17.0	↑↑

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

Price

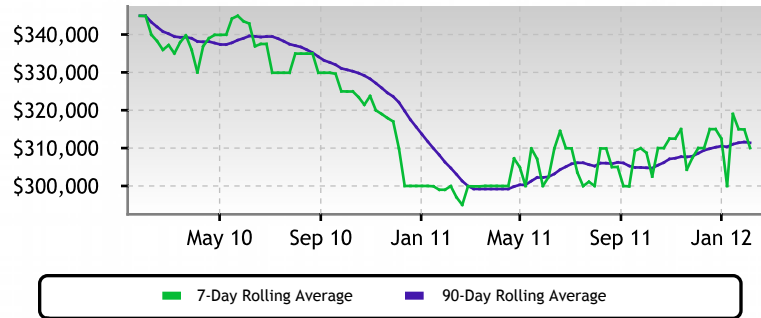
- Despite this week's down tic, price trends have generally been moving up lately.

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	\$ 509,900	3647	8,001 - 10,000 sqft	4.0	3.0	9	53	3	2	155	Most expensive 25% of properties
Upper/Second	\$ 362,500	2800	4,501 - 6,500 sqft	4.0	2.5	9	53	2	8	187	Upper-middle 25% of properties
Lower/Third	\$ 279,900	1997	4,501 - 6,500 sqft	3.0	2.5	15	53	7	6	205	Lower-middle 25% of properties
Bottom/Fourth	\$ 204,500	1459	6,501 - 8,000 sqft	3.0	2.0	34	54	7	6	188	Least expensive 25% of properties