

This Week

The median list price in TUALATIN, OR this week is \$385,000.

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. However because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there. Watch prices as the market transitions from a Buyer's market to a Seller's market.

Real-Time Market Profile

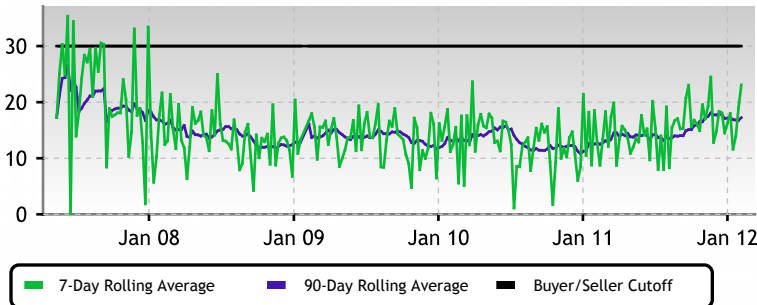
Real-Time Market Profile		Trend
Median List Price	\$ 385,000	↓↓
Asking Price Per Square Foot	\$ 149	↔
Average Days on Market (DOM)	211	↓↓
Percent of Properties with Price Decrease	48 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2589	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 17.2	↑↑

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

Price

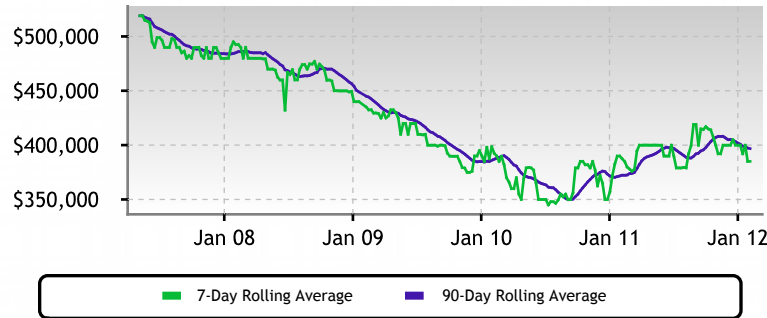
- The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

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	\$ 995,000	5080	2.5 - 5.0 acres	5.0	3.5	21	17	1	4	248	Most expensive 25% of properties
Upper/Second	\$ 479,000	3292	4,501 - 6,500 sqft	4.0	2.5	6	17	0	1	273	Upper-middle 25% of properties
Lower/Third	\$ 345,000	2433	8,001 - 10,000 sqft	4.0	2.5	19	17	1	2	116	Lower-middle 25% of properties
Bottom/Fourth	\$ 234,450	1676	8,001 - 10,000 sqft	3.0	2.0	33	18	0	3	209	Least expensive 25% of properties