

This Week

The median list price in WILSONVILLE, OR this week is \$331,846.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

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

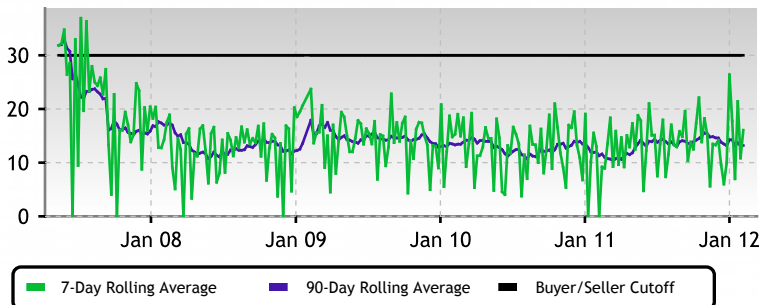
		Trend
Median List Price	\$ 331,846	↓↓
Asking Price Per Square Foot	\$ 148	↔
Average Days on Market (DOM)	222	↑↑
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	2312	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.5	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 13.2	↓↓

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

Price

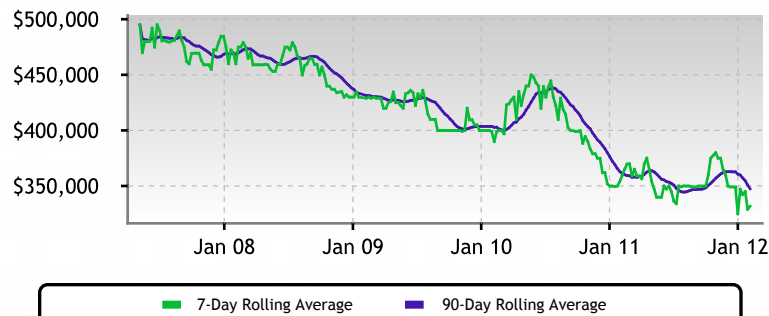
- The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

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	\$ 659,000	3566	0.50 - 1.0 acre	4.0	3.0	22	23	0	0	329	Most expensive 25% of properties
Upper/Second	\$ 410,000	2874	4,501 - 6,500 sqft	4.0	2.5	6	23	1	1	177	Upper-middle 25% of properties
Lower/Third	\$ 300,000	2002	Less than 4,500 sqft	3.0	2.5	6	23	0	1	216	Lower-middle 25% of properties
Bottom/Fourth	\$ 244,990	1565	Less than 4,500 sqft	3.0	2.5	12	23	0	3	168	Least expensive 25% of properties