



## This Week

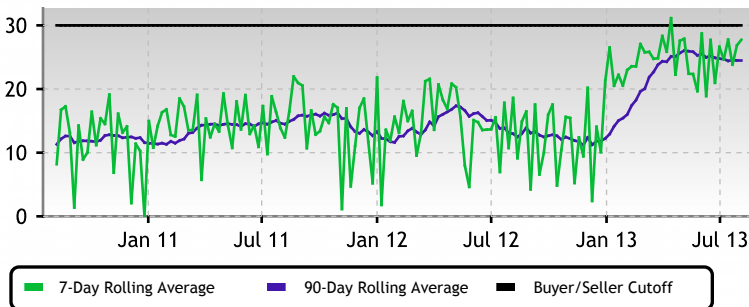
The median list price in NEWBERG, OR 97132 this week is \$314,950.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

## Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

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.

## 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	\$ 799,900	3584	5.0 - 10 acres	4.0	3.0	21	63	2	1	234	Most expensive 25% of properties
Upper/Second	\$ 385,000	2418	8,001 - 10,000 sqft	4.0	2.0	7	63	4	6	232	Upper-middle 25% of properties
Lower/Third	\$ 240,000	1755	8,001 - 10,000 sqft	3.0	2.0	16	63	4	2	145	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,000	1344	4,501 - 6,500 sqft	3.0	2.0	34	63	1	5	160	Least expensive 25% of properties

JUSTIN SANDIFER | TICOR TITLE - PORTLAND | 503.219.1169

### Real-Time Market Profile

		Trend
Median List Price	\$ 314,950	↔↔
Asking Price Per Square Foot	\$ 155	↑↑
Average Days on Market (DOM)	193	↓↓
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2003	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 24.5	↔↔

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

## Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

