



This Week

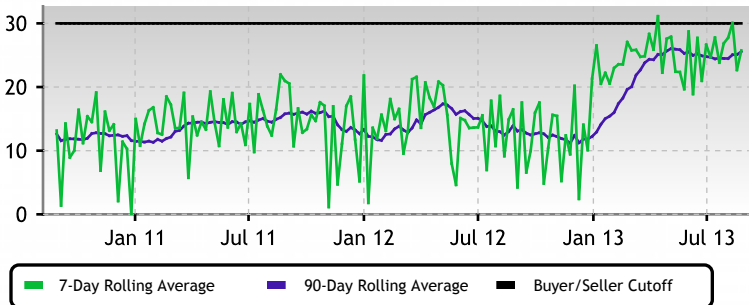
The median list price in NEWBERG, OR 97132 this week is \$319,450.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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	\$ 822,450	3656	5.0 - 10 acres	4.0	3.0	25	60	2	2	256	Most expensive 25% of properties
Upper/Second	\$ 397,450	2470	8,001 - 10,000 sqft	4.0	2.0	8	60	4	3	212	Upper-middle 25% of properties
Lower/Third	\$ 255,900	1791	8,001 - 10,000 sqft	3.0	2.0	16	61	4	4	167	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,900	1345	4,501 - 6,500 sqft	3.0	2.0	34	61	1	2	170	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 319,450	↔↔
Asking Price Per Square Foot	\$ 155	↔↔
Average Days on Market (DOM)	201	↔↔
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2031	
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 25.6	↑↑

- ↔↔ 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

