



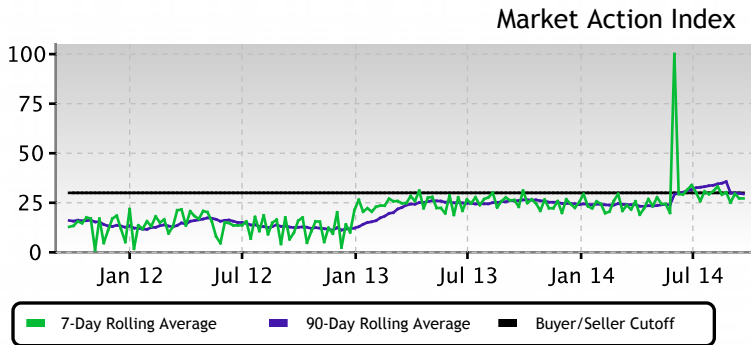
## This Week

The median list price in NEWBERG, OR 97132 this week is \$379,900.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

## Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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	Description
Top/First	\$ 962,450	3754	10 - 20 acres	4.0	3.0	22	42	0	1	371	Most expensive 25% of properties
Upper/Second	\$ 461,825	2673	0.25 - 0.50 acre	4.0	2.0	9	42	2	2	293	Upper-middle 25% of properties
Lower/Third	\$ 308,900	1903	4,501 - 6,500 sqft	3.0	2.0	10	42	3	2	136	Lower-middle 25% of properties
Bottom/Fourth	\$ 199,500	1346	4,501 - 6,500 sqft	3.0	2.0	40	42	5	4	144	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 379,900	↔↔
Asking Price Per Square Foot	\$ 168	↓
Average Days on Market (DOM)	236	↑↑
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2233	
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 29.4	↓↓

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

## Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

