



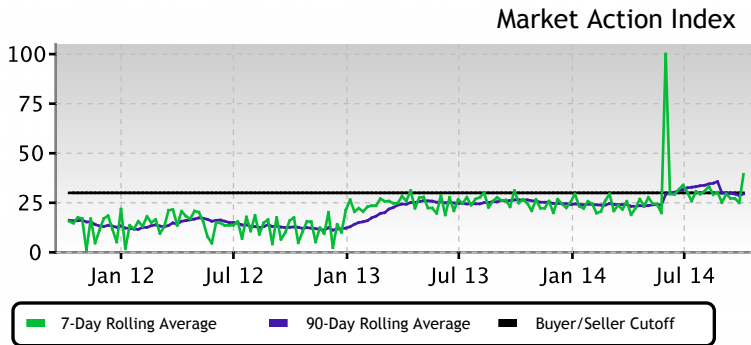
This Week

The median list price in NEWBERG, OR 97132 this week is \$323,750.

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.



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	\$ 962,450	3690	10 - 20 acres	4.0	3.0	22	42	1	3	372	Most expensive 25% of properties
Upper/Second	\$ 445,000	2673	0.25 - 0.50 acre	4.0	2.0	10	42	0	6	174	Upper-middle 25% of properties
Lower/Third	\$ 267,250	1729	4,501 - 6,500 sqft	3.0	2.0	16	42	5	9	136	Lower-middle 25% of properties
Bottom/Fourth	\$ 181,114	1320	4,501 - 6,500 sqft	3.0	2.0	40	42	10	2	102	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 323,750	↔
Asking Price Per Square Foot	\$ 166	↓
Average Days on Market (DOM)	196	↓
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1992	
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

- Despite the fact that prices in this zip code dipped a bit this week, the median price hasn't moved much in the last few weeks and we remain 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.

