



This Week

The median list price in NEWBERG, OR 97132 this week is \$344,250.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- In a Buyer's market, the relative stasis in inventory and sales conditions has allowed prices to drift lower recently. Expect that consistent up trends in demand will be required before price trends change significantly.

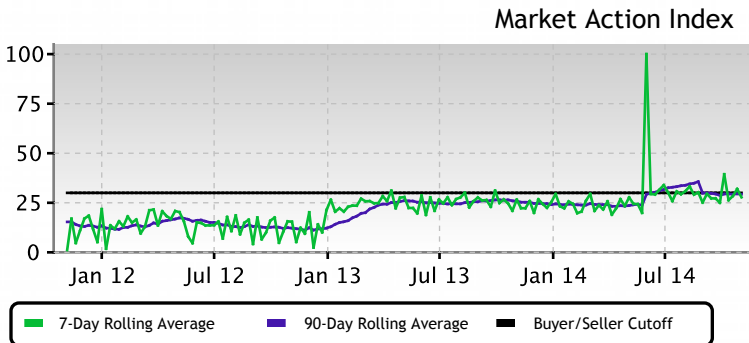
Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 344,250	↓
Asking Price Per Square Foot	\$ 166	↔↔
Average Days on Market (DOM)	221	↑↑
Percent of Properties with Price Decrease	49 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2082	
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	29.3	↔↔

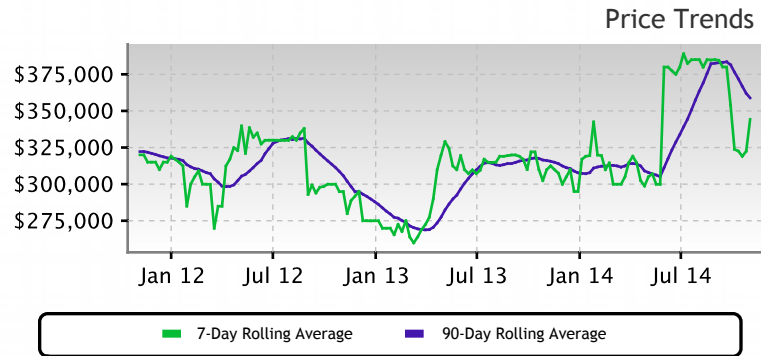
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code have been on a downward trend in the last few weeks and this week, while essentially flat, doesn't break us out of that cycle.



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	\$ 1,150,000	3630	10 - 20 acres	4.0	3.0	32	39	0	1	413	Most expensive 25% of properties
Upper/Second	\$ 469,900	3000	0.25 - 0.50 acre	4.0	3.0	11	39	1	1	180	Upper-middle 25% of properties
Lower/Third	\$ 269,700	1738	4,501 - 6,500 sqft	3.0	2.0	18	40	0	3	175	Lower-middle 25% of properties
Bottom/Fourth	\$ 184,900	1308	4,501 - 6,500 sqft	3.0	2.0	38	40	3	4	121	Least expensive 25% of properties

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