



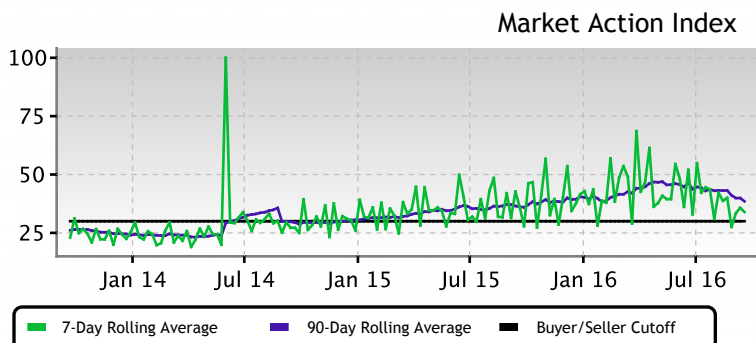
## This Week

The median list price in NEWBERG, OR this week is \$467,500.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 1,199,900	4142	10 - 20 acres	4.0	3.0	20	29	1	1	227	Most expensive 25% of properties
Upper/Second	\$ 549,950	2710	1.0 - 2.5 acres	4.0	3.0	23	30	0	1	107	Upper-middle 25% of properties
Lower/Third	\$ 408,450	2394	4,501 - 6,500 sqft	3.5	2.0	10	30	4	3	78	Lower-middle 25% of properties
Bottom/Fourth	\$ 282,450	1455	4,501 - 6,500 sqft	3.0	2.0	21	30	6	6	56	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 467,500	↔↔
Asking Price Per Square Foot	\$ 199	↔↔
Average Days on Market (DOM)	116	↑↑
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2466	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	38.5	↓↓

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

## Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

