

This Week

The median list price in AMITY, OR 97101 this week is \$389,000.

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

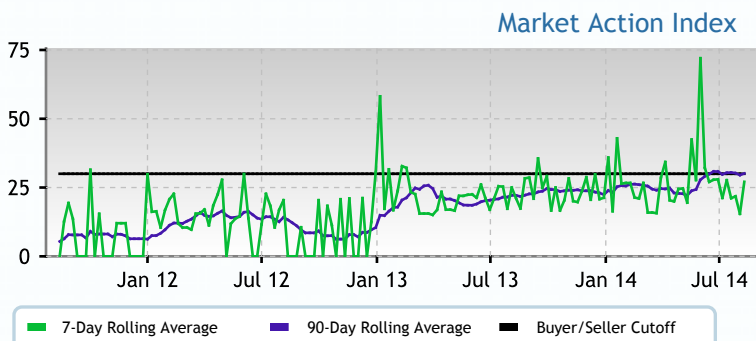
- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

Real-Time Market Profile		Trend
Median List Price	\$ 389,000	↑↑
Asking Price Per Square Foot	\$ 154	↑↑
Average Days on Market (DOM)	178	↑
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2134	
Median Lot Size	2.5 - 5.0 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	30.1	↔

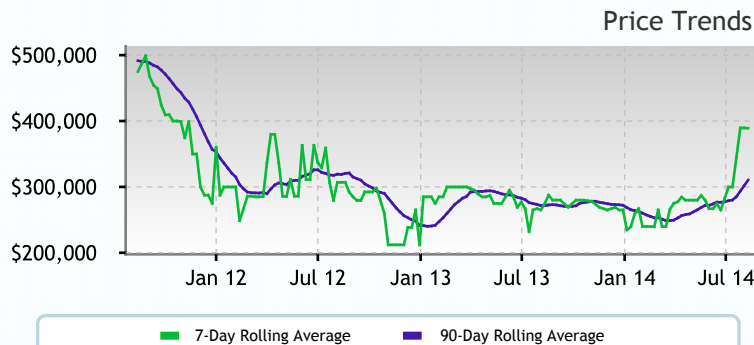
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code hit another all time high this week. You can see that prices continue to march higher. Look for a persistent downtrend in the Market Action Index into the Buyer's zone as a leading indicator of the price strength finally abating.



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	\$ 707,000	3221	5.0 - 10 acres	3.0	3.0	20	8	3	0	147	Most expensive 25% of properties
Upper/Second	\$ 471,450	2754	5.0 - 10 acres	3.0	2.0	22	8	0	1	127	Upper-middle 25% of properties
Lower/Third	\$ 260,500	1756	1.0 - 2.5 acres	3.0	2.0	39	8	1	0	177	Lower-middle 25% of properties
Bottom/Fourth	\$ 155,000	1464	8,001 - 10,000 sqft	3.0	2.0	19	9	1	1	251	Least expensive 25% of properties