

This Week

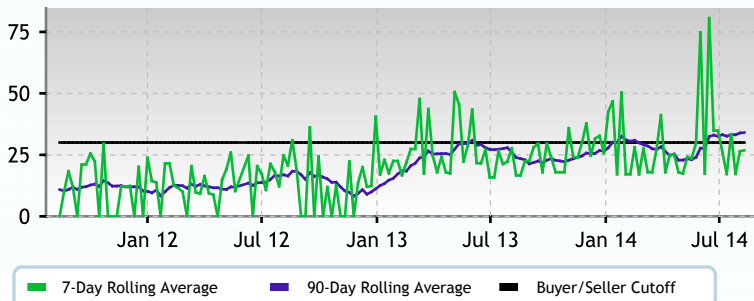
The median list price in CARLTON, OR 97111 this week is \$344,900.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Market Action Index



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 899,900	3758	20+ acres	5.0	2.0	34	5	0	0	231	Most expensive 25% of properties
Upper/Second	\$ 468,500	3059	1.0 - 2.5 acres	3.0	2.0	7	5	0	0	381	Upper-middle 25% of properties
Lower/Third	\$ 299,900	2169	8,001 - 10,000 sqft	3.0	2.0	8	5	0	0	69	Lower-middle 25% of properties
Bottom/Fourth	\$ 214,450	1631	8,001 - 10,000 sqft	3.5	2.0	5	6	0	1	163	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

		Trend
Median List Price	\$ 344,900	↔↔
Asking Price Per Square Foot	\$ 147	↔↔
Average Days on Market (DOM)	209	↑↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2750	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	34.1	↑↑

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

Price

- In the last few weeks we've seen prices in this zip code bouncing around these current levels. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.

Price Trends

