

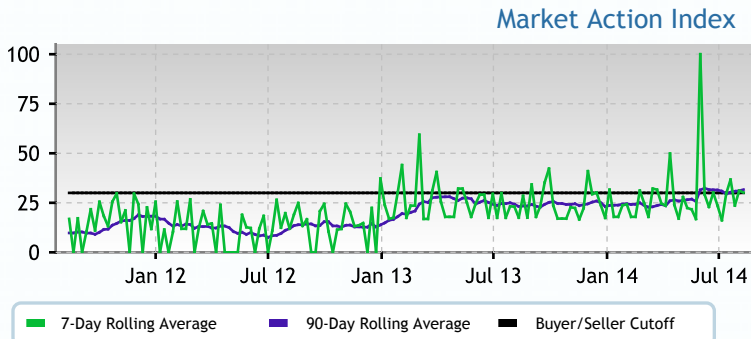
This Week

The median list price in DAYTON, OR 97114 this week is \$249,950.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications 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.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,345,000	2968	10 - 20 acres	4.0	2.0	44	7	0	0	276	Most expensive 25% of properties
Upper/Second	\$ 339,000	2100	1.0 - 2.5 acres	3.0	2.0	42	7	1	0	155	Upper-middle 25% of properties
Lower/Third	\$ 214,900	1604	6,501 - 8,000 sqft	3.0	2.0	16	7	1	1	128	Lower-middle 25% of properties
Bottom/Fourth	\$ 151,000	1361	4,501 - 6,500 sqft	3.0	2.0	23	7	1	0	57	Least expensive 25% of properties

Characteristics per Quartile

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

Real-Time Market Profile		Trend
Median List Price	\$ 249,950	↔↔
Asking Price Per Square Foot	\$ 138	↓
Average Days on Market (DOM)	154	↑↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2002	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 31.7	↑↑

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

Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are 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.

