

This Week

The median list price in HILLSBORO, OR this week is \$325,000.

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

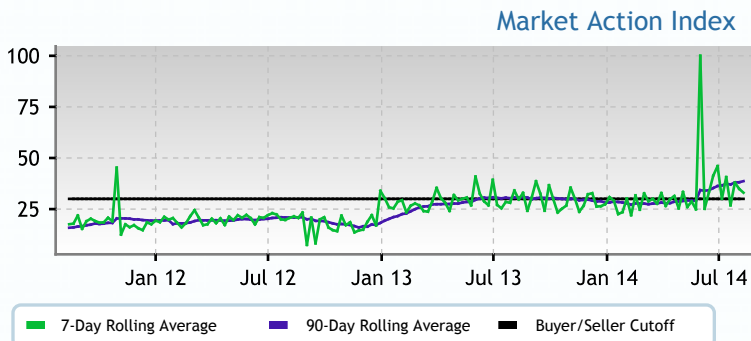
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile			Trend
Median List Price	\$ 325,000		↔↔
Asking Price Per Square Foot	\$ 162		↔↔
Average Days on Market (DOM)	120		↑↑
Percent of Properties with Price Decrease	41 %		
Percent Relisted (reset DOM)	10 %		
Percent Flip (price increased)	6 %		
Median House Size (sq ft)	2132		
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	38.7	↑↑

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

Price

- The market seems to have paused around its high point. The Market Action Index is a good leading indicator for the durability of this trend.



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	\$ 675,000	3246	2.5 - 5.0 acres	4.0	3.0	21	70	4	2	185	Most expensive 25% of properties
Upper/Second	\$ 389,898	2475	8,001 - 10,000 sqft	4.0	2.0	18	70	11	6	92	Upper-middle 25% of properties
Lower/Third	\$ 287,000	1824	4,501 - 6,500 sqft	3.0	2.0	16	70	12	9	54	Lower-middle 25% of properties
Bottom/Fourth	\$ 210,000	1478	4,501 - 6,500 sqft	3.0	2.0	33	70	5	8	148	Least expensive 25% of properties