

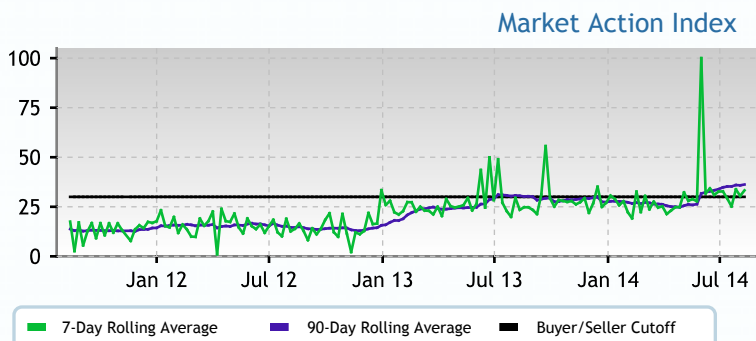
This Week

The median list price in MCMINNVILLE, OR 97128 this week is \$280,800.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

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

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 529,500	2907	1.0 - 2.5 acres	4.0	2.0	15	43	1	3	155	Most expensive 25% of properties
Upper/Second	\$ 319,000	2444	0.25 - 0.50 acre	4.0	2.0	12	44	0	3	116	Upper-middle 25% of properties
Lower/Third	\$ 249,900	1742	8,001 - 10,000 sqft	3.0	2.0	8	44	3	4	119	Lower-middle 25% of properties
Bottom/Fourth	\$ 164,650	1404	8,001 - 10,000 sqft	3.0	2.0	54	44	2	5	109	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	\$ 280,800	↔↔
Asking Price Per Square Foot	\$ 139	↔↔
Average Days on Market (DOM)	125	↔↔
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2153	
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 36.2	↑↑

- ↔↔ 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.

