

This Week

The median list price in NEWBERG, OR 97132 this week is \$379,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

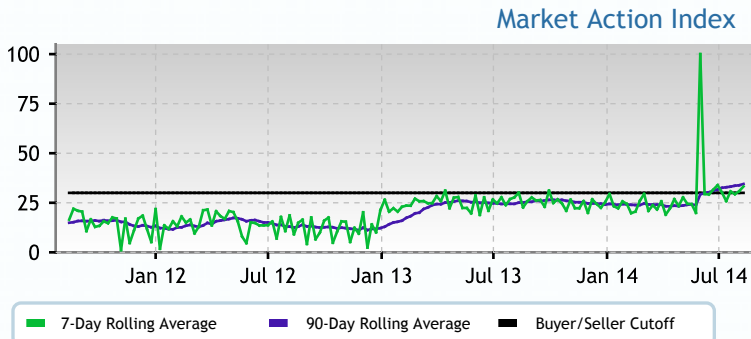
- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

Real-Time Market Profile		Trend
Median List Price	\$ 379,900	↑↑
Asking Price Per Square Foot	\$ 168	↔
Average Days on Market (DOM)	227	↑↑
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2318	
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	34.5	↑↑

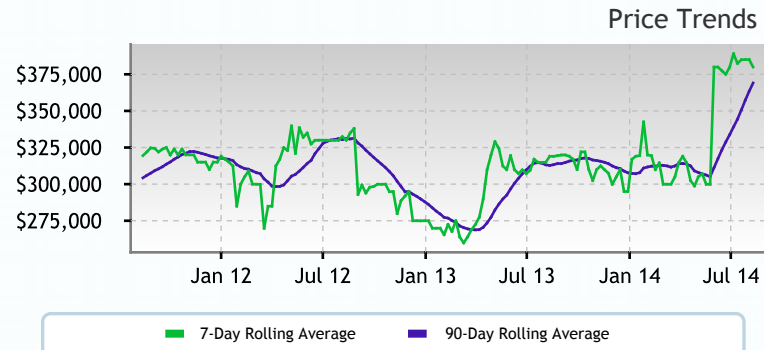
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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	\$ 1,100,000	3684	10 - 20 acres	4.0	3.0	22	42	2	2	357	Most expensive 25% of properties
Upper/Second	\$ 465,050	2708	0.25 - 0.50 acre	4.0	2.0	10	42	1	3	268	Upper-middle 25% of properties
Lower/Third	\$ 322,450	2063	6,501 - 8,000 sqft	3.0	2.0	9	42	2	4	120	Lower-middle 25% of properties
Bottom/Fourth	\$ 208,900	1415	4,501 - 6,500 sqft	3.0	2.0	36	42	7	6	162	Least expensive 25% of properties