

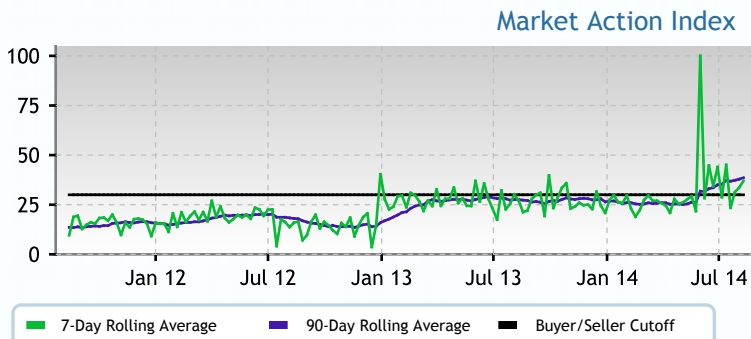
## This Week

The median list price in SHERWOOD, OR 97140 this week is \$444,995.

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.



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	\$ 1,599,000	4514	5.0 - 10 acres	4.0	3.0	14	34	1	1	345	Most expensive 25% of properties
Upper/Second	\$ 595,000	3175	1.0 - 2.5 acres	4.0	3.0	18	34	0	1	162	Upper-middle 25% of properties
Lower/Third	\$ 372,448	2427	4,501 - 6,500 sqft	3.0	2.0	16	34	4	5	78	Lower-middle 25% of properties
Bottom/Fourth	\$ 284,900	1665	4,501 - 6,500 sqft	3.0	2.0	18	35	5	8	103	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	\$ 444,995	↔↔
Asking Price Per Square Foot	\$ 183	↓
Average Days on Market (DOM)	172	↑↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2528	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	38.6	↑↑

- ↔↔ 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.

