

This Week

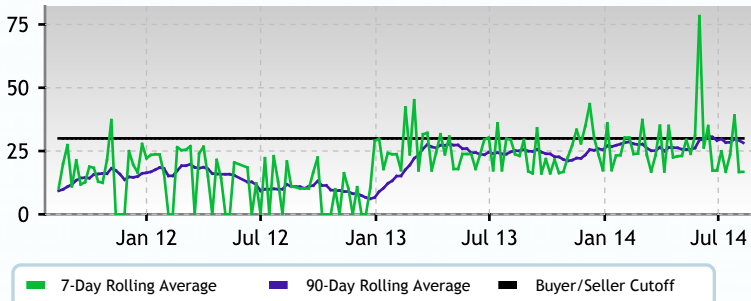
The median list price in WILLAMINA, OR 97396 this week is \$175,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Market Action Index



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	\$ 287,400	2080	5.0 - 10 acres	3.0	2.0	12	6	1	0	98	Most expensive 25% of properties
Upper/Second	\$ 177,000	1682	4,501 - 6,500 sqft	3.0	2.0	0	6	0	0	140	Upper-middle 25% of properties
Lower/Third	\$ 169,000	1558	4,501 - 6,500 sqft	3.0	2.0	1	7	0	0	190	Lower-middle 25% of properties
Bottom/Fourth	\$ 118,800	1276	8,001 - 10,000 sqft	3.0	1.5	67	7	0	0	191	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 175,000	↔↔
Asking Price Per Square Foot	\$ 105	↔↔
Average Days on Market (DOM)	158	↑
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1558	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 28.2	↔↔

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

Price

- We continue to see prices in this zip code hover around their high point. Look for a persistent shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

