

This Week

The median list price in YAMHILL, OR 97148 this week is \$505,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

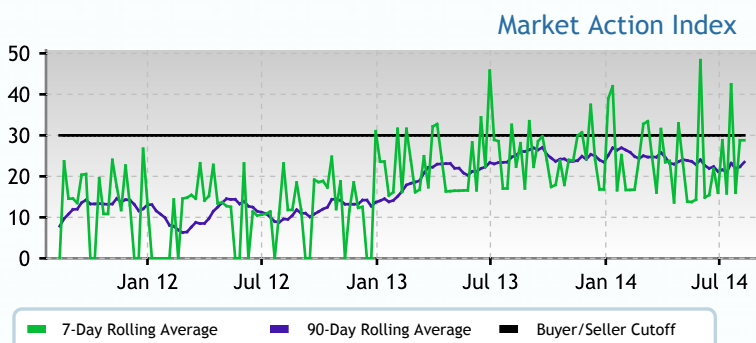
- Home sales have begun exceeding new inventory. While still a Buyer's market, prices seem to have already started to respond. If the trend continues, expect prices to keep marching upward.

Real-Time Market Profile		Trend
Median List Price	\$ 505,000	↑↑
Asking Price Per Square Foot	\$ 189	↑↑
Average Days on Market (DOM)	169	↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2110	
Median Lot Size	2.5 - 5.0 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 23.5	↑

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

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.



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	Description
Top/First	\$ 1,250,000	2664	20+ acres	4.0	3.0	17	7	1	1	300	Most expensive 25% of properties
Upper/Second	\$ 546,900	2845	2.5 - 5.0 acres	4.0	2.0	12	7	0	0	163	Upper-middle 25% of properties
Lower/Third	\$ 374,900	2110	8,001 - 10,000 sqft	3.0	2.0	8	7	1	1	48	Lower-middle 25% of properties
Bottom/Fourth	\$ 253,500	1490	8,001 - 10,000 sqft	3.0	2.0	17	8	0	0	164	Least expensive 25% of properties