



## This Week

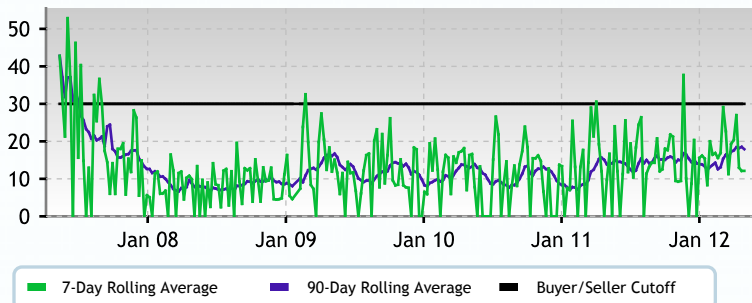
The median list price in LAFAYETTE, OR 97127 this week is \$165,450.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

## Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 249,900	2785	8,001 - 10,000 sqft	4.0	2.5	1	9	0	0	188	Most expensive 25% of properties
Upper/Second	\$ 178,900	1639	4,501 - 6,500 sqft	3.0	2.5	1	9	0	0	201	Upper-middle 25% of properties
Lower/Third	\$ 155,500	1372	4,501 - 6,500 sqft	3.0	2.0	10	9	1	0	210	Lower-middle 25% of properties
Bottom/Fourth	\$ 119,900	1203	6,501 - 8,000 sqft	3.0	2.0	16	9	0	1	220	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	\$ 165,450	↔↔
Asking Price Per Square Foot	\$ 100	↑↑
Average Days on Market (DOM)	205	↑↑
Percent of Properties with Price Decrease	17 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1563	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 17.9	↓↓

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

## Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

