

This Week

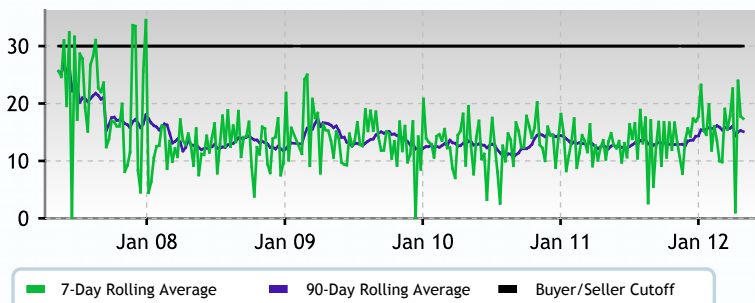
The median list price in MCMINNVILLE, OR 97128 this week is \$225,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

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

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 | \$ 495,000 | 2944 | 1.0 - 2.5 acres | 4.0 | 3.0 | 15 | 45 | 1 | 0 | 309 | Most expensive 25% of properties |
| Upper/Second | \$ 279,000 | 2175 | 8,001 - 10,000 sqft | 3.5 | 2.5 | 14 | 46 | 5 | 4 | 213 | Upper-middle 25% of properties |
| Lower/Third | \$ 197,950 | 1645 | 8,001 - 10,000 sqft | 3.0 | 2.0 | 14 | 46 | 2 | 3 | 217 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 139,900 | 1332 | 6,501 - 8,000 sqft | 3.0 | 2.0 | 30 | 46 | 4 | 3 | 194 | Least expensive 25% of properties |

FIRST AMERICAN TITLE MARKET UPDATE

Real-Time Market Profile

| Real-Time Market Profile | Trend |
|---|------------------------|
| Median List Price | \$ 225,000 ↔ |
| Asking Price Per Square Foot | \$ 123 ↓↓ |
| Average Days on Market (DOM) | 233 ↓↓ |
| Percent of Properties with Price Decrease | 26 % |
| Percent Relisted (reset DOM) | n/a |
| Percent Flip (price increased) | 2 % |
| Median House Size (sq ft) | 1855 |
| Median Lot Size | 8,001 - 10,000 sqft |
| Median Number of Bedrooms | 3.0 |
| Median Number of Bathrooms | 2.0 |
| Market Action Index | Strong Buyer's 15.1 ↓↓ |

↔ 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

