



## This Week

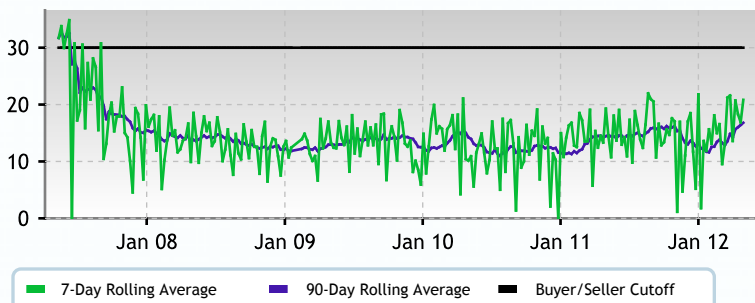
The median list price in NEWBERG, OR 97132 this week is \$322,950.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

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	\$ 772,450	3452	5.0 - 10 acres	4.0	3.0	23	38	0	3	426	Most expensive 25% of properties
Upper/Second	\$ 399,900	2659	1.0 - 2.5 acres	4.0	2.5	16	38	3	2	247	Upper-middle 25% of properties
Lower/Third	\$ 249,900	1766	8,001 - 10,000 sqft	3.0	2.5	7	39	2	5	236	Lower-middle 25% of properties
Bottom/Fourth	\$ 139,900	1280	4,501 - 6,500 sqft	3.0	2.0	29	39	4	3	186	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	\$ 322,950	↑↑
Asking Price Per Square Foot	\$ 146	↑↑
Average Days on Market (DOM)	273	↓↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2101	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 16.8	↑↑

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

## Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend in general over the last several weeks.

Price Trends

