



## This Week

The median list price in YAMHILL, OR 97148 this week is \$275,000.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions do not seem to have strong up or down pull.

## 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.

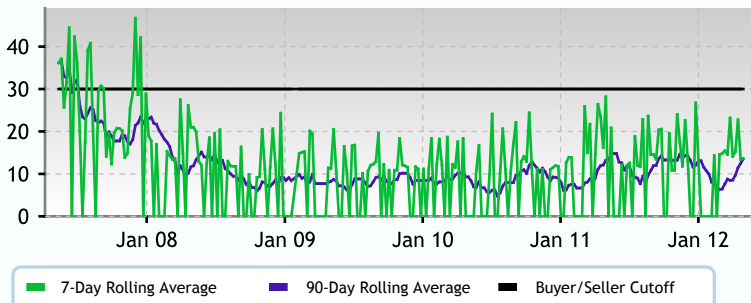
Real-Time Market Profile			Trend
Median List Price	\$ 275,000		↔
Asking Price Per Square Foot	\$ 140		↓↓
Average Days on Market (DOM)	270		↓↓
Percent of Properties with Price Decrease	21 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	2133		
Median Lot Size	2.5 - 5.0 acres		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	13.5	↔

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

## Price

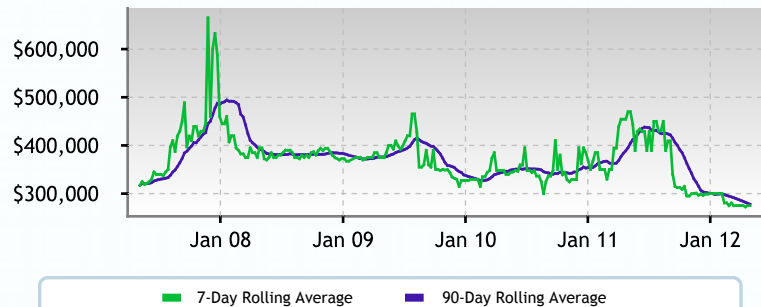
- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

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.

Price Trends



## 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	\$ 949,900	2987	20+ acres	4.0	3.0	17	7	0	1	319	Most expensive 25% of properties
Upper/Second	\$ 424,900	2004	5.0 - 10 acres	3.0	2.0	20	7	0	0	174	Upper-middle 25% of properties
Lower/Third	\$ 257,900	2209	8,001 - 10,000 sqft	3.0	2.0	16	7	0	0	331	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,250	1628	8,001 - 10,000 sqft	3.0	1.8	29	8	0	0	257	Least expensive 25% of properties