

This Week

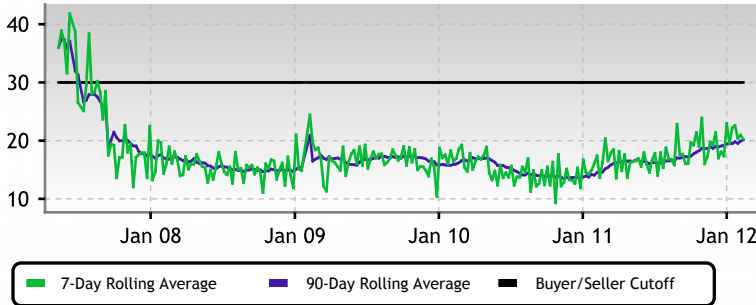
The median list price in BEAVERTON, OR this week is \$249,000.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

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	\$ 389,000	2932	8,001 - 10,000 sqft	4.0	3.0	17	105	7	10	217	Most expensive 25% of properties
Upper/Second	\$ 279,900	2030	4,501 - 6,500 sqft	4.0	2.5	22	105	12	9	180	Upper-middle 25% of properties
Lower/Third	\$ 219,900	1736	8,001 - 10,000 sqft	3.0	2.0	34	106	7	8	196	Lower-middle 25% of properties
Bottom/Fourth	\$ 156,315	1421	8,001 - 10,000 sqft	3.0	2.0	35	106	7	11	162	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 249,000	↔↔
Asking Price Per Square Foot	\$ 130	↔↔
Average Days on Market (DOM)	189	↓↓
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1890	
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 20.1	↓↓

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

