

This Week

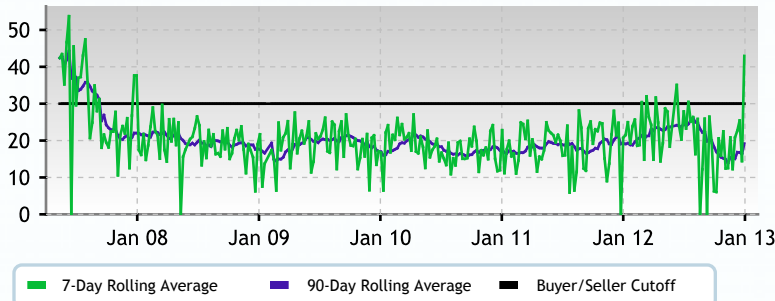
The median list price in PORTLAND, OR 97214 this week is \$474,950.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

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	\$ 695,000	2970	4,501 - 6,500 sqft	4.0	3.0	90	9	0	0	74	Most expensive 25% of properties
Upper/Second	\$ 499,900	2852	Less than 4,500 sqft	4.0	2.0	103	9	0	2	76	Upper-middle 25% of properties
Lower/Third	\$ 445,000	2238	Less than 4,500 sqft	3.0	2.0	104	9	0	1	107	Lower-middle 25% of properties
Bottom/Fourth	\$ 299,000	1678	Less than 4,500 sqft	3.0	1.0	107	9	0	2	89	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	\$ 474,950	↑↑
Asking Price Per Square Foot	\$ 188	↑↑
Average Days on Market (DOM)	86	↔↔
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2734	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 19.2	↑↑

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

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.

Price Trends

