



## This Week

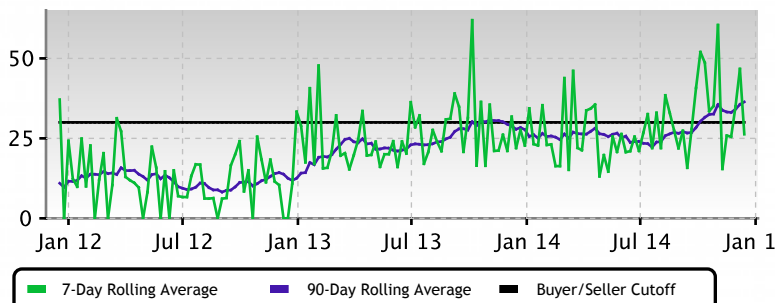
The median list price in AURORA, OR 97002 this week is \$799,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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	\$ 1,874,500	6577	10 - 20 acres	4.0	5.5	24	4	1	0	436	Most expensive 25% of properties
Upper/Second	\$ 1,198,000	4583	2.5 - 5.0 acres	4.0	3.0	14	5	0	0	332	Upper-middle 25% of properties
Lower/Third	\$ 599,500	2617	5.0 - 10 acres	3.0	2.0	39	5	0	0	192	Lower-middle 25% of properties
Bottom/Fourth	\$ 315,000	2310	0.50 - 1.0 acre	4.0	2.0	30	5	0	0	56	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	\$ 799,000	↓↓↓
Asking Price Per Square Foot	\$ 219	↑
Average Days on Market (DOM)	244	↑↑
Percent of Properties with Price Decrease	16 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	3001	
Median Lot Size	2.5 - 5.0 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 36.4	↑↑

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

## Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

