



This Week

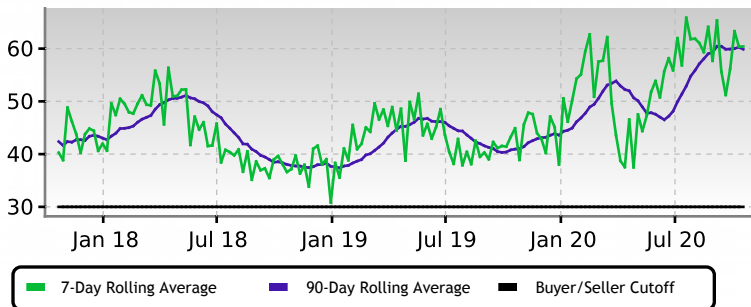
The median list price in PORTLAND, OR this week is \$640,000.

With inventory and days-on-market basically unchanged and the Market Action Index increasing, the market is not sending strong directional signal for the near-term outlook.

Supply and Demand

- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

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	\$ 1,175,000	3990	0.25 - 0.50 acre	4.0	3.5	50	278	21	23	126	Most expensive 25% of properties
Upper/Second	\$ 739,852	2794	4,501 - 6,500 sqft	4.0	3.0	52	279	45	49	79	Upper-middle 25% of properties
Lower/Third	\$ 559,000	2327	4,501 - 6,500 sqft	3.0	2.0	68	279	70	76	41	Lower-middle 25% of properties
Bottom/Fourth	\$ 387,900	1450	4,501 - 6,500 sqft	3.0	1.5	65	279	103	108	68	Least expensive 25% of properties

FIRST AMERICAN TITLE MARKET UPDATE

Real-Time Market Profile

		Trend
Median List Price	\$ 640,000	↔↔
Asking Price Per Square Foot	\$ 264	↔↔
Average Days on Market (DOM)	78	↔↔
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2552	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Seller's 59.9	↔↔

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

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

