

This Week

The median list price in EUGENE, OR 97402 this week is \$275,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

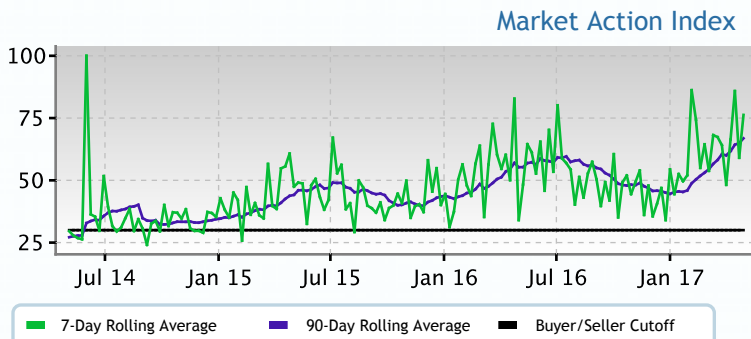
- The market has been strong for several consecutive weeks. Reflecting these inventory conditions, with the MAI in the Seller's zone, it is not surprising that prices have recently resumed their climb.

Real-Time Market Profile			Trend
Median List Price	\$ 275,000		↑
Asking Price Per Square Foot	\$ 159		↔↔
Average Days on Market (DOM)	54		↑
Percent of Properties with Price Decrease	33 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	1736		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	66.9	↑↑

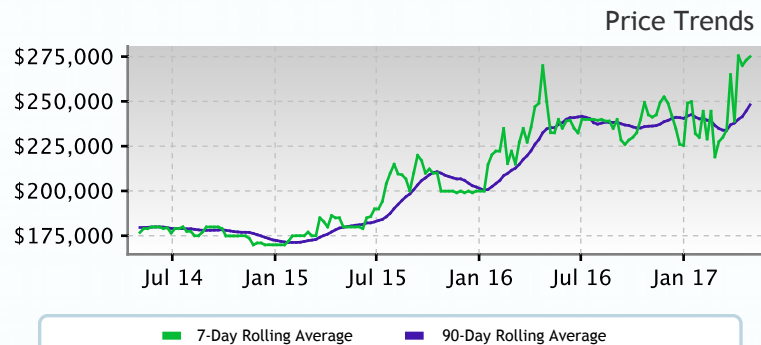
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we may be seeing the start of a good price stretch here. We'll look at the Market Action Index later in the report to gauge the leading indicators.



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	\$ 559,900	2594	2.5 - 5.0 acres	4.0	2.0	48	15	3	0	80	Most expensive 25% of properties
Upper/Second	\$ 312,450	1972	0.25 - 0.50 acre	3.0	2.0	18	16	4	6	73	Upper-middle 25% of properties
Lower/Third	\$ 239,950	1650	6,501 - 8,000 sqft	3.0	2.0	24	16	5	8	27	Lower-middle 25% of properties
Bottom/Fourth	\$ 170,950	1123	Less than 4,500 sqft	3.0	1.0	40	16	6	5	38	Least expensive 25% of properties