

## This Week

The median list price in EUGENE, OR 97405 this week is \$489,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

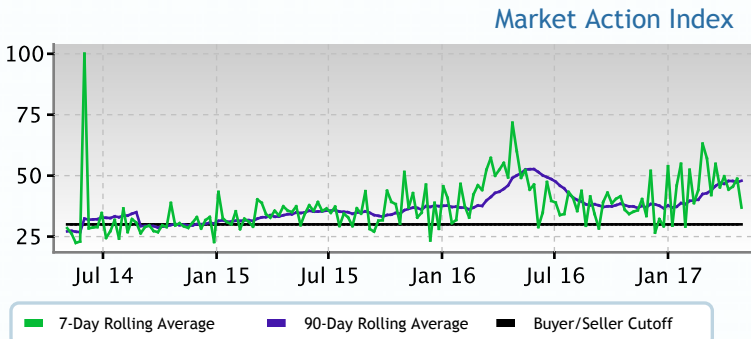
- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

Real-Time Market Profile			Trend
Median List Price	\$ 489,000		↑↑
Asking Price Per Square Foot	\$ 181		↔↔
Average Days on Market (DOM)	99		↑
Percent of Properties with Price Decrease	31 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	4 %		
Median House Size (sq ft)	2595		
Median Lot Size	0.25 - 0.50 acre		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	47.9	↑↑

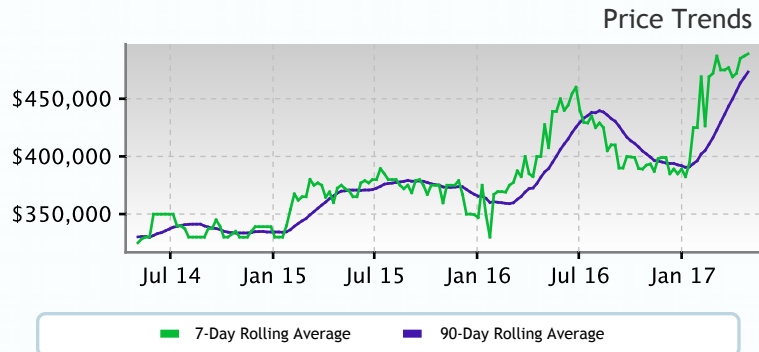
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- You can see that prices in this zip code are marching upward and that we're getting close to the market's all time high. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



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	Description
Top/First	\$ 799,000	3319	1.0 - 2.5 acres	4.0	3.0	23	27	3	1	121	Most expensive 25% of properties
Upper/Second	\$ 571,500	2909	0.25 - 0.50 acre	4.0	2.0	16	28	4	3	125	Upper-middle 25% of properties
Lower/Third	\$ 432,500	2360	0.25 - 0.50 acre	4.0	2.0	40	28	4	0	100	Lower-middle 25% of properties
Bottom/Fourth	\$ 301,950	1823	8,001 - 10,000 sqft	3.0	2.0	46	28	6	8	49	Least expensive 25% of properties