

This Week

The median list price in EUGENE, OR 97408 this week is \$434,450.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

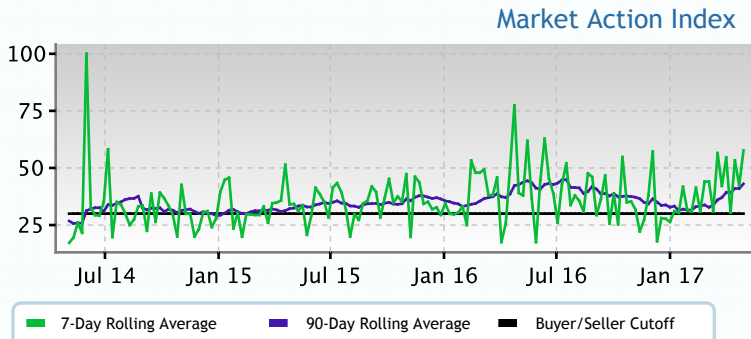
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 434,450	↔↔
Asking Price Per Square Foot	\$ 193	↔↔
Average Days on Market (DOM)	71	↓↓
Percent of Properties with Price Decrease	16 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	2170	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 43.0	↑↑

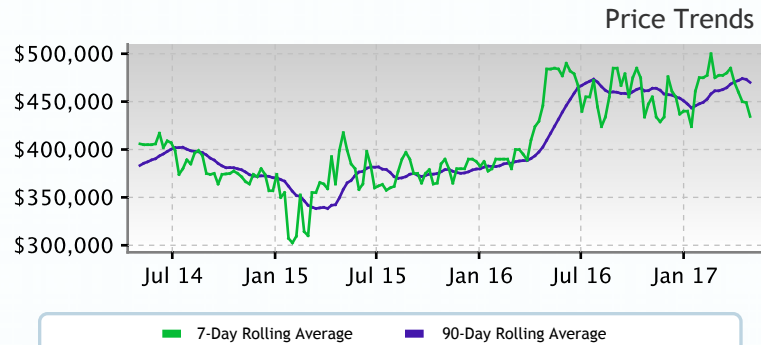
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



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	\$ 600,000	2931	0.25 - 0.50 acre	4.0	3.0	14	9	1	4	114	Most expensive 25% of properties
Upper/Second	\$ 499,900	2388	4,501 - 6,500 sqft	3.0	2.0	15	9	2	0	72	Upper-middle 25% of properties
Lower/Third	\$ 397,450	2058	Less than 4,500 sqft	3.0	2.0	10	10	1	2	92	Lower-middle 25% of properties
Bottom/Fourth	\$ 302,450	1531	8,001 - 10,000 sqft	3.0	2.0	39	10	4	2	10	Least expensive 25% of properties