

SPRINGFIELD, OR 97477

Report for 9/3/2019

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

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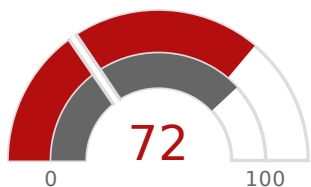
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This week the median list price for Springfield, OR 97477 is \$264,900 with the market action index hovering around 72. This is less than last month's market action index of 76. Inventory has held steady at or around 43.

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.

- Today
- Last Month



Strong Seller's Market

The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

| | | |
|-------------------------------|--|-------------|
| Median List Price | | \$264,900 |
| Per Square Foot | | \$194 |
| Days on Market | | 38 |
| Price Decreased | | 28% |
| Price Increased | | 0% |
| Relisted | | 2% |
| Inventory | | 43 |
| Median House Rent | | \$1,273 |
| Most Expensive | | \$2,800,000 |
| Least Expensive | | \$45,000 |
| Market Action Index | | 72 |
| Strong Seller's Market | | |

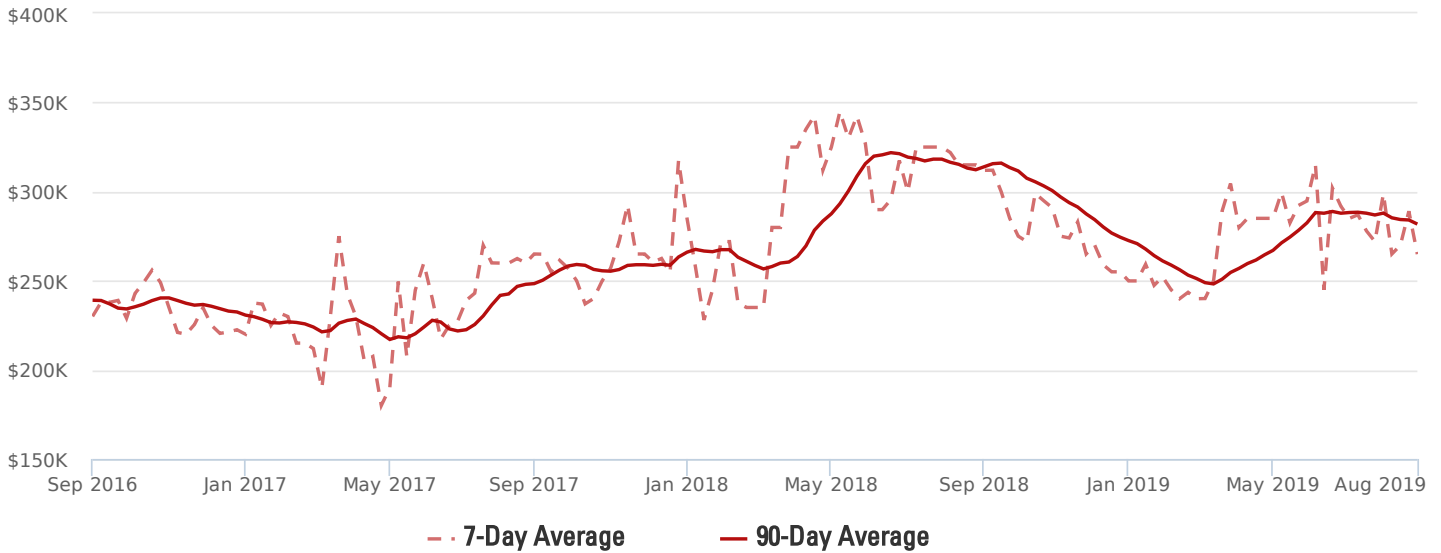
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$519,950 | 2,463 | 0.25 - 0.5 acre | 3 | 2 | 15 | 1 | 1 | 56 |
| \$349,000 | 1,944 | 8,000 - 10,000 sqft | 3 | 2 | 20 | 3 | 4 | 25 |
| \$239,900 | 1,252 | 8,000 - 10,000 sqft | 3 | 1 | 74 | 3 | 3 | 19 |
| \$119,000 | 936 | 4,500 - 6,500 sqft | 2 | 1 | 65 | 3 | 2 | 52 |

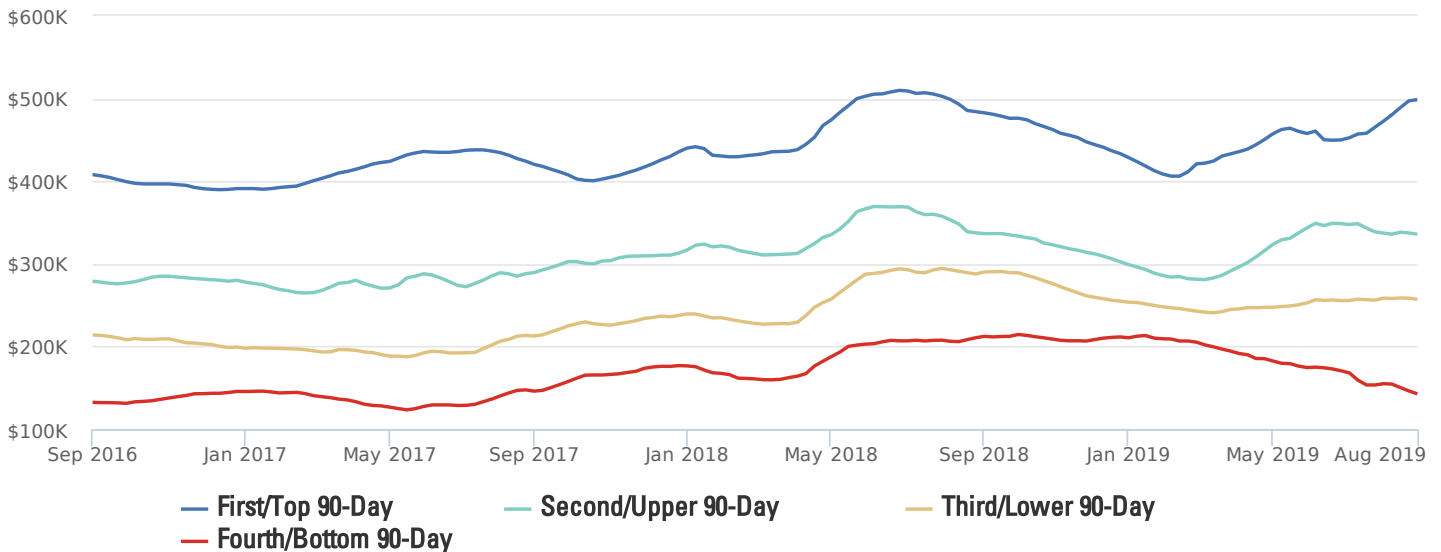
MEDIAN LIST PRICE

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



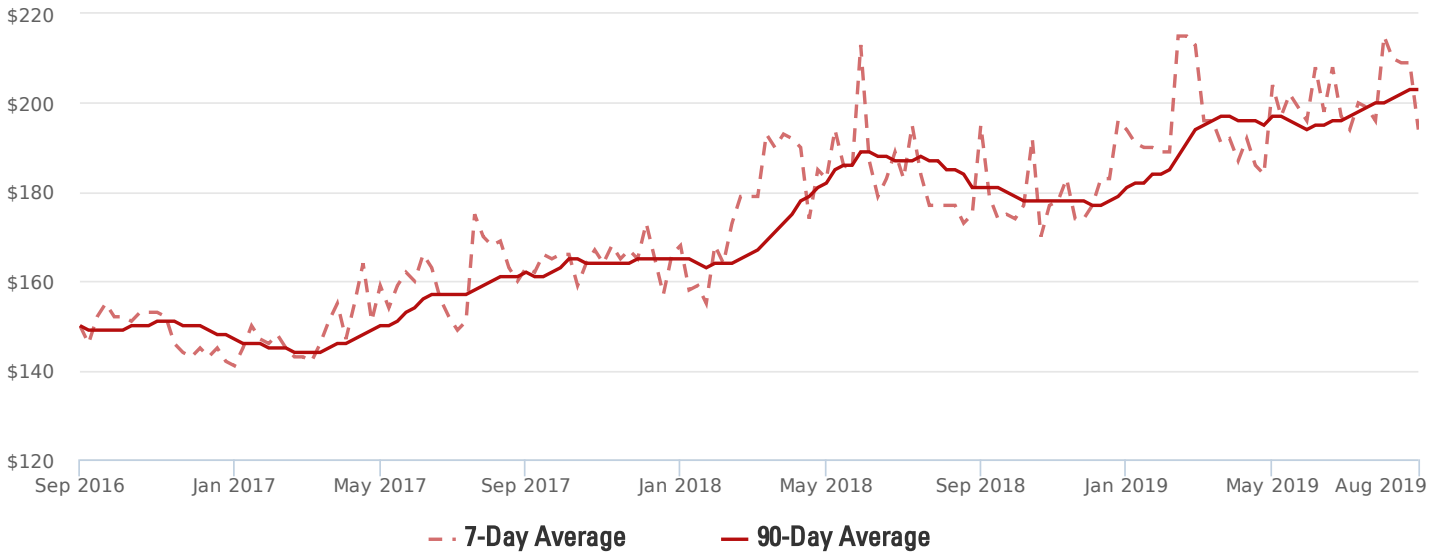
SEGMENTS

In the quartile market segments, we see the lower half of this zip code is showing slight pricing weakness, while the upper half of the market is slightly positive. Quartile 1 has been trending up recently, but unless we see a persistent up-shift in the Market Action Index, it will likely resume the trend of the rest of the market.



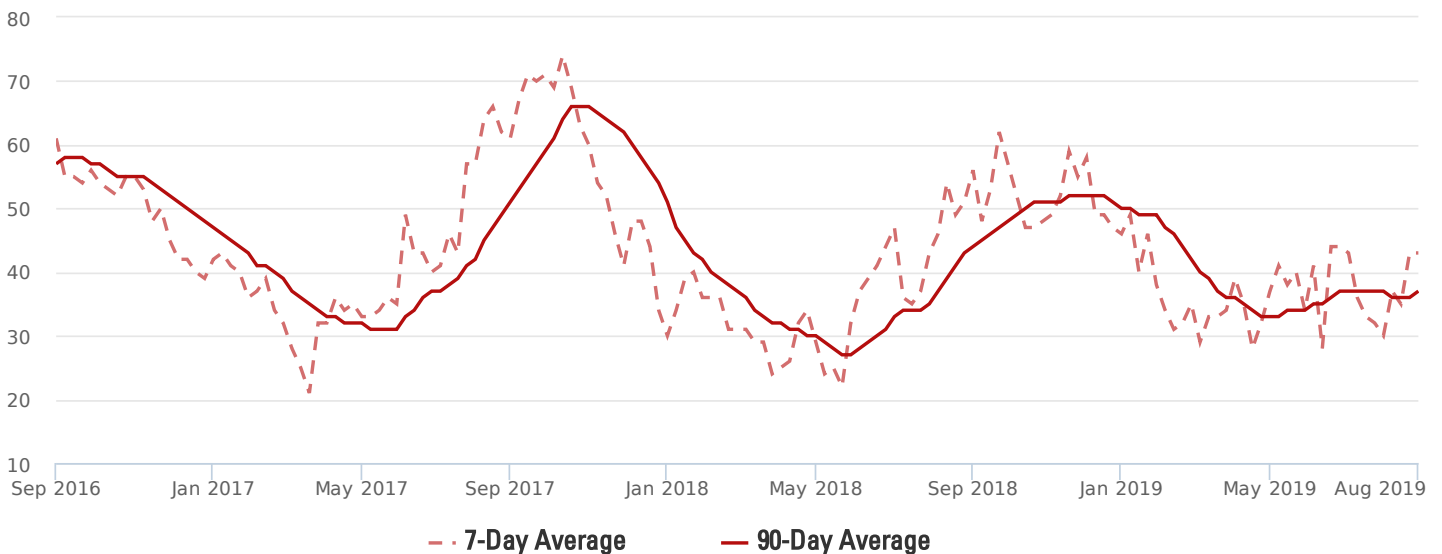
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



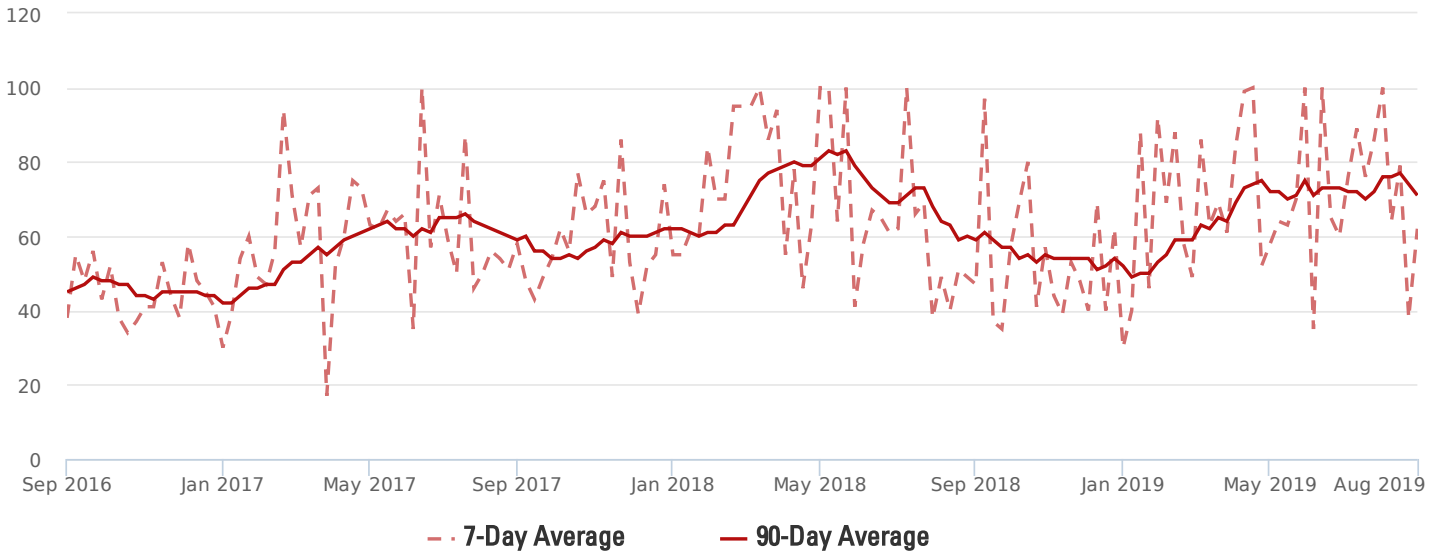
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



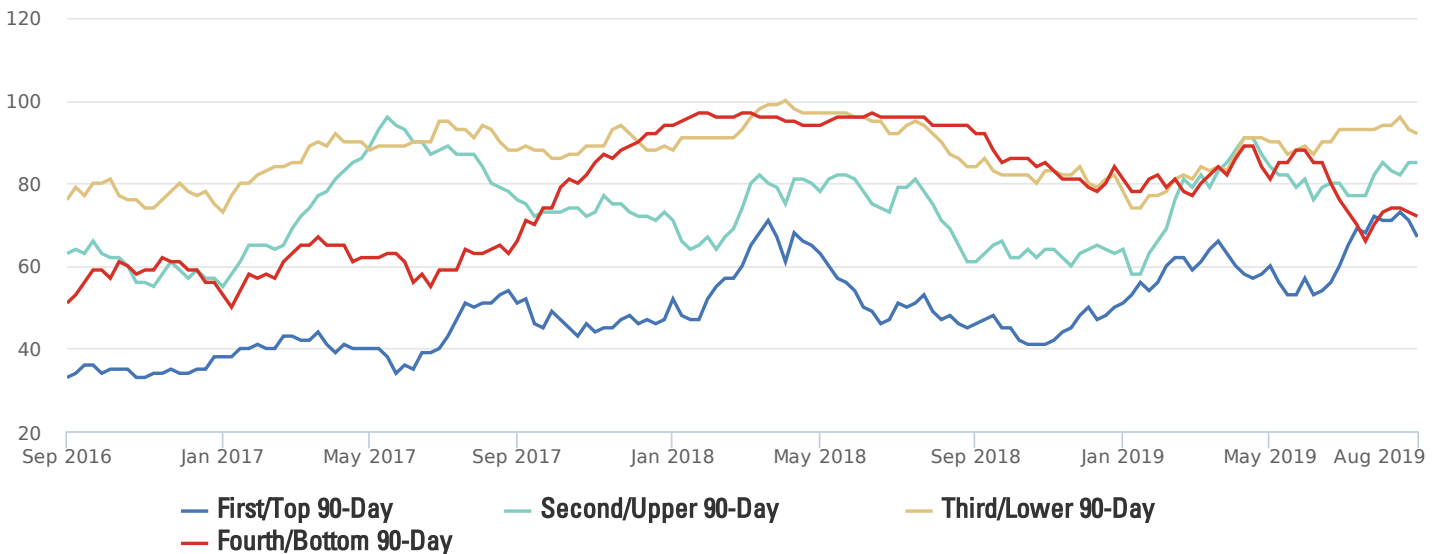
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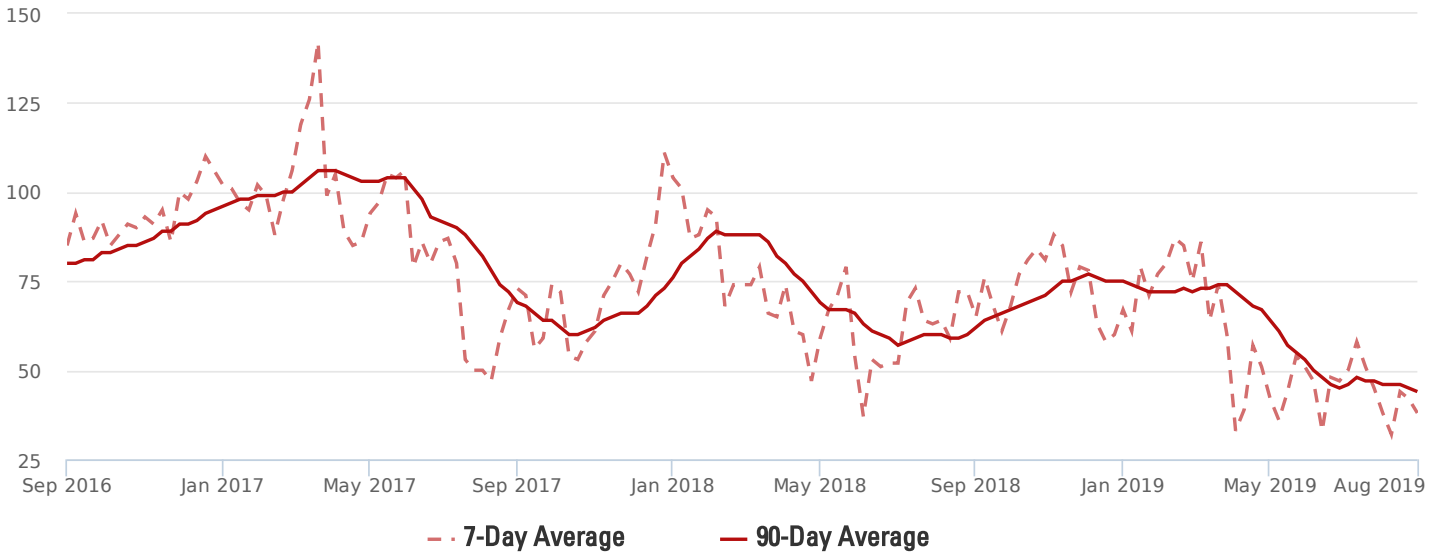
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 45 days. Half of the listings have come newly on the market in the past 21 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

