



# **Altos Market Data for Realtors**

## **Springfield, OR 97477**

REPORT FOR 7/27/2020

Single-Family Homes



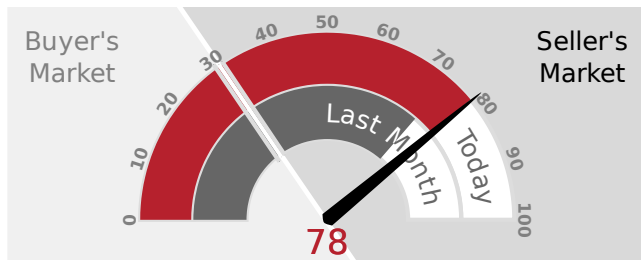
Presented by Mike Simonsen  
608-633-1292  
mike+website@altosresearch.com

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This week the median list price for Springfield, OR 97477 is \$353,900 with the market action index hovering around 78. This is an increase over last month's market action index of 73. Inventory has held steady at or around 16.

**MARKET ACTION INDEX**

This answers "How's the Market?" by comparing rate of sales versus inventory.



**Strong Seller's Market**

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**

Median List Price		\$353,900
Per Square Foot		\$234
Days on Market		64
Price Decreased		19%
Price Increased		0%
Relisted		0%
Inventory		16
Median Rent		\$1,295
Most Expensive		\$559,900
Least Expensive		\$220,000
Market Action		<b>78</b>

**Strong Seller's Market**

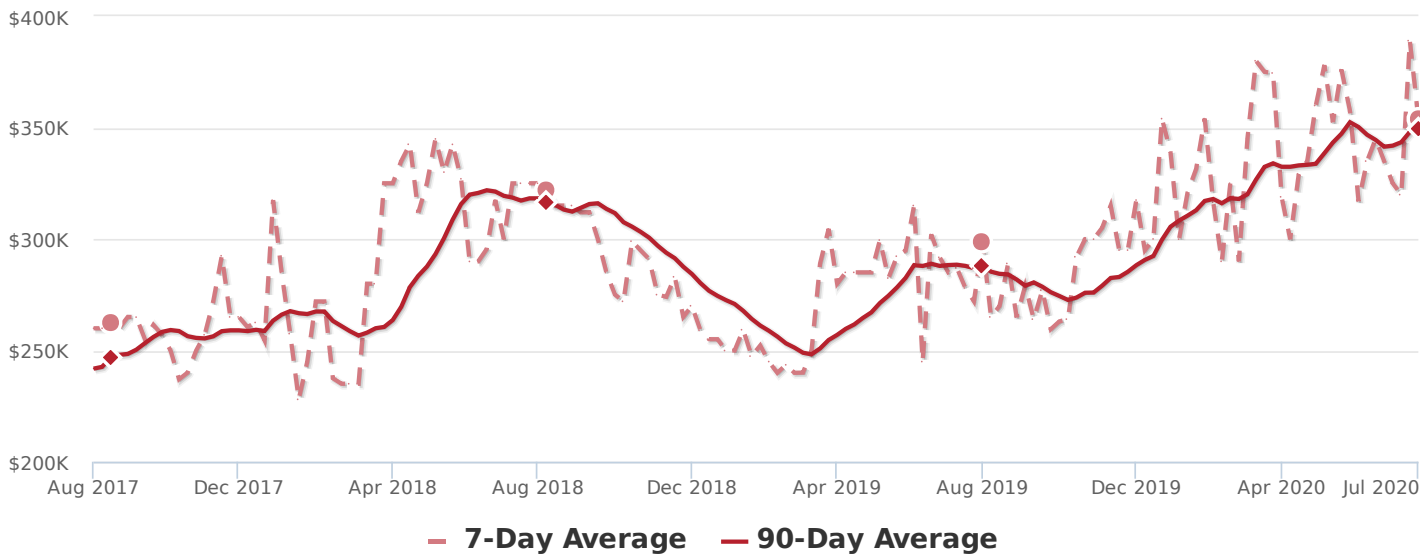
**MARKET SEGMENTS**

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$544,640	2,004	0.25 - 0.5 acre	3	2	9	1	2	110
\$436,950	2,039	6,500 - 8,000 sqft	3	2	14	0	2	63
\$302,450	1,396	6,500 - 8,000 sqft	3	2	19	2	2	15
\$246,000	1,074	6,500 - 8,000 sqft	3	1	62	2	4	66

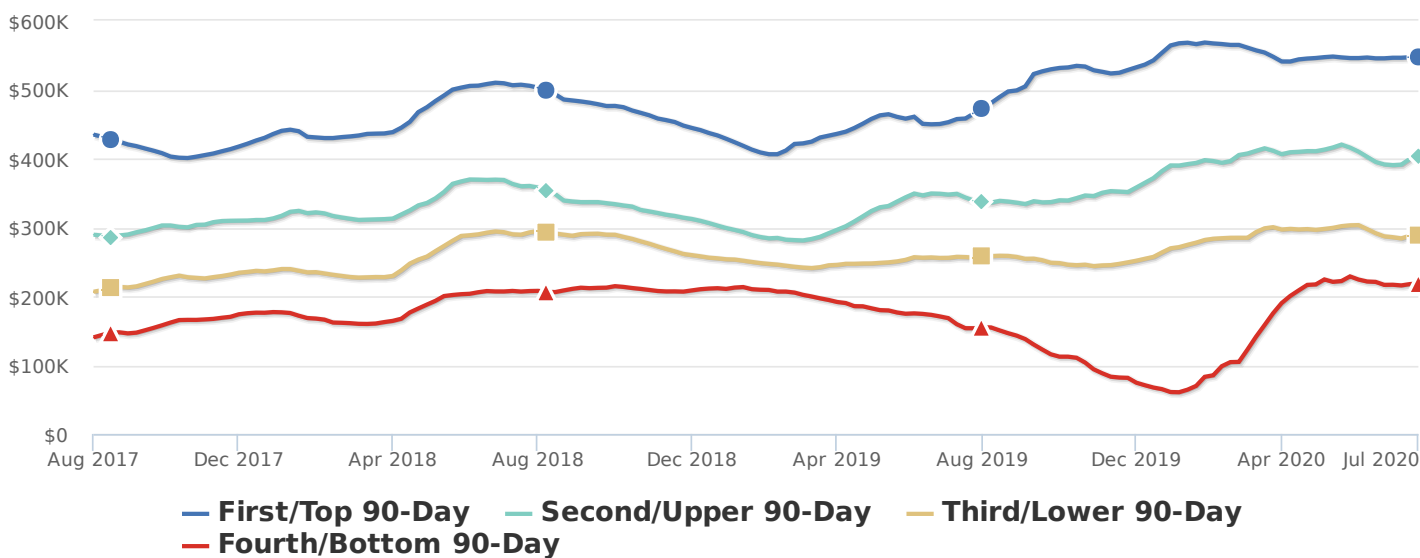
**MEDIAN LIST PRICE**

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.



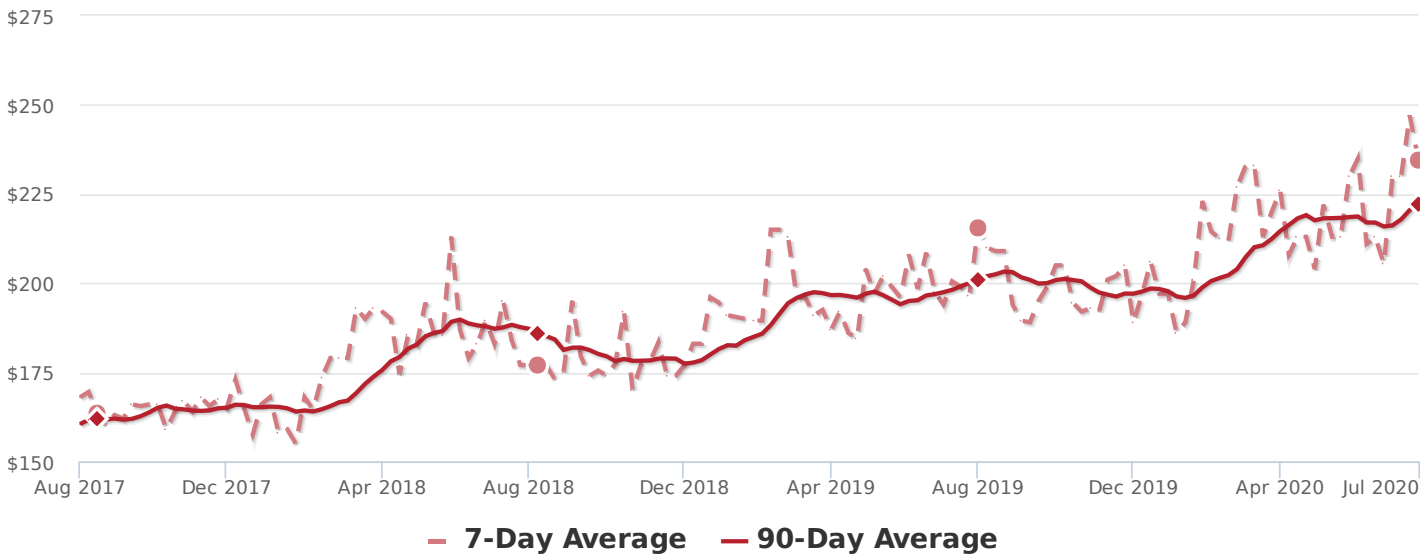
**SEGMENTS**

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



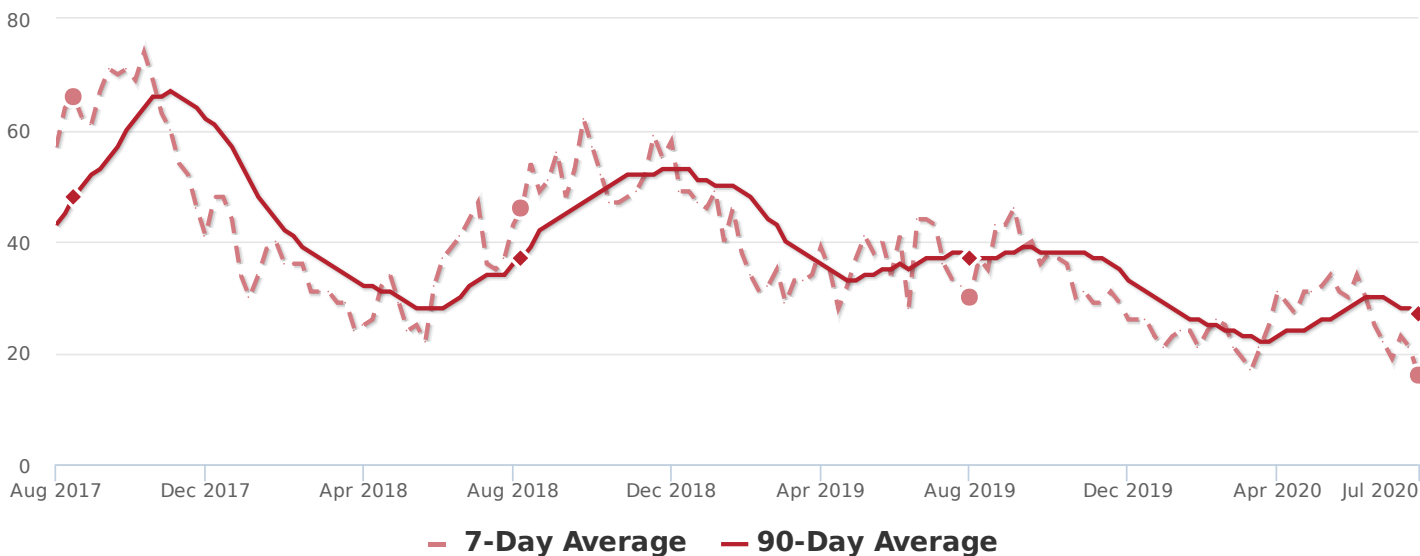
PRICE PER SQUARE FOOT

The value placed on homes appears to be on the upswing, despite the fact that prices in general have remained basically flat. These conditions can arise when inventory is light and a greater number of smaller homes have more influence on overall prices.



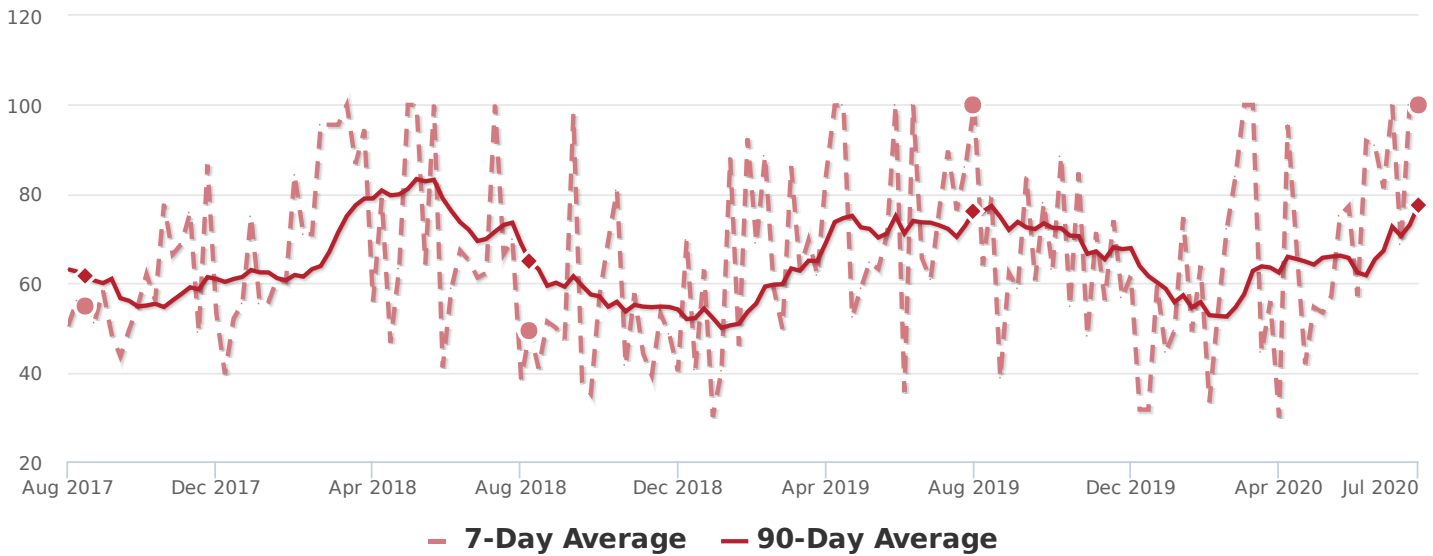
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



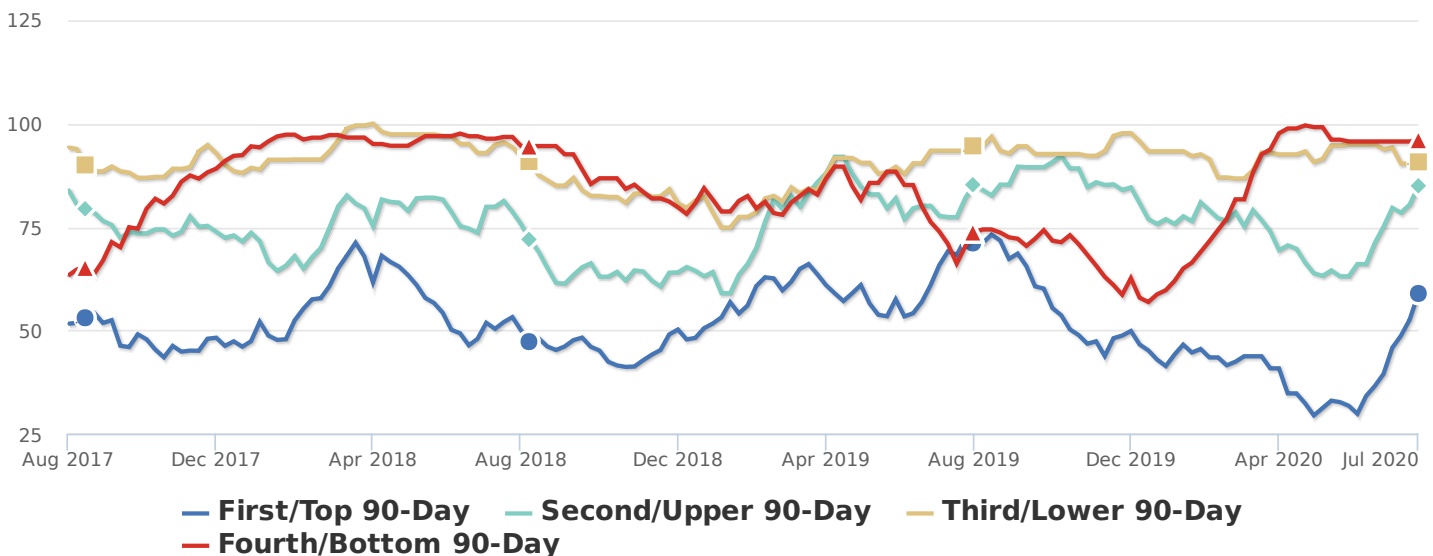
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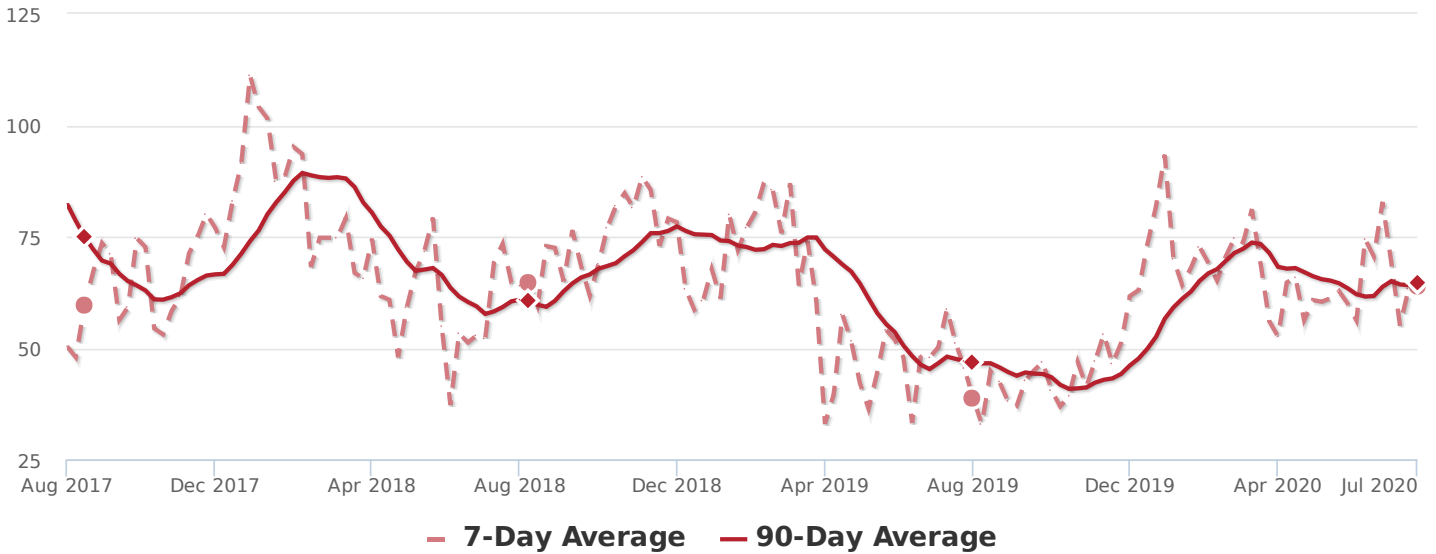
MARKET ACTION SEGMENTS

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 65 days. Half of the listings have come newly on the market in the past 27 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.

