

SPRINGFIELD, OR 97478

Report for the week of 2018-10-9

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

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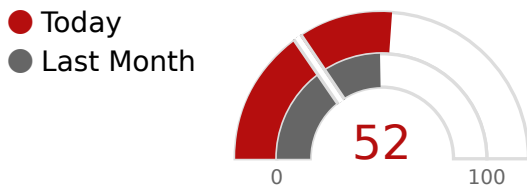
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This week the median list price for Springfield, OR 97478 is \$339,900 with the market action index hovering around 52. This is an increase over last month's market action index of 49. Inventory has held steady at or around 75.

### 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.



### Strong Seller's Market

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

### REAL-TIME MARKET PROFILE

Median List Price	 \$339,900
Per Square Foot	 \$193
Days on Market	 64
Price Decreased	 41%
Price Increased	 3%
Relisted	 12%
Inventory	 75
Median House Rent	\$1,470
Most Expensive	\$1,950,000
Least Expensive	\$29,900
Market Action Index	 52
<b>Strong Seller's Market</b>	

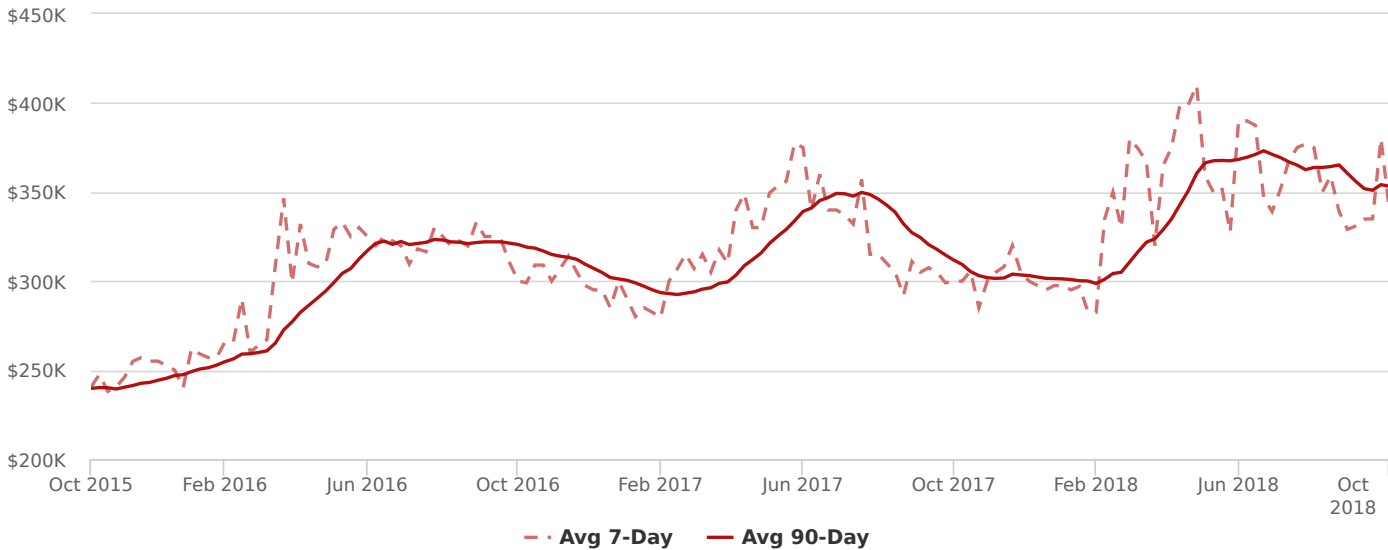
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$687,500	3,533	2.5 - 5 acres	4	2	13	0	3	152
\$489,000	2,349	0.25 - 0.5 acre	4	2	19	4	2	58
\$295,000	1,647	6,500 - 8,000 sqft	3	2	24	2	4	28
\$210,000	1,128	8,000 - 10,000 sqft	3	1	55	10	4	21

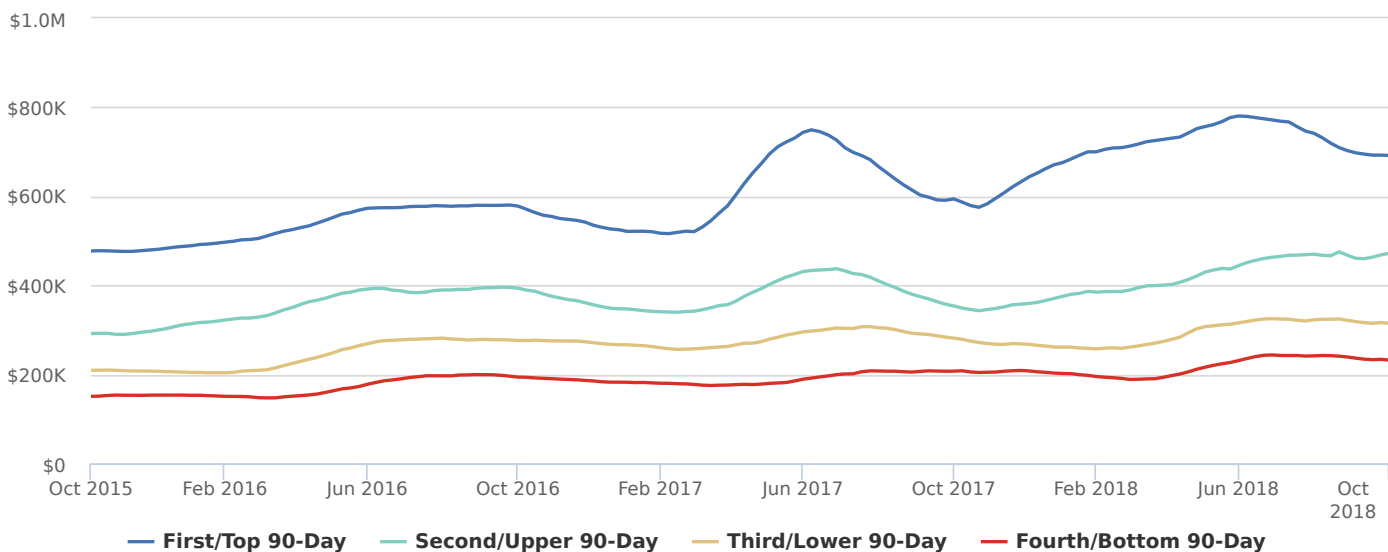
## MEDIAN LIST PRICE

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



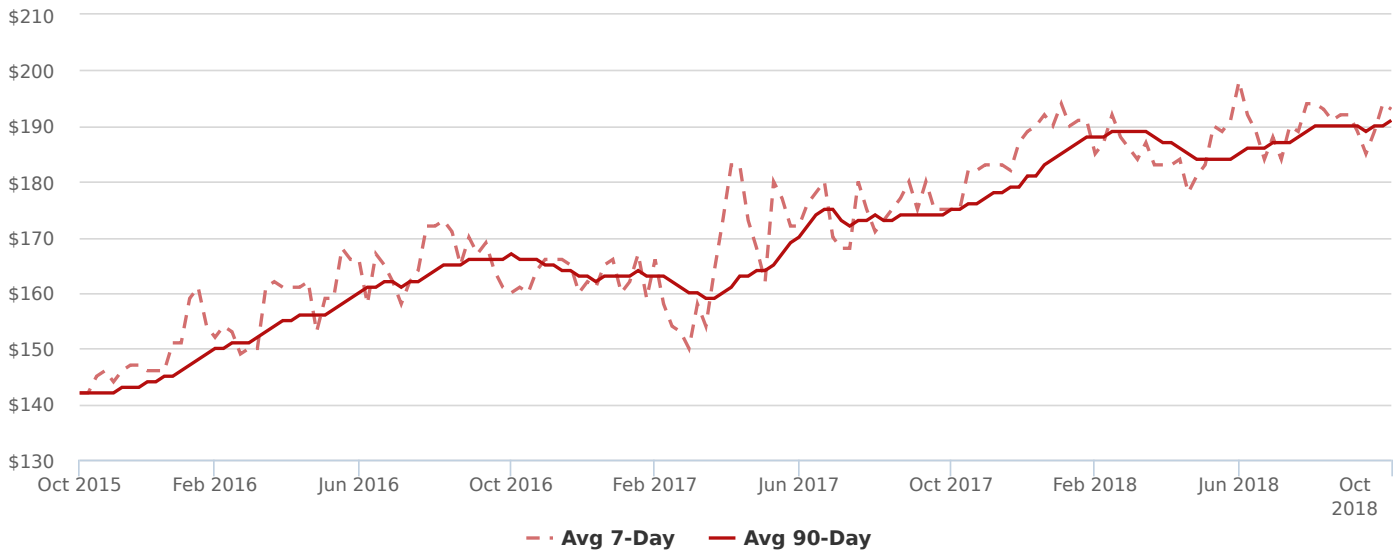
## SEGMENTS

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.



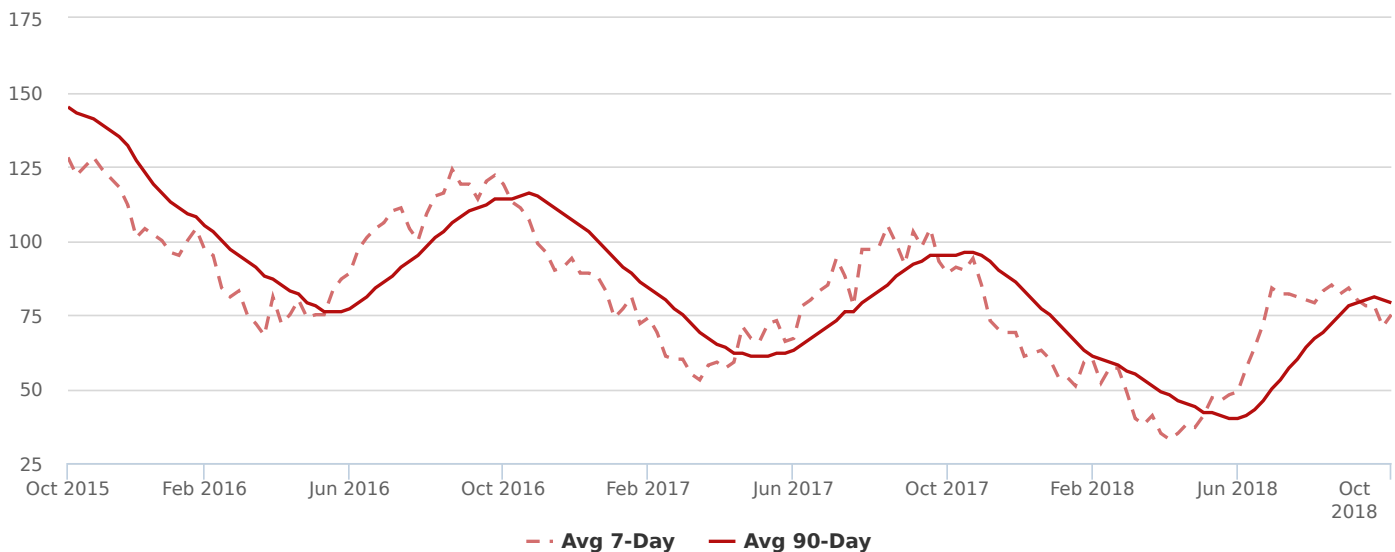
## PRICE PER SQUARE FOOT

The 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.



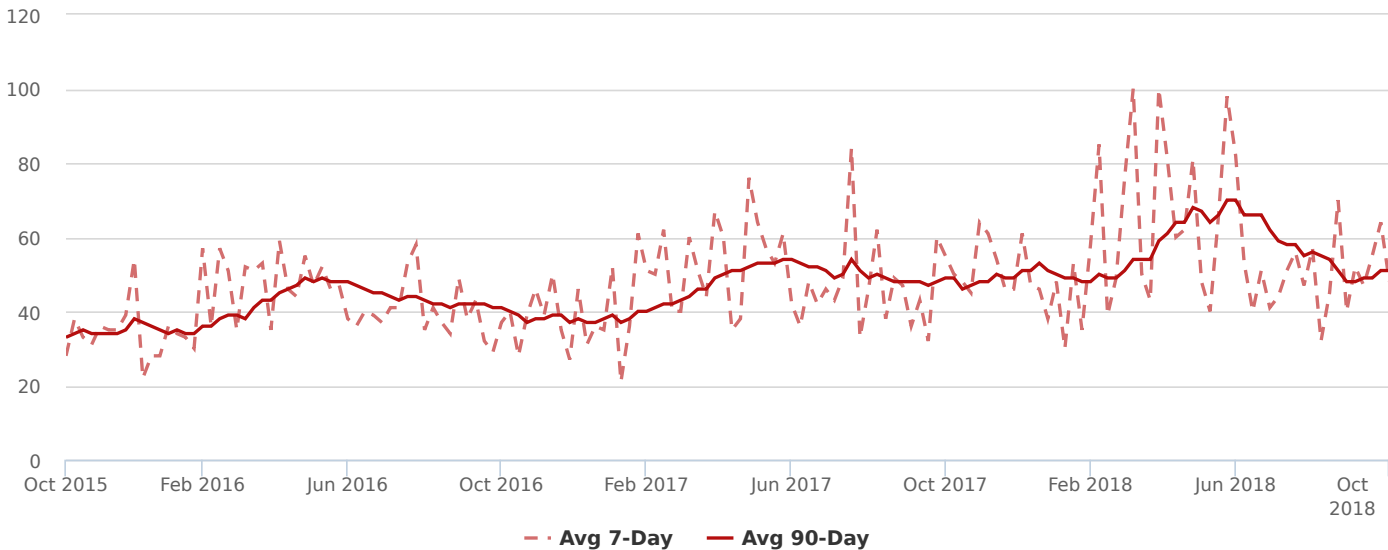
## INVENTORY

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

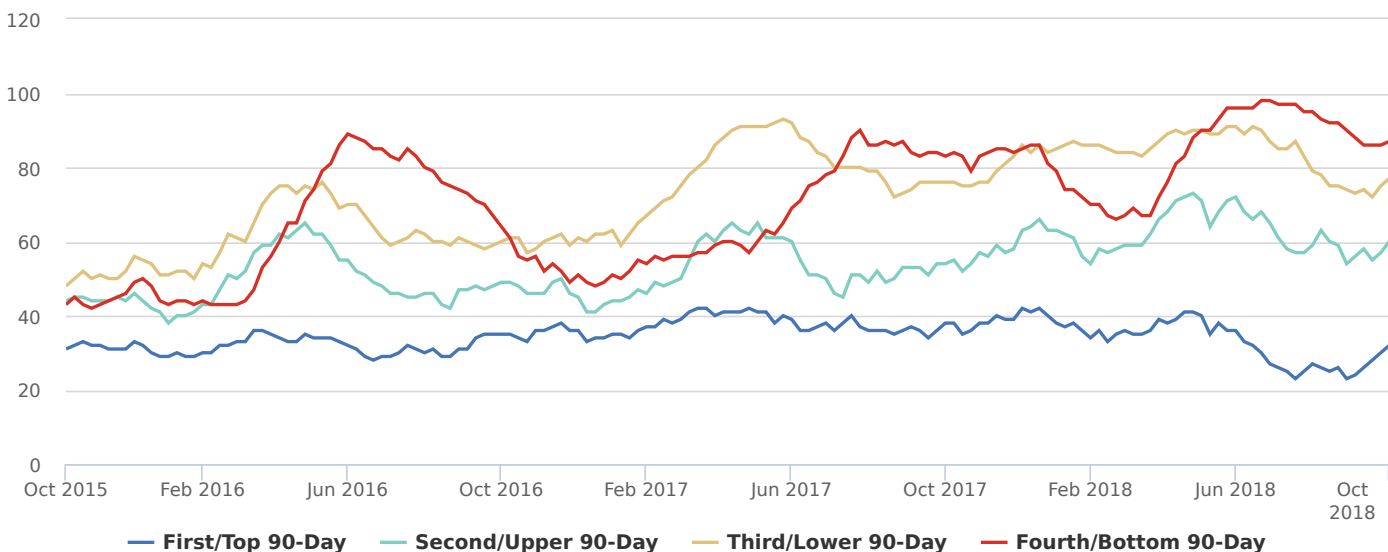


**MARKET ACTION INDEX**

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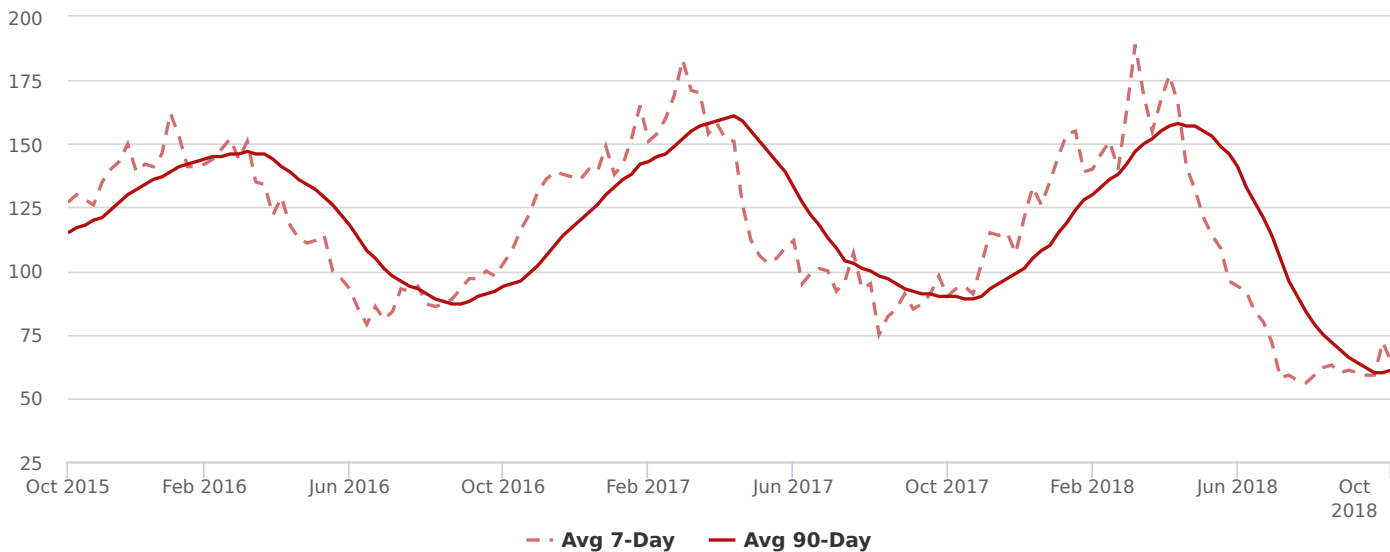
**MARKET ACTION SEGMENTS**

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 61 days. Half of the listings have come newly on the market in the past 33 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.

