

# Stellar Realty Market Report

## Monday July 8<sup>th</sup> 2013

### Portland OR

#### Single Family Homes



## This Week

The median list price in PORTLAND, OR this week is \$324,900.

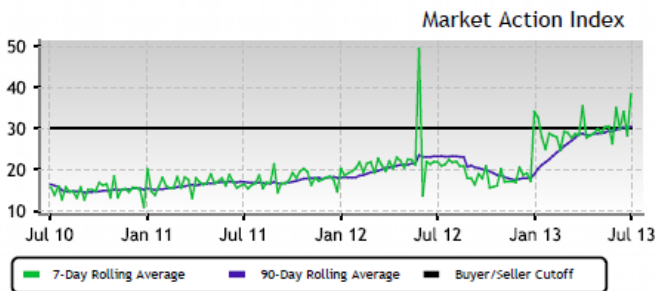
Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

## 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	\$ 324,900	↑↑
Asking Price Per Square Foot	\$ 166	↑↑
Average Days on Market (DOM)	109	↔
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2142	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 30.6	↑↑

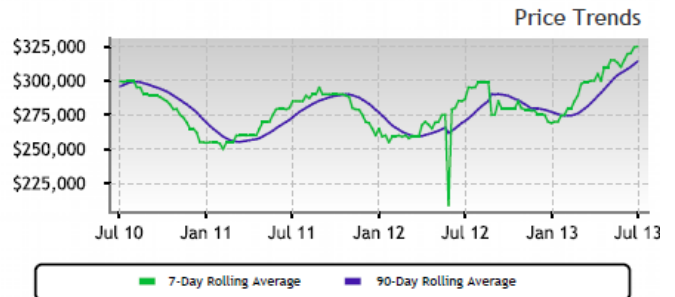
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend



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.

## Price

- This week saw relatively little price change from last week. However, prices continue to demonstrate a nice up trend over the last several weeks.



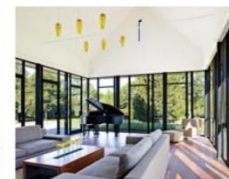
## Quartiles

### 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	\$ 675,000	3366	8,001 - 10,000 sqft	4.0	3.0	38	861	61	81	131	Most expensive 25% of properties
Upper/Second	\$ 389,900	2320	4,501 - 6,500 sqft	3.0	2.0	57	861	102	108	81	Upper-middle 25% of properties
Lower/Third	\$ 269,000	1788	4,501 - 6,500 sqft	3.0	2.0	60	861	96	118	89	Lower-middle 25% of properties
Bottom/Fourth	\$ 175,000	1291	4,501 - 6,500 sqft	3.0	1.0	59	861	75	95	135	Least expensive 25% of properties

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