

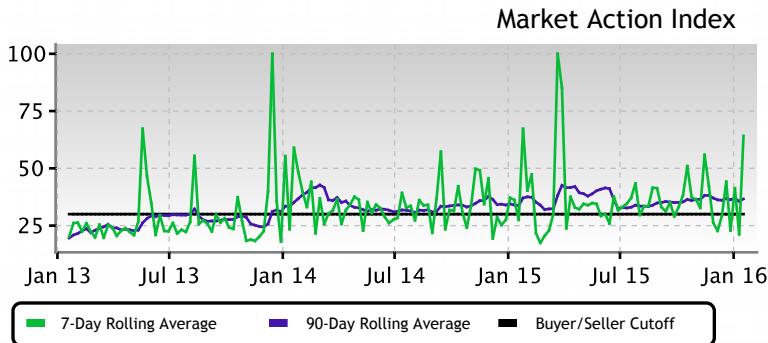
This Week

The median list price in OAK HARBOR, WA 98277 this week is \$325,000.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 675,000	2894	1.0 - 2.5 acres	3.0	2.0	27	23	0	2	183	Most expensive 25% of properties
Upper/Second	\$ 382,450	2478	0.25 - 0.50 acre	4.0	2.0	26	24	3	2	110	Upper-middle 25% of properties
Lower/Third	\$ 289,700	1960	0.25 - 0.50 acre	3.0	2.0	36	24	6	12	120	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,450	1334	8,001 - 10,000 sqft	3.0	1.5	47	24	3	7	146	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 325,000	↔
Asking Price Per Square Foot	\$ 159	↔
Average Days on Market (DOM)	139	↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	3 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2042	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 36.6	↔

↔ 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.

