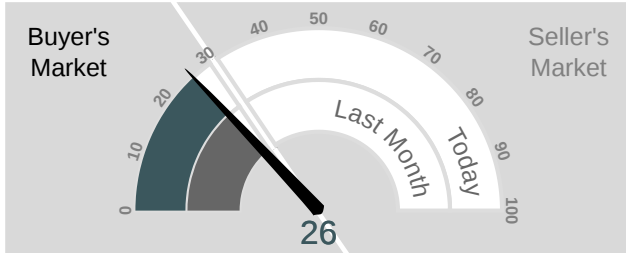


BEND, OR 97707
Single-Family Homes

This week the median list price for Bend, OR 97707 is \$1,075,000 with the market action index hovering around 26. This is about the same as last month's market action index of 26. Inventory has increased to 94.

MARKET ACTION INDEX

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

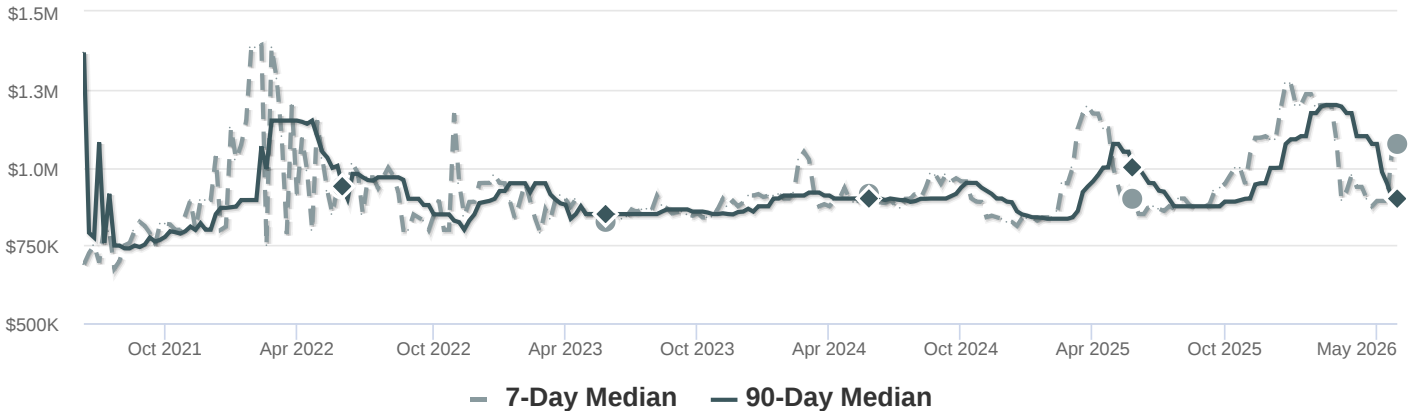


Slight Buyer's Advantage

MARKET NARRATIVE

In terms of supply and demand, the market is getting cooler - more supply is coming on the market relative to the sales demand. However, in recent weeks prices have been moving higher. Since it is technically a Buyer's market, this price trend may be a result of improved quality (newer, larger homes) of the homes being listed. Look at the descriptive statistics where you may notice the homes being listed are larger and younger than they have been in the past.

MEDIAN LIST PRICE



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
\$2,022,999	3,621	0.25 - 0.5 acre	4	5	6	4	1	63
\$1,349,000	3,016	0.5 - 1 acre	4	3.5	20	2	1	98
\$842,000	2,271	0.5 - 1 acre	4	2.5	22	1	0	66
\$670,000	1,753	0.5 - 1 acre	3	2	22	2	1	63

REAL-TIME MARKET PROFILE

Median List Price	\$1,075,000
Median Price of New Listings	\$1,250,000
Per Square Foot	\$443
Average Days on Market	102
Median Days on Market	63
Price Decreased	37%
Price Increased	0%
Relisted	3%
Inventory	94
Median Rent	\$2,348
Market Action	26

Slight Buyer's Advantage