

This Week

The median list price in CONIFER, CO 80433 this week is \$346,250.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

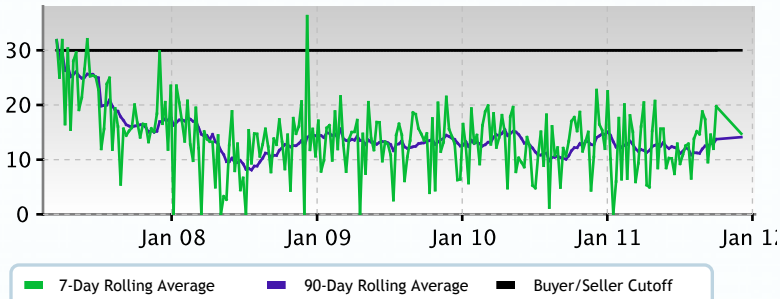
Real-Time Market Profile			Trend
Median List Price	\$ 346,250		↔
Asking Price Per Square Foot	\$ 142		↓↓
Average Days on Market (DOM)	211		↑↑
Percent of Properties with Price Decrease	51 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	2531		
Median Lot Size	1.0 - 2.5 acres		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	14.1	↔

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

Price

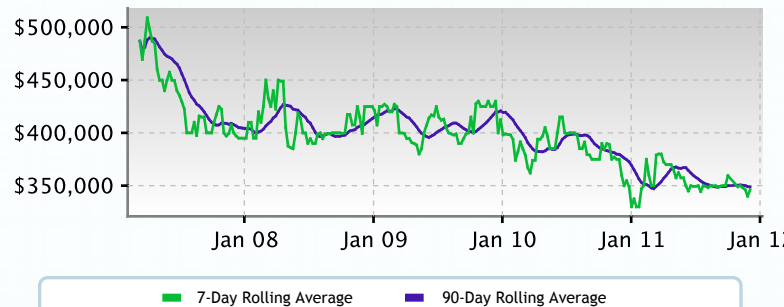
- We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.

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.

Price Trends



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	\$ 712,000	4088	10 - 20 acres	4.0	4.0	12	22	0	1	290	Most expensive 25% of properties
Upper/Second	\$ 377,000	2522	2.5 - 5.0 acres	3.0	3.0	19	22	0	0	193	Upper-middle 25% of properties
Lower/Third	\$ 299,900	2232	1.0 - 2.5 acres	3.0	2.0	26	22	1	2	175	Lower-middle 25% of properties
Bottom/Fourth	\$ 170,750	1382	1.0 - 2.5 acres	3.0	2.0	35	22	0	2	188	Least expensive 25% of properties

HELPING MAKE HOUSES INTO HOMES!