

This Week

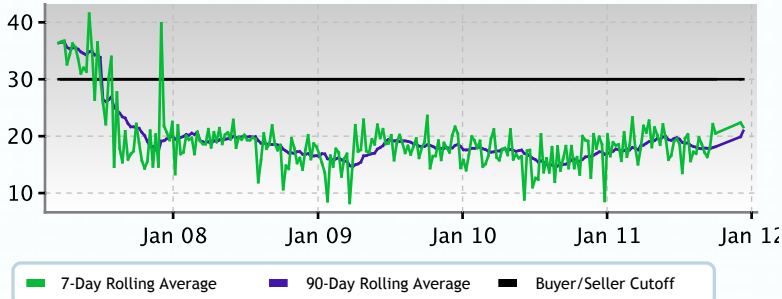
The median list price in DENVER, CO 80211 this week is \$334,500.

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

- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

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.

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	\$ 599,500	2569	4,501 - 6,500 sqft	3.0	4.0	2	35	2	0	226	Most expensive 25% of properties
Upper/Second	\$ 396,450	1670	4,501 - 6,500 sqft	3.0	2.0	101	35	3	5	120	Upper-middle 25% of properties
Lower/Third	\$ 293,000	1500	4,501 - 6,500 sqft	3.0	2.0	88	36	2	7	116	Lower-middle 25% of properties
Bottom/Fourth	\$ 184,950	1303	Less than 4,500 sqft	3.0	2.0	86	36	4	5	187	Least expensive 25% of properties

Real-Time Market Profile

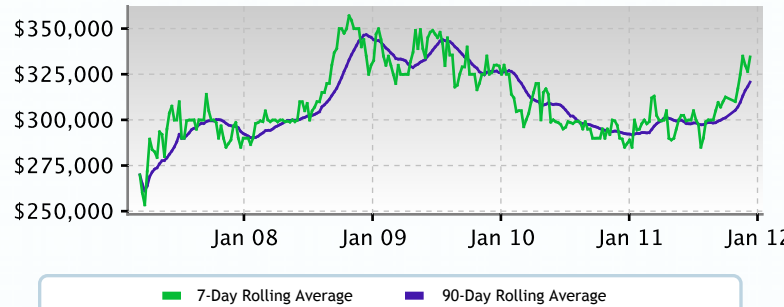
		Trend
Median List Price	\$ 334,500	↑↑
Asking Price Per Square Foot	\$ 205	↑↑
Average Days on Market (DOM)	162	↑↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	1704	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 20.9	↔

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

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.

Price Trends



HELPING MAKE HOUSES INTO HOMES!