

This Week

The median list price in HIGHLANDS RANCH, CO 80126 this week is \$335,000.

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

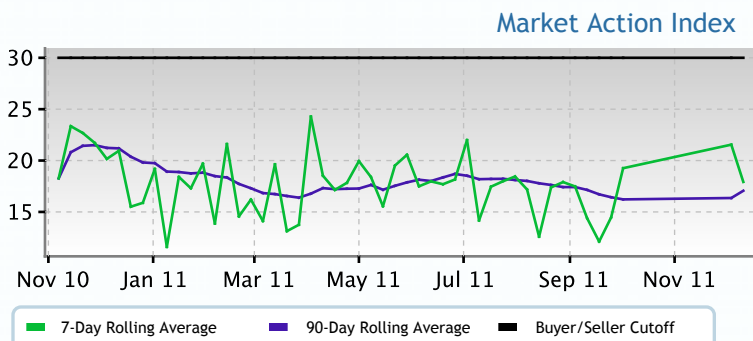
- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

| Real-Time Market Profile | | | Trend |
|---|--------------------|------|-------|
| Median List Price | \$ 335,000 | | ↓↓↓ |
| Asking Price Per Square Foot | \$ 131 | | ↓↓↓ |
| Average Days on Market (DOM) | 137 | | ↑↑↑ |
| Percent of Properties with Price Decrease | 46 % | | |
| Percent Relisted (reset DOM) | n/a | | |
| Percent Flip (price increased) | 3 % | | |
| Median House Size (sq ft) | 2796 | | |
| Median Lot Size | 6,501 - 8,000 sqft | | |
| Median Number of Bedrooms | 4.0 | | |
| Median Number of Bathrooms | 3.0 | | |
| Market Action Index | Strong Buyer's | 17.1 | ↔↔ |

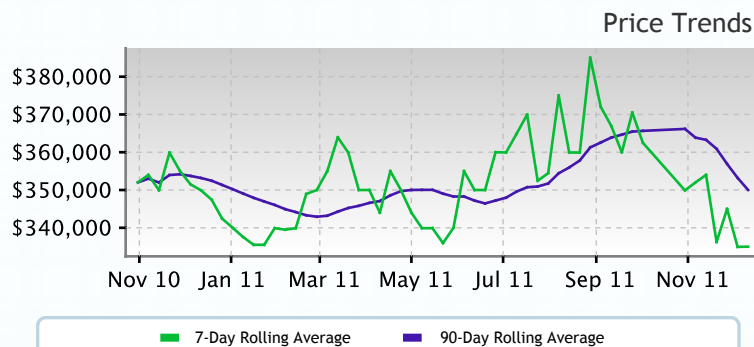
↔↔ No change ↑↑↑ Strong upward trend ↓↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



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 | Description |
|---------------|--------------|---------|---------------------|------|-------|-----|-----------|-----|----------|-----|-----------------------------------|
| Top/First | \$ 674,950 | 4510 | 0.25 - 0.50 acre | 5.0 | 5.0 | 8 | 38 | 0 | 1 | 163 | Most expensive 25% of properties |
| Upper/Second | \$ 399,450 | 3076 | 8,001 - 10,000 sqft | 4.0 | 3.0 | 12 | 38 | 2 | 4 | 121 | Upper-middle 25% of properties |
| Lower/Third | \$ 298,350 | 2394 | 4,501 - 6,500 sqft | 3.0 | 3.0 | 14 | 38 | 3 | 3 | 124 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 225,000 | 1653 | 4,501 - 6,500 sqft | 3.0 | 3.0 | 24 | 39 | 0 | 4 | 140 | Least expensive 25% of properties |

HELPING MAKE HOUSES INTO HOMES!