

## This Week

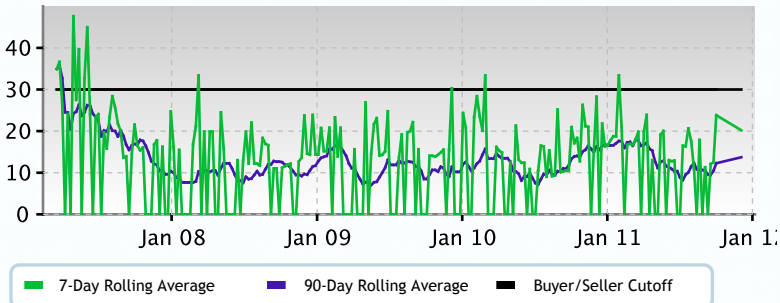
The median list price in INDIAN HILLS, CO 80454 this week is \$344,450.

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	\$ 1,000,000	3588	20+ acres	4.0	4.0	25	5	1	0	368	Most expensive 25% of properties
Upper/Second	\$ 469,900	3476	1.0 - 2.5 acres	4.0	4.0	11	5	0	0	451	Upper-middle 25% of properties
Lower/Third	\$ 255,000	1936	1.0 - 2.5 acres	3.0	2.0	71	5	0	0	356	Lower-middle 25% of properties
Bottom/Fourth	\$ 219,500	1246	10 - 20 acres	2.0	1.0	76	5	1	2	204	Least expensive 25% of properties

### Real-Time Market Profile

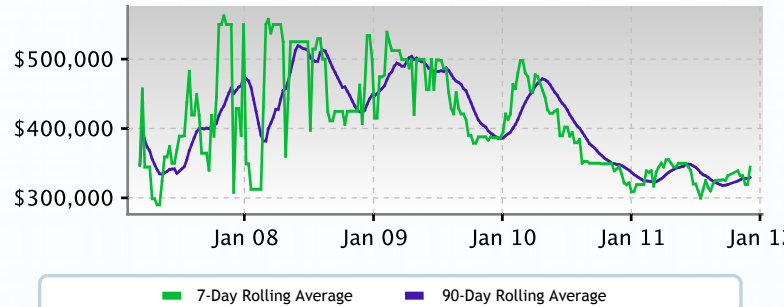
		Trend
Median List Price	\$ 344,450	↑↑
Asking Price Per Square Foot	\$ 165	↑↑
Average Days on Market (DOM)	345	↑↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2236	
Median Lot Size	2.5 - 5.0 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 13.7	↔

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

## Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

Price Trends



HELPING MAKE HOUSES INTO HOMES!