

## This Week

The median list price in MORRISON, CO 80465 this week is \$359,950.

Inventory has been tightening but days-on-market and the Market Action Index have been basically unchanged, not providing strong indication for market conditions.

## Supply and Demand

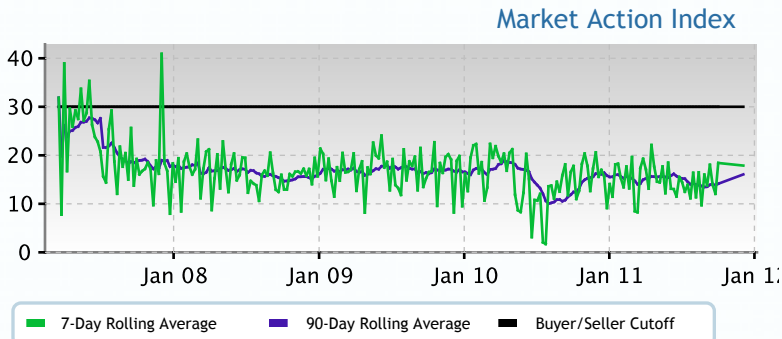
- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

Real-Time Market Profile			Trend
Median List Price	\$ 359,950		↓↓
Asking Price Per Square Foot	\$ 146		↑↑
Average Days on Market (DOM)	183		↔
Percent of Properties with Price Decrease	59 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	2443		
Median Lot Size	0.25 - 0.50 acre		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	16.1	↔

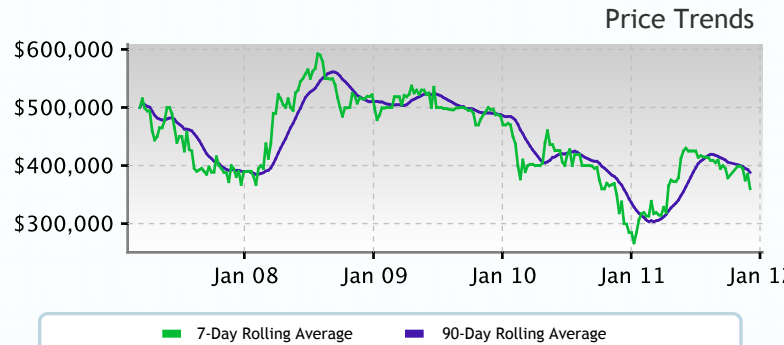
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.



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	\$ 759,900	4222	1.0 - 2.5 acres	4.0	4.0	19	25	2	0	239	Most expensive 25% of properties
Upper/Second	\$ 475,000	3021	1.0 - 2.5 acres	3.0	3.0	12	25	0	5	216	Upper-middle 25% of properties
Lower/Third	\$ 285,020	2156	6,501 - 8,000 sqft	3.0	3.0	31	25	2	2	166	Lower-middle 25% of properties
Bottom/Fourth	\$ 180,807	1617	8,001 - 10,000 sqft	3.0	2.0	33	26	3	2	114	Least expensive 25% of properties

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