

## This Week

The median list price in BOULDER, CO 80305 this week is \$749,500.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

- The market has been cooling in recent weeks. Since this is a Buyer's market where there is excess inventory to satisfy the demand levels, prices have also been moving lower.

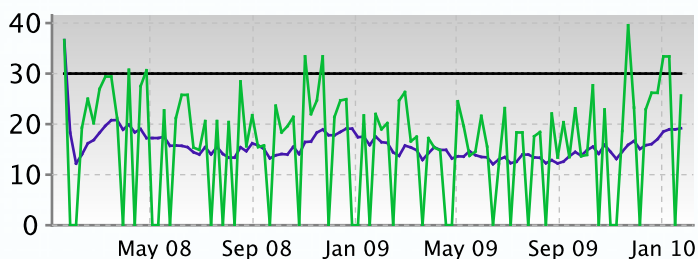
Real-Time Market Profile			Trend
Median List Price	\$ 749,500		↓↓↓
Asking Price Per Square Foot	\$ 332		↑↑↑
Average Days on Market (DOM)	241		↑↑↑
Percent of Properties with Price Decrease	20 %		
Percent Relisted (reset DOM)	30 %		
Percent Flip (price increased)	0 %		
Median House Size (sq ft)	3454		
Median Lot Size	0.25 - 0.50 acre		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.5		
Market Action Index	Strong Buyer's	19.2	↓

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

## Price

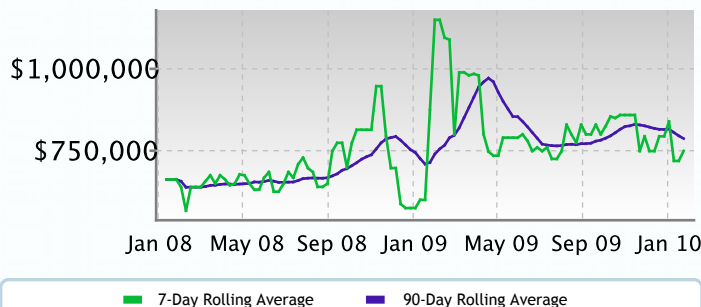
- This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.

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	\$ 2,524,500	5736	0.50 - 1.0 acre	4.5	5.0	25	2	0	0	245	Most expensive 25% of properties
Upper/Second	\$ 1,367,000	3756	0.25 - 0.50 acre	4.0	3.5	38	2	0	0	364	Upper-middle 25% of properties
Lower/Third	\$ 749,000	2408	0.25 - 0.50 acre	4.0	3.0	38	3	1	0	110	Lower-middle 25% of properties
Bottom/Fourth	\$ 469,900	2744	6,501 - 8,000 sqft	4.0	3.0	54	3	0	1	287	Least expensive 25% of properties