

## This Week

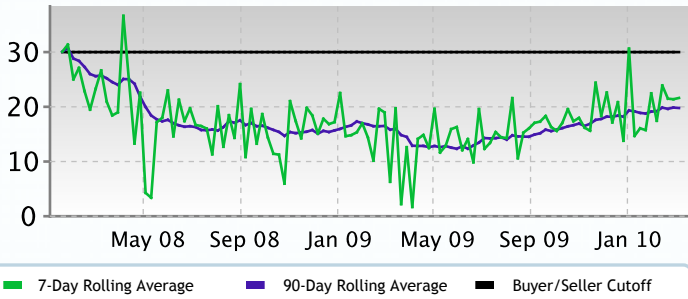
The median list price in BOULDER, CO this week is \$699,450.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there. Watch prices as the market transitions from a Buyer's market to a Seller's 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.

## Quartiles

### Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,939,000	4933	0.25 - 0.50 acre	4.0	4.0	12	29	0	3	254	Most expensive 25% of properties
Upper/Second	\$ 839,000	3174	0.25 - 0.50 acre	4.0	3.0	32	29	2	0	165	Upper-middle 25% of properties
Lower/Third	\$ 582,000	2440	8,001 - 10,000 sqft	4.0	3.0	39	30	2	3	196	Lower-middle 25% of properties
Bottom/Fourth	\$ 414,500	1450	6,501 - 8,000 sqft	3.0	2.0	42	30	5	4	114	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

### Real-Time Market Profile

		Trend
Median List Price	\$ 699,450	↓↓↓
Asking Price Per Square Foot	\$ 290	↓↓↓
Average Days on Market (DOM)	182	↓↓↓
Percent of Properties with Price Decrease	27 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2769	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Buyer's 19.8	↑↑

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

## Price

- The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

