



Real-Time Market Profile		Trend
Median List Price	\$ 255,000	↓ ↓
Asking Price per Square Foot	\$ 162	↓ ↓
Average Days on Market	127	↑ ↑
Percent of Properties with Price Decrease	50 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1,631	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index*	Cool. Buyer's 22	↔ ↔

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SCOTTSDALE 85257 this week is \$255,000.

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.

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.

SUPPLY AND DEMAND

Local conditions are currently in the Buyer's Market zone (below 30), though not strongly so. The 90-day Market Action Index stands this week at 22 so buyers should expect find reasonable levels of selection.

QUARTILES

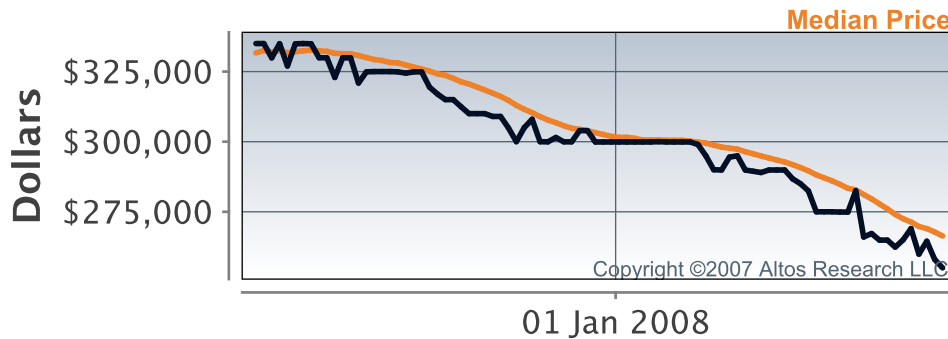
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

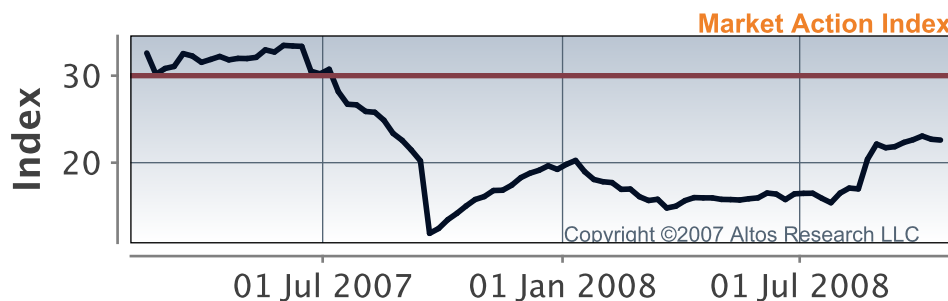
Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 345,900	1,990	Not Avail	3.0	2.0	48	37	1	4	140
2	\$ 278,500	1,620	Not Avail	3.0	2.0	49	38	3	1	133
3	\$ 235,500	1,504	Not Avail	3.0	2.0	48	38	1	1	128
4	\$ 196,950	1,420	Not Avail	3.0	2.0	48	38	2	6	109

About Altos Research Corporation

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