



Real-Time Market Profile		Trend
Median List Price	\$ 969,000	↔ ↔
Asking Price per Square Foot	\$ 277	↓ ↓
Average Days on Market	162	↑ ↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	18 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	3,586	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	3.9	
Median Number of Bathrooms	3.5	
Market Action Index*	Cold! Buyer's 13	↓ ↓

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SCOTTSDALE 85266 this week is \$969,000.

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

PRICE

Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 13. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

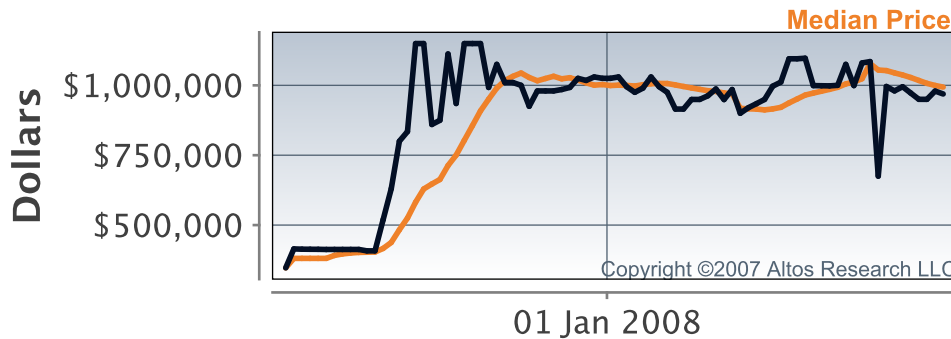
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

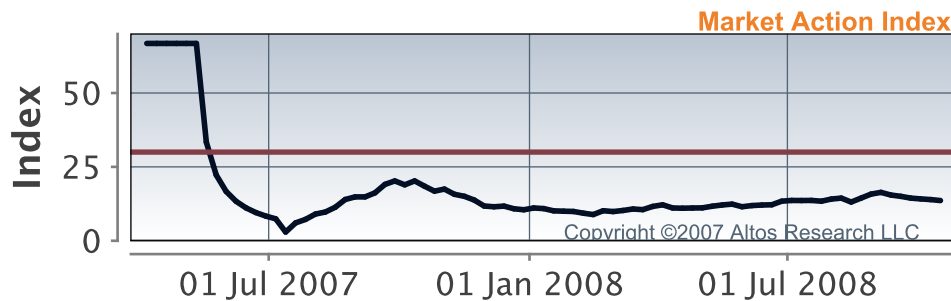
Upper-middle 25% of homes

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	\$ 2,300,000	5,400	Not Avail	4.0	5.0	7	74	2	1	205
2	\$ 1,177,450	4,006	Not Avail	4.0	3.5	6	74	3	2	179
3	\$ 799,900	3,085	Not Avail	4.0	3.0	9	74	5	4	139
4	\$ 550,000	2,423	Not Avail	3.0	2.5	12	75	6	4	127

About Altos Research Corporation

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