



Real-Time Market Profile		Trend
Median List Price	\$ 1,275,000	↑↑
Asking Price per Square Foot	\$ 338	←→
Average Days on Market	170	↑↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	3,750	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index*	Cold! Buyer's 11	↓↓

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SCOTTSDALE 85262 this week is \$1275000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

PRICE

The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

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 11. 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

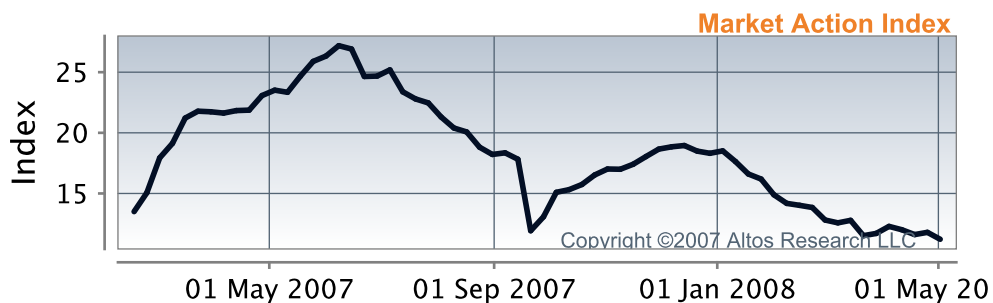
Upper-middle 25% of homes

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	\$ 3,299,500	5,000	0.50 - 1.0 acre	4.0	5.0	6	248	3	6	188
2	\$ 1,625,000	4,250	0.50 - 1.0 acre	4.0	4.0	7	249	6	2	164
3	\$ 980,000	3,750	0.50 - 1.0 acre	4.0	3.5	8	249	5	8	163
4	\$ 649,900	2,875	0.25 - 0.50 acre	3.0	2.5	9	249	4	5	164

About Altos Research Corporation

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