



Real-Time Market Profile		Trend
Median List Price	\$ 660,000	↑↑
Asking Price per Square Foot	\$ 260	↔↔
Average Days on Market	156	↓↓
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	2,431	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index*	Cold! Buyer's	↑↑

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SCOTTSDALE 85258 this week is \$660,000.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

PRICE

In this zip code this week saw relatively little price change from last week. However, we continue demonstrate a nice up trend in general over the last several weeks.

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 19. 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

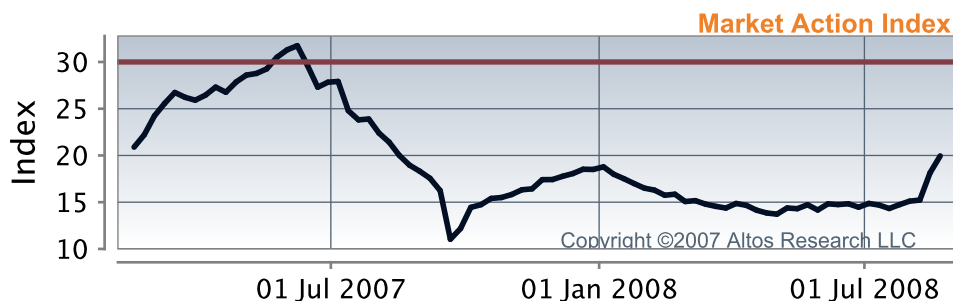
Upper-middle 25% of homes

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	\$ 1,295,000	3,472	1.0 - 2.5 acres	4.0	3.0	18	61	52	59	198
2	\$ 775,000	2,900	2.5 - 5.0 acres	4.0	2.5	25	61	59	59	137
3	\$ 585,000	2,300	1.0 - 2.5 acres	3.0	2.0	26	62	62	59	156
4	\$ 449,000	2,046	Not Avail	3.0	2.0	28	62	62	58	135

About Altos Research Corporation

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