



## This Week

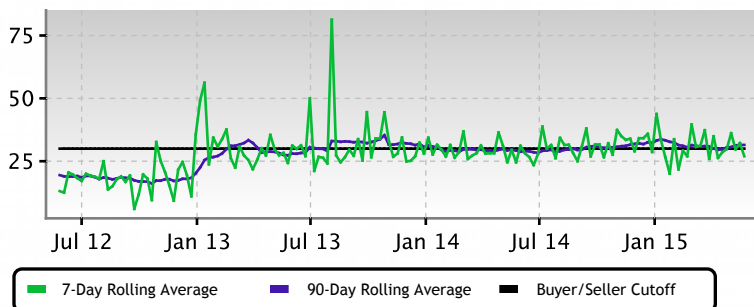
The median list price in BOULDER, CO this week is \$989,700.

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

## Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,275,000	5661	0.50 - 1.0 acre	5.0	3.0	16	81	1	3	178	Most expensive 25% of properties
Upper/Second	\$ 1,299,000	4050	0.25 - 0.50 acre	4.0	2.0	29	81	6	4	114	Upper-middle 25% of properties
Lower/Third	\$ 849,000	3044	8,001 - 10,000 sqft	4.0	2.0	40	81	4	3	76	Lower-middle 25% of properties
Bottom/Fourth	\$ 599,900	2264	0.25 - 0.50 acre	3.0	2.0	46	81	11	8	45	Least expensive 25% of properties

### Real-Time Market Profile

Median List Price	\$ 989,700	↔
Asking Price Per Square Foot	\$ 306	↑
Average Days on Market (DOM)	103	↑
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3511	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	31.5	↑

### Trend

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

## Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

