



This Week

The median list price in DENVER, CO this week is \$509,000.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

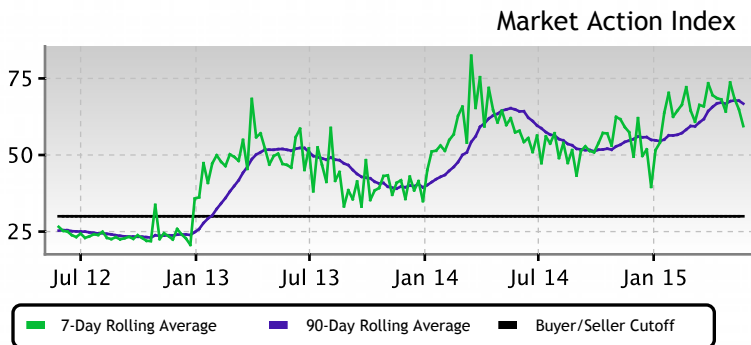
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile			Trend
Median List Price	\$ 509,000		↔
Asking Price Per Square Foot	\$ 236		↑↑
Average Days on Market (DOM)	63		↔
Percent of Properties with Price Decrease	31 %		
Percent Relisted (reset DOM)	5 %		
Percent Flip (price increased)	6 %		
Median House Size (sq ft)	2392		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Seller's	66.7	↔

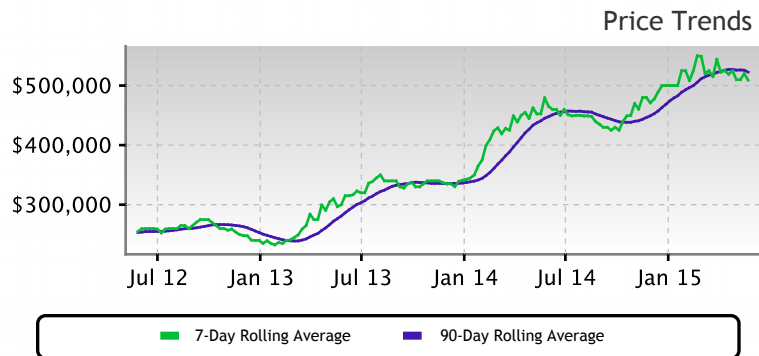
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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.



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	\$ 1,300,000	4447	6,501 - 8,000 sqft	4.0	5.0	14	215	24	15	81	Most expensive 25% of properties
Upper/Second	\$ 639,000	2669	4,501 - 6,500 sqft	4.0	3.0	56	215	31	30	70	Upper-middle 25% of properties
Lower/Third	\$ 435,000	1928	4,501 - 6,500 sqft	3.0	2.0	63	215	65	53	39	Lower-middle 25% of properties
Bottom/Fourth	\$ 260,500	1510	6,501 - 8,000 sqft	3.0	2.0	56	216	94	92	62	Least expensive 25% of properties