

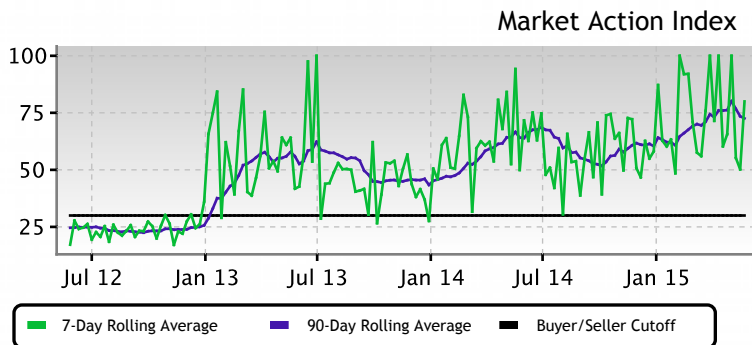
## This Week

The median list price in ENGLEWOOD, CO this week is \$626,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

## Supply and Demand

- Market appears to have begun to cool. As we're still notably in the Seller's zone, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.



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	\$ 3,495,000	8464	2.5 - 5.0 acres	6.0	7.5	21	12	1	1	149	Most expensive 25% of properties
Upper/Second	\$ 795,000	4072	0.25 - 0.50 acre	4.0	4.0	29	13	2	4	64	Upper-middle 25% of properties
Lower/Third	\$ 425,000	2485	8,001 - 10,000 sqft	4.0	3.0	64	13	7	4	8	Lower-middle 25% of properties
Bottom/Fourth	\$ 265,000	1364	6,501 - 8,000 sqft	3.0	2.0	66	13	5	7	14	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 626,000	↑↑
Asking Price Per Square Foot	\$ 229	↓
Average Days on Market (DOM)	57	↑
Percent of Properties with Price Decrease	22 %	
Percent Relisted (reset DOM)	2 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2989	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 72.6	↓

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

## Price

- Prices are climbing and we're nearing the market's all time high. A persistent drop of the Market Action Index into the Buyer's zone will be a leading indicator of the price strength subsiding.

