

This Week

The median list price in SUPERIOR, CO this week is \$699,900.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

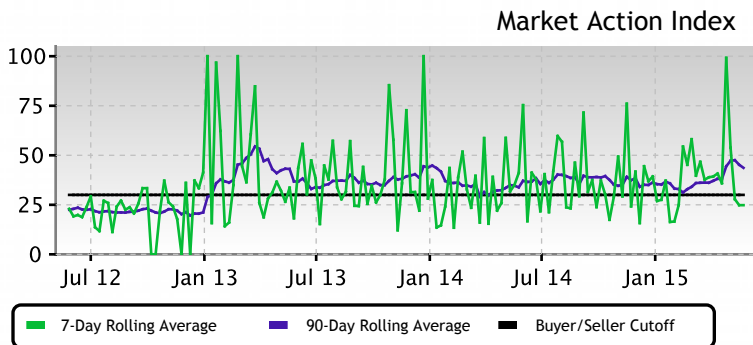
- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

Real-Time Market Profile		Trend
Median List Price	\$ 699,900	↑↑
Asking Price Per Square Foot	\$ 171	↔
Average Days on Market (DOM)	49	↓↓
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	3926	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	43.7	↔

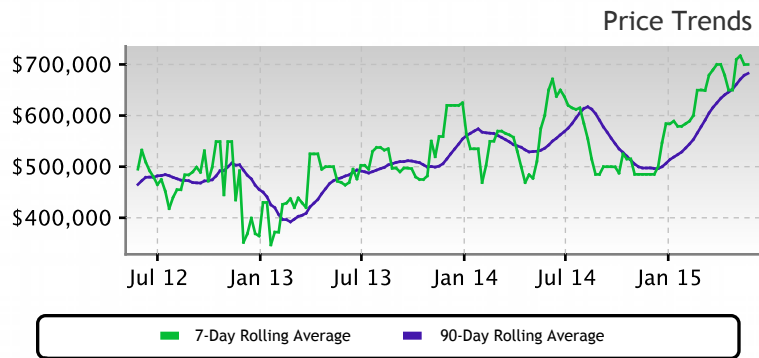
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- While this week the median didn't fluctuate much, we are relatively close to the market's price high-point. A persistent drop of the Market Action Index into the Buyer's zone will be a leading indicator of the price strength subsiding.



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	\$ 829,900	5395	8,001 - 10,000 sqft	5.0	3.0	18	5	0	0	57	Most expensive 25% of properties
Upper/Second	\$ 715,000	4612	8,001 - 10,000 sqft	5.0	2.0	18	5	0	0	46	Upper-middle 25% of properties
Lower/Third	\$ 675,000	3727	6,501 - 8,000 sqft	5.0	2.0	16	5	1	1	74	Lower-middle 25% of properties
Bottom/Fourth	\$ 427,450	2452	4,501 - 6,500 sqft	4.0	2.0	16	6	0	0	24	Least expensive 25% of properties