



Real-Time Market Profile		Trend
Median List Price	\$ 349,950	↔ ↔
Asking Price per Square Foot	\$ 215	↓ ↓
Average Days on Market	143	↓ ↓
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	4 %	
Median Size (sq ft)	1,370	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index*	Cold! Buyer's 13	↑ ↑

* see below for details on the Market Action Index

THIS WEEK

The median condo/townhome price in PARADISE VALLEY 85253 this week is \$349,950.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

PRICE

We continue to see prices in this zip code settled at a plateau. This week prices bumped down a bit but not significantly enough to change the overall outlook. Look for a persistent change (up or down) in the Market Action Index before we see prices significantly deviate from these levels.

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 13. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

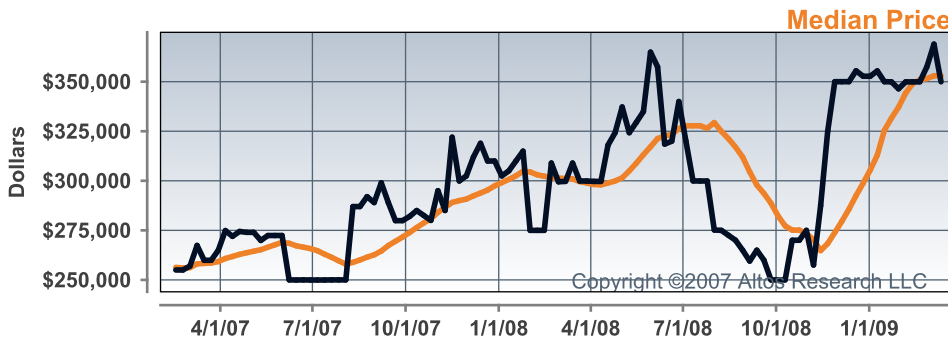
Investigate the market in quartiles—where each quartile is 25% of the homes

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

Quartile	Median Price	Med. Sqft	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 699,000	2,220	3.0	4.0	38	17	0	0	149
2	\$ 399,000	1,500	2.0	2.0	34	17	0	2	135
3	\$ 307,500	1,336	2.0	2.0	30	18	1	1	133
4	\$ 154,950	1,054	2.0	2.0	20	18	2	0	155

About Altos Research Corporation

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