



Real-Time Market Profile		Trend
Median List Price	\$ 322,400	↓ ↓
Asking Price per Square Foot	\$ 207	↓ ↓
Average Days on Market	146	↑ ↑
Percent of Properties with Price Decrease	51 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	3 %	
Median Size (sq ft)	1,485	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index*	<b>Cold! Buyer's</b> 10	↔ ↔

\* see below for details on the Market Action Index

**THIS WEEK**

The median condo/townhome price in SCOTTSDALE 85258 this week is \$322,400.

Inventory and days-on-market are climbing, while the Market Action Index has been flat recently. The trends point to a weakening market.

**PRICE**

Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

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

**QUARTILES**

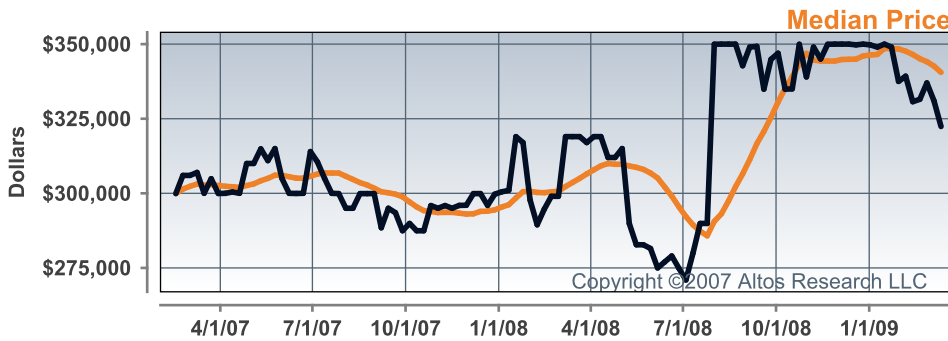
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

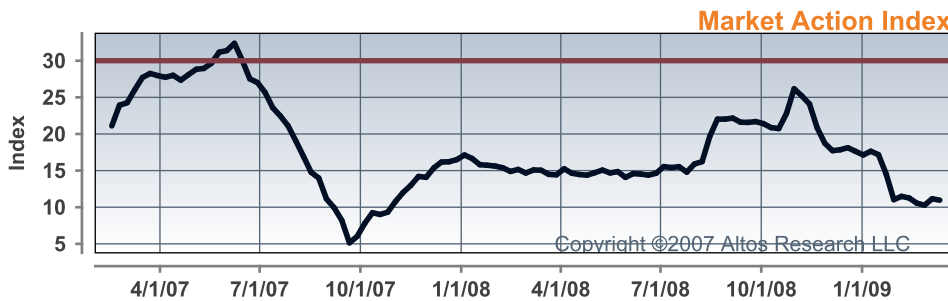
Upper-middle 25% of homes

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	\$ 613,000	2,096	2.0	3.0	23	81	1	4	148
2	\$ 385,000	1,801	2.0	2.0	25	81	5	2	146
3	\$ 254,500	1,335	2.0	2.0	25	81	7	5	164
4	\$ 165,000	1,038	2.0	2.0	25	81	6	3	126

## About Altos Research Corporation

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