



Real-Time Market Profile		Trend
Median List Price	\$ 898,898	← →
Asking Price per Square Foot	\$ 246	← →
Average Days on Market	204	↑ ↑
Percent of Properties with Price Decrease	54 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3,743	
Median Lot Size		
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.7	
Market Action Index*	<b>Cold! Buyer's</b> 11	↑ ↑

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in SCOTTSDALE 85259 this week is \$898,898.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

**PRICE**

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move 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 11. With several months of inventory available at the current sales rate, buyers should find ample choice.

**QUARTILES**

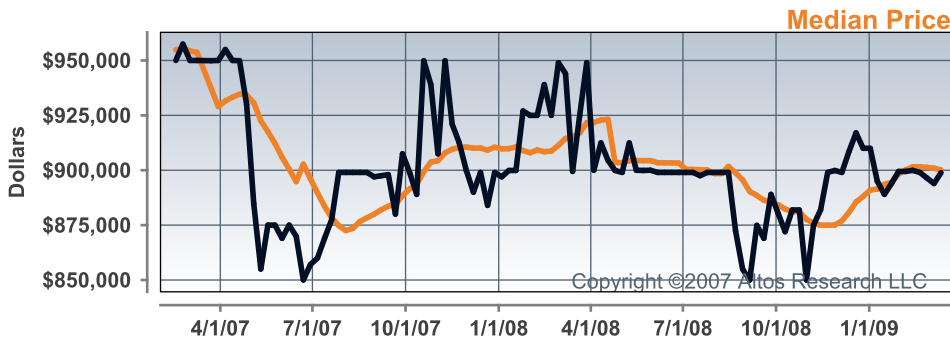
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

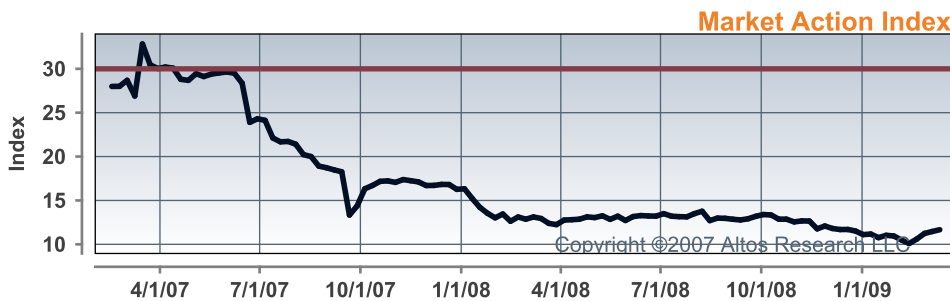
Upper-middle 25% of homes

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**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,995,000	6,020	Not Avail	5.0	7.0	8	95	4	2	266
2	\$ 1,112,000	4,238	Not Avail	5.0	5.5	13	96	3	2	197
3	\$ 729,950	3,214	Not Avail	4.0	4.5	15	96	7	7	182
4	\$ 441,950	2,327	Not Avail	3.0	3.0	15	96	10	10	176

## About Altos Research Corporation

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