



Real-Time Market Profile		Trend
Median List Price	\$ 350,000	↓ ↓
Asking Price per Square Foot	\$ 186	↓ ↓
Average Days on Market	141	↑ ↑
Percent of Properties with Price Decrease	52 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2,255	
Median Lot Size		
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.2	
Market Action Index*	<b>Cold! Buyer's</b> 12	↑ ↑

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in SCOTTSDALE 85250 this week is \$350,000.

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.

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

**QUARTILES**

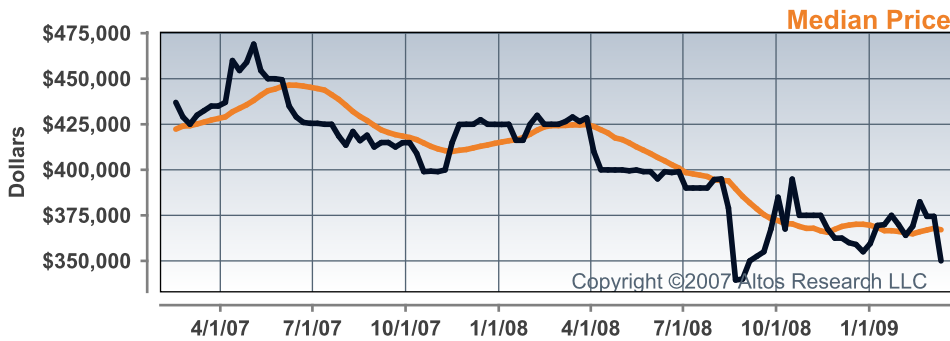
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

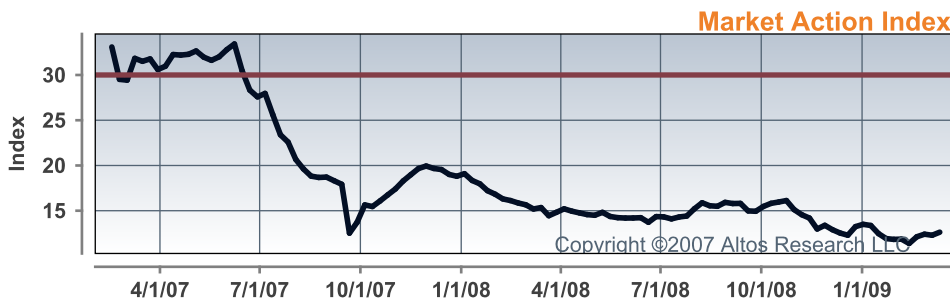
Upper-middle 25% of homes

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	\$ 998,000	3,390	Not Avail	3.0	4.5	16	25	0	2	150
2	\$ 499,000	2,298	Not Avail	3.0	3.0	28	25	1	1	150
3	\$ 315,000	2,149	Not Avail	3.0	2.0	39	25	3	2	145
4	\$ 240,000	1,839	Not Avail	4.0	3.0	45	25	2	1	120

## About Altos Research Corporation

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