



Real-Time Market Profile		Trend
Median List Price	\$ 2,299,500	↓ ↓
Asking Price per Square Foot	\$ 438	↓ ↓
Average Days on Market	251	↓ ↓
Percent of Properties with Price Decrease	55 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	5,439	
Median Lot Size		
Median Number of Bedrooms	4.2	
Median Number of Bathrooms	5.2	
Market Action Index*	Cold! Buyer's	5 ← →

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in PARADISE VALLEY 85253 this week is \$2,299,500.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

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

QUARTILES

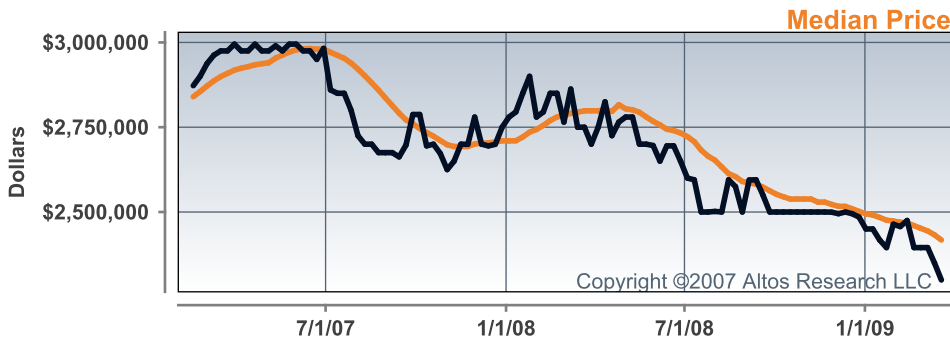
Investigate the market in quartiles—where each quartile is 25% of the homes

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	\$ 4,988,888	8,600	Not Avail	5.0	7.5	9	147	3	1	287
2	\$ 2,895,000	6,230	Not Avail	5.0	6.5	14	147	6	0	257
3	\$ 1,900,000	4,872	Not Avail	4.0	5.5	25	148	10	2	228
4	\$ 1,099,500	3,193	Not Avail	4.0	4.0	38	148	6	2	235

About Altos Research Corporation

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