



Real-Time Market Profile		Trend
Median List Price	\$ 899,000	↔ ↔
Asking Price per Square Foot	\$ 246	↔ ↔
Average Days on Market	208	↑ ↑
Percent of Properties with Price Decrease	51 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3,750	
Median Lot Size		
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.8	
Market Action Index*	Cold! Buyer's 11	↔ ↔

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SCOTTSDALE 85259 this week is \$899,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

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

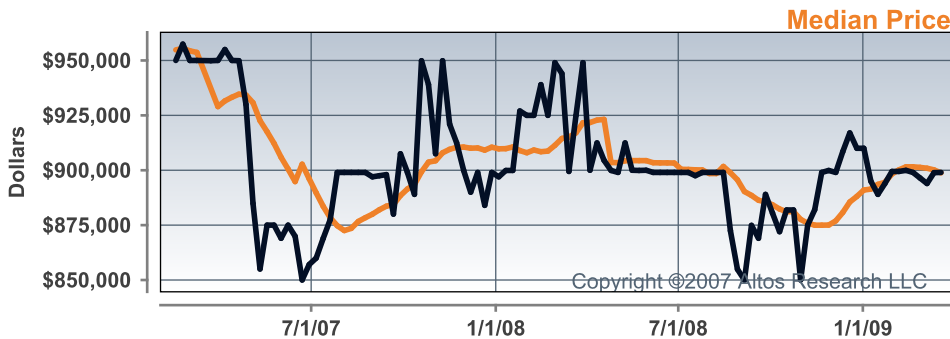
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

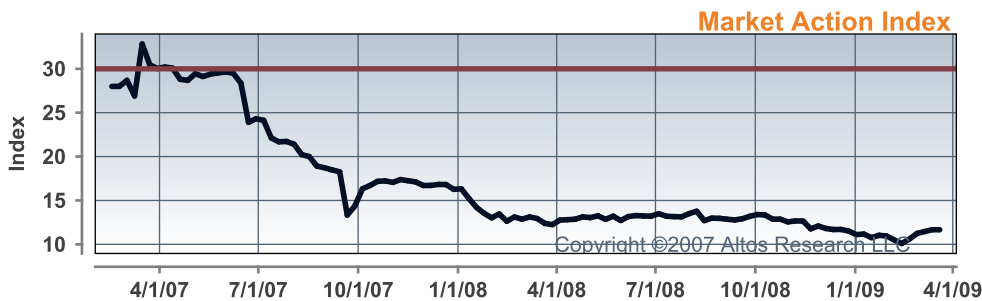
Upper-middle 25% of homes

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	\$ 1,990,000	6,027	Not Avail	5.0	6.8	8	96	6	2	265
2	\$ 1,124,500	4,238	Not Avail	5.0	5.5	13	96	3	2	193
3	\$ 724,950	3,196	Not Avail	4.0	4.5	15	96	4	4	190
4	\$ 465,000	2,338	Not Avail	3.0	3.0	15	96	3	6	185

About Altos Research Corporation

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