

This Week

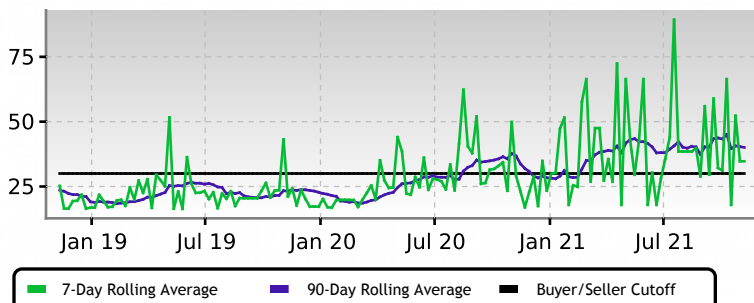
The median list price in SNOWMASS VILLAGE, CO 81615 this week is \$5,495,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

Market Action Index



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.

Quartiles

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 24,375,000	6075	20+ acres	6.5	7.5	61	2	0	0	91	Most expensive 25% of properties
Upper/Second	\$ 6,500,000	4561	0.50 - 1.0 acre	5.0	6.0	51	3	0	1	327	Upper-middle 25% of properties
Lower/Third	\$ 4,900,000	4412	0.50 - 1.0 acre	6.0	6.0	36	3	0	0	93	Lower-middle 25% of properties
Bottom/Fourth	\$ 4,200,000	3000	0.50 - 1.0 acre	4.0	5.0	24	3	1	0	86	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

Median List Price	\$ 5,495,000	Trend
Asking Price Per Square Foot	\$ 1,565	↑↑
Average Days on Market (DOM)	155	↑↑
Percent of Properties with Price Decrease	9 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	18 %	
Median House Size (sq ft)	4412	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	6.0	
Market Action Index	Seller's Advantage 40.1	↓

- ↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

