



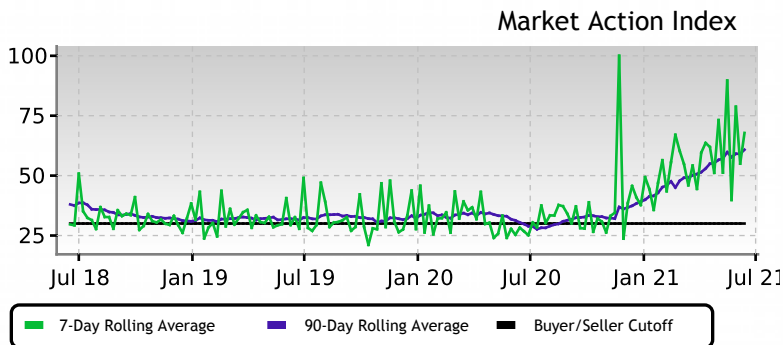
This Week

The median list price in BOULDER, CO this week is \$575,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- In the last few weeks, the market has been at a stasis point in terms of sales to inventory. However, prices seem to continue to fall a bit. Technically supply levels indicate this is a Seller's market so it is likely that the downward pricing pressure will be light or variable. Watch for an up-shift in the MAI before price stability is achieved.



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

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

Quartile	Median Price	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,594,500	1980	3.0	2.5	13	20	1	3	74	Most expensive 25% of properties
Upper/Second	\$ 692,500	1114	2.0	1.8	26	20	6	4	64	Upper-middle 25% of properties
Lower/Third	\$ 474,500	904	2.0	2.0	38	20	10	4	44	Lower-middle 25% of properties
Bottom/Fourth	\$ 340,000	840	2.0	1.0	50	20	10	10	14	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 575,000		↓↓
Asking Price Per Square Foot	\$ 572		↓
Average Days on Market (DOM)	49		↓↓
Percent of Properties with Price Decrease	22 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	1 %		
Median House Size (sq ft)	1096		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	60.8	↔

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

Price

- Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.

