



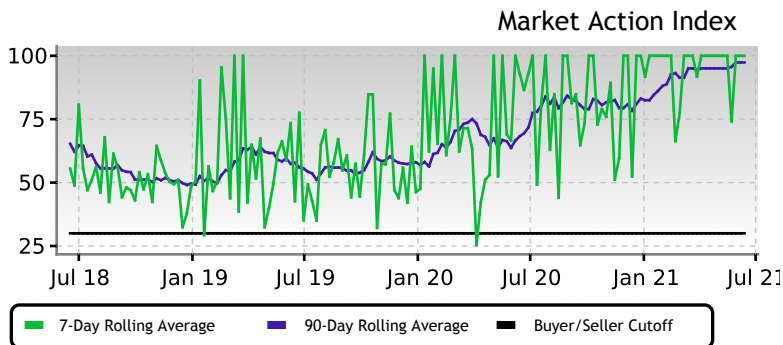
This Week

The median list price in ARVADA, CO this week is \$349,000.

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

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.



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	\$ 400,000	1358	2.0	2.0	9	2	2	2	0	Most expensive 25% of properties
Upper/Second	\$ 369,950	1418	2.5	2.5	30	2	1	1	7	Upper-middle 25% of properties
Lower/Third	\$ 339,000	1074	2.0	1.5	44	2	2	1	0	Lower-middle 25% of properties
Bottom/Fourth	\$ 315,000	936	2.0	1.0	38	3	2	2	7	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 349,000	↔
Asking Price Per Square Foot	\$ 315	↓
Average Days on Market (DOM)	4	↔
Percent of Properties with Price Decrease	22 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1107	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Seller's 97.4	↑

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

