



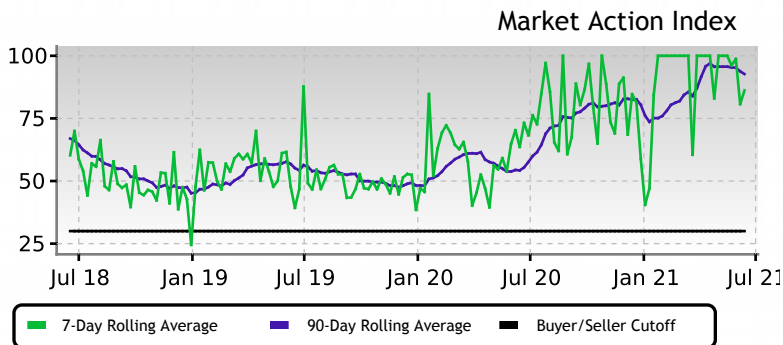
This Week

The median list price in ARVADA, CO this week is \$689,950.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

- The market has started cooling and prices have recently plateaued. 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.



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	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,391,500	3947	0.50 - 1.0 acre	5.0	4.0	46	20	2	0	131	Most expensive 25% of properties
Upper/Second	\$ 860,000	3656	0.25 - 0.50 acre	4.0	3.0	43	20	12	7	15	Upper-middle 25% of properties
Lower/Third	\$ 595,000	2404	8,001 - 10,000 sqft	4.0	3.0	50	20	13	9	19	Lower-middle 25% of properties
Bottom/Fourth	\$ 525,000	1957	8,001 - 10,000 sqft	4.0	2.0	52	20	11	12	16	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 689,950	↔↔
Asking Price Per Square Foot	\$ 257	↔↔
Average Days on Market (DOM)	45	↔↔
Percent of Properties with Price Decrease	19 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2384	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 92.7	↓

- ↔↔ 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.

