



## This Week

The median list price in AVON, CT this week is \$579,000.

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

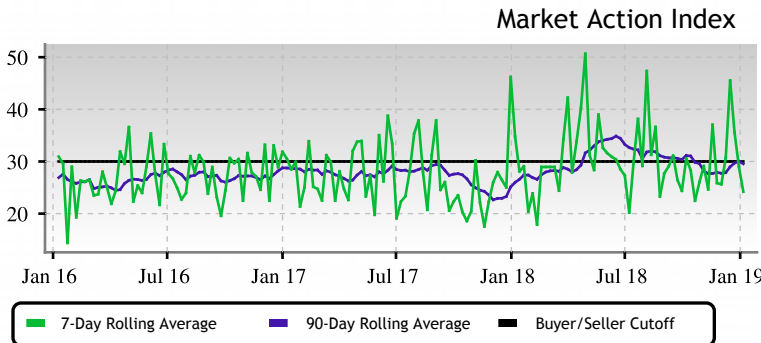
- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

Real-Time Market Profile		Trend
Median List Price	\$ 579,000	↔↔
Asking Price Per Square Foot	\$ 149	↔↔
Average Days on Market (DOM)	217	↑↑
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	3979	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Buyer's Advantage 29.5	↑

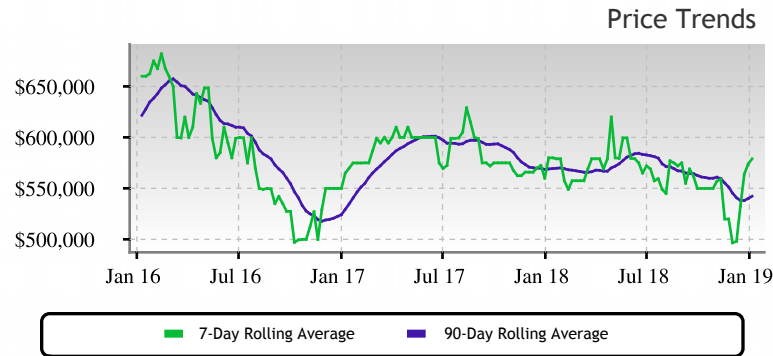
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## 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.



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	\$ 2,572,500	7857	2.5 - 5.0 acres	5.0	6.0	12	16	0	0	325	Most expensive 25% of properties
Upper/Second	\$ 739,900	4162	1.0 - 2.5 acres	4.0	4.0	10	17	0	0	216	Upper-middle 25% of properties
Lower/Third	\$ 479,900	3828	1.0 - 2.5 acres	4.0	3.0	31	17	0	1	183	Lower-middle 25% of properties
Bottom/Fourth	\$ 329,900	2300	1.0 - 2.5 acres	4.0	2.5	47	17	0	2	150	Least expensive 25% of properties