



This Week

The median list price in WEST HARTFORD, CT 06107 this week is \$405,000.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

Supply and Demand

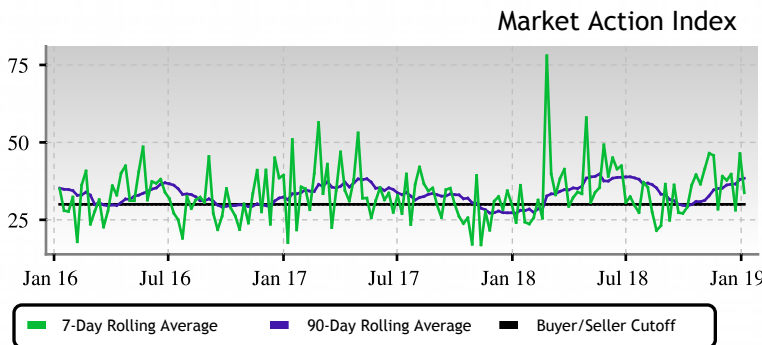
- The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

Real-Time Market Profile		Trend
Median List Price	\$ 405,000	↑↑
Asking Price Per Square Foot	\$ 171	↔
Average Days on Market (DOM)	152	↔
Percent of Properties with Price Decrease	49 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2566	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 38.4	↑↑

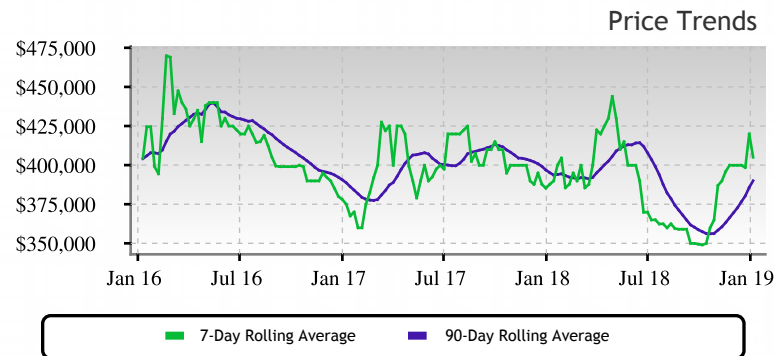
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.



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	\$ 695,000	3746	0.50 - 1.0 acre	4.0	3.5	70	11	0	1	289	Most expensive 25% of properties
Upper/Second	\$ 429,900	2643	0.25 - 0.50 acre	4.0	2.5	78	11	0	0	137	Upper-middle 25% of properties
Lower/Third	\$ 350,000	2376	0.25 - 0.50 acre	4.0	2.5	84	11	2	1	122	Lower-middle 25% of properties
Bottom/Fourth	\$ 249,500	1488	0.25 - 0.50 acre	3.0	1.5	74	12	2	2	66	Least expensive 25% of properties