



## This Week

The median list price in WEST HARTFORD, CT 06110 this week is \$214,900.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

## Supply and Demand

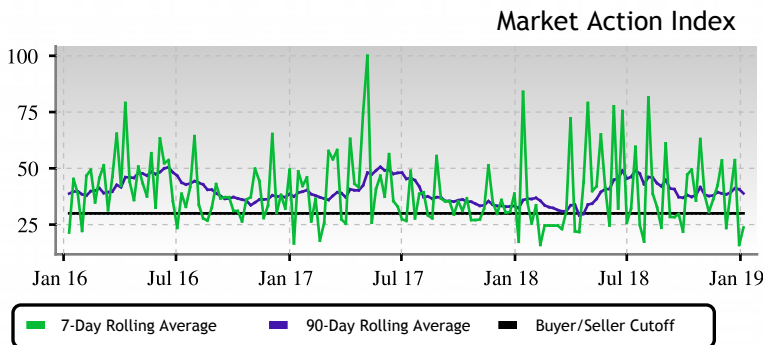
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 214,900	↔↔
Asking Price Per Square Foot	\$ 142	↔↔
Average Days on Market (DOM)	125	↑
Percent of Properties with Price Decrease	64 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1488	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	38.9	↔↔

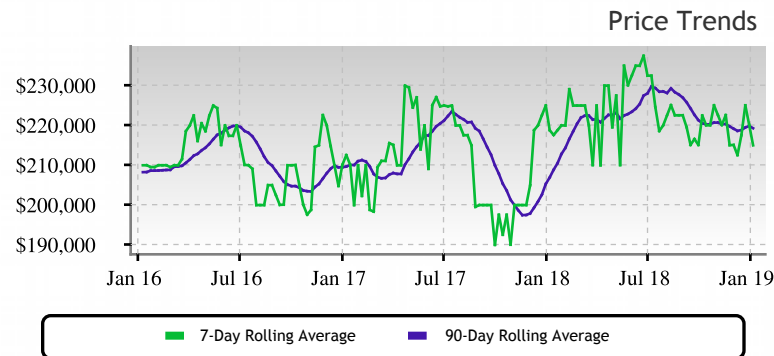
- ↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



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	\$ 277,500	2538	8,001 - 10,000 sqft	3.5	2.2	74	6	0	0	176	Most expensive 25% of properties
Upper/Second	\$ 246,400	1522	8,001 - 10,000 sqft	3.0	2.0	67	6	1	0	70	Upper-middle 25% of properties
Lower/Third	\$ 207,400	1486	8,001 - 10,000 sqft	3.0	1.8	66	6	1	1	192	Lower-middle 25% of properties
Bottom/Fourth	\$ 184,500	1088	6,501 - 8,000 sqft	2.0	1.0	66	7	1	0	70	Least expensive 25% of properties