

# This Week

The median list price in BROOMFIELD, CO this week is \$550,000.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

# Supply and Demand

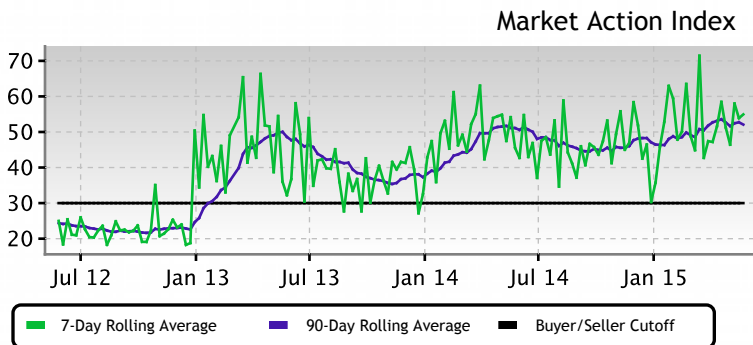
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile			Trend
Median List Price	\$ 550,000		↔
Asking Price Per Square Foot	\$ 188		↑
Average Days on Market (DOM)	82		↔
Percent of Properties with Price Decrease	21 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	12 %		
Median House Size (sq ft)	2843		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Seller's	52.1	↔

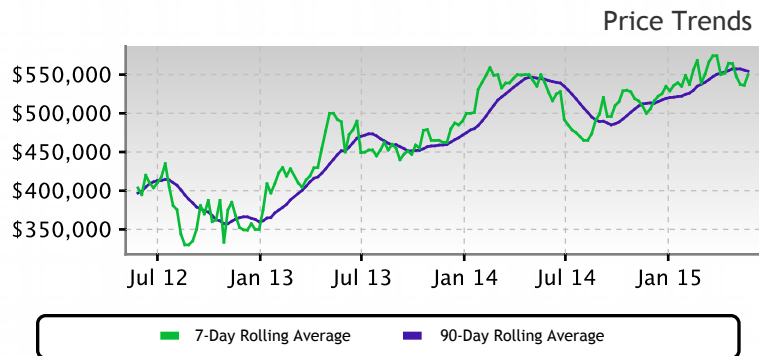
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

# Price

- The market appears to be hovering around this plateau. Look for a persistent change 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	\$ 998,950	4478	0.25 - 0.50 acre	4.0	4.0	5	44	3	4	181	Most expensive 25% of properties
Upper/Second	\$ 615,000	3201	8,001 - 10,000 sqft	4.0	3.0	4	45	5	5	75	Upper-middle 25% of properties
Lower/Third	\$ 475,000	2446	6,501 - 8,000 sqft	4.0	3.0	11	45	6	11	40	Lower-middle 25% of properties
Bottom/Fourth	\$ 279,000	1788	6,501 - 8,000 sqft	3.0	2.0	36	45	11	16	33	Least expensive 25% of properties