

This Week

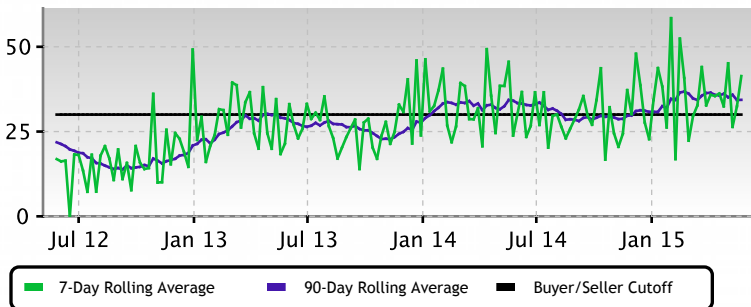
The median list price in GREENWOOD VILLAGE, CO this week is \$1,395,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

Market Action Index



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	\$ 2,795,000	7742	1.0 - 2.5 acres	5.0	7.0	9	13	0	0	158	Most expensive 25% of properties
Upper/Second	\$ 1,650,000	5598	0.50 - 1.0 acre	5.0	5.0	21	13	0	2	93	Upper-middle 25% of properties
Lower/Third	\$ 1,274,999	4481	0.25 - 0.50 acre	5.0	5.0	34	13	0	3	88	Lower-middle 25% of properties
Bottom/Fourth	\$ 916,750	3786	0.25 - 0.50 acre	4.0	4.0	36	14	2	2	62	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,395,000	↔
Asking Price Per Square Foot	\$ 297	↑↑
Average Days on Market (DOM)	99	↓↓
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	5149	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index	Seller's Advantage 34.4	↓↓

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

Price

- The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

