



## This Week

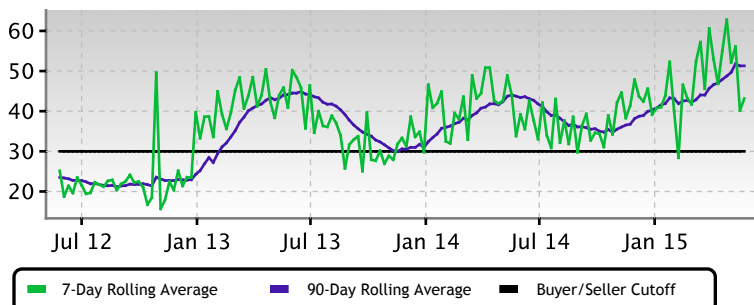
The median list price in PARKER, CO this week is \$549,932.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

## Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

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	\$ 1,199,900	5779	1.0 - 2.5 acres	5.0	5.0	10	67	3	3	168	Most expensive 25% of properties
Upper/Second	\$ 639,995	3893	0.50 - 1.0 acre	4.0	4.0	10	67	5	8	87	Upper-middle 25% of properties
Lower/Third	\$ 500,000	3056	6,501 - 8,000 sqft	4.0	4.0	4	68	10	7	83	Lower-middle 25% of properties
Bottom/Fourth	\$ 375,000	2110	4,501 - 6,500 sqft	3.0	3.0	15	68	27	20	35	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 549,932	↔↔
Asking Price Per Square Foot	\$ 177	↔↔
Average Days on Market (DOM)	93	↔↔
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	14 %	
Median House Size (sq ft)	3521	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	
Market Action Index	Strong Seller's 51.3	↑↑

- ↔↔ 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.

Price Trends

