



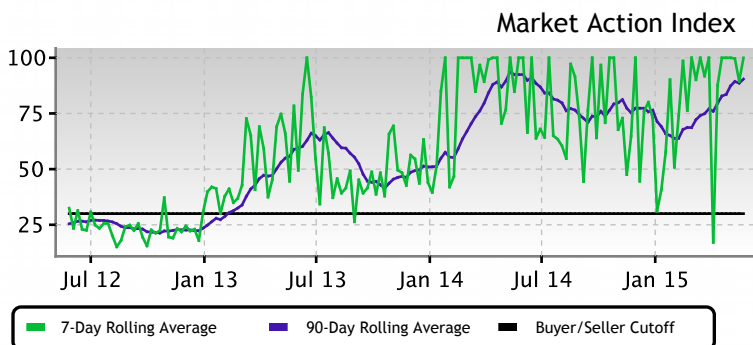
This Week

The median list price in THORNTON, CO this week is \$334,900.

Inventory and days-on-market are climbing, while the Market Action Index has been flat recently. The trends point to a weakening market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.



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	\$ 565,000	3568	0.25 - 0.50 acre	5.0	4.0	15	5	1	2	70	Most expensive 25% of properties
Upper/Second	\$ 361,000	2289	6,501 - 8,000 sqft	3.5	3.0	17	6	1	3	33	Upper-middle 25% of properties
Lower/Third	\$ 324,950	2383	6,501 - 8,000 sqft	3.5	3.0	19	6	3	2	19	Lower-middle 25% of properties
Bottom/Fourth	\$ 271,750	1752	4,501 - 6,500 sqft	3.0	3.0	19	6	4	4	27	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 334,900	↓↓
Asking Price Per Square Foot	\$ 153	↔
Average Days on Market (DOM)	36	↑↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	2248	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 90.5	↑↑

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

Price

- Again this week we see a downward notch for prices. Prices continue to pull back from the market's highs. The Market Action Index is a good leading indicator for the durability of this trend.

