



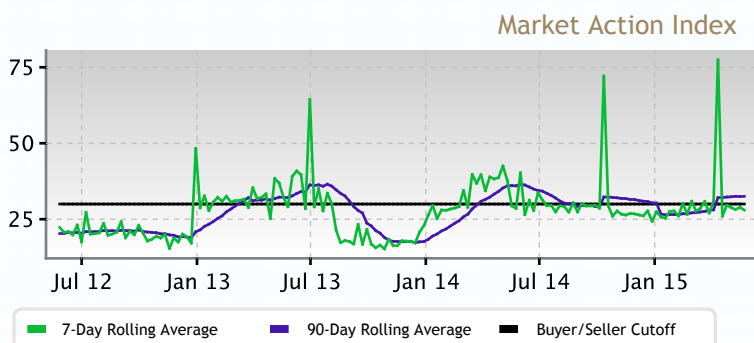
This Week

The median list price in SCOTTSDALE, AZ this week is \$739,450.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

Supply and Demand

- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,999,000	5458	1.0 - 2.5 acres	4.0	5.0	11	685	19	16	212	Most expensive 25% of properties
Upper/Second	\$ 900,000	3777	0.50 - 1.0 acre	4.0	4.0	17	685	21	29	155	Upper-middle 25% of properties
Lower/Third	\$ 598,900	2879	0.25 - 0.50 acre	4.0	3.0	20	685	32	47	119	Lower-middle 25% of properties
Bottom/Fourth	\$ 384,900	1926	6,501 - 8,000 sqft	3.0	2.0	30	685	63	69	89	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

		Trend
Median List Price	\$ 739,450	↑↑
Asking Price Per Square Foot	\$ 232	↔
Average Days on Market (DOM)	144	↔
Percent of Properties with Price Decrease	50 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	3296	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	32.5	↔

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

Price

- Prices are climbing and we're nearing the market's all time high. A persistent drop of the Market Action Index into the Buyer's zone will be a leading indicator of the price strength subsiding.

