

This Week

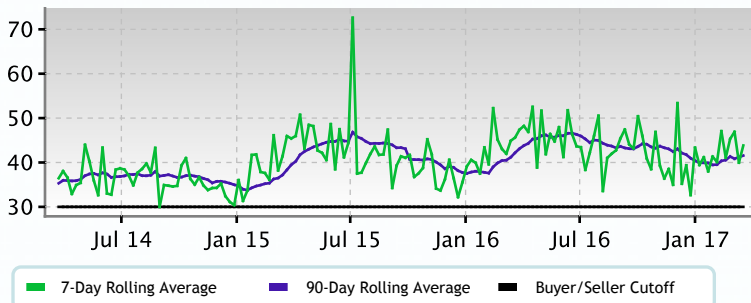
The median list price in GLENDALE, AZ this week is \$261,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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	\$ 450,000	3119	0.25 - 0.50 acre	4.0	3.0	21	169	10	16	117	Most expensive 25% of properties
Upper/Second	\$ 295,500	2171	6,501 - 8,000 sqft	4.0	2.5	23	170	23	18	74	Upper-middle 25% of properties
Lower/Third	\$ 235,000	1796	6,501 - 8,000 sqft	3.0	2.0	34	170	29	27	61	Lower-middle 25% of properties
Bottom/Fourth	\$ 179,000	1448	6,501 - 8,000 sqft	3.0	2.0	42	170	24	36	71	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 261,000	↔↔
Asking Price Per Square Foot	\$ 134	↔↔
Average Days on Market (DOM)	81	↔↔
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2045	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	41.6	↑

- ↔↔ 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.

Price Trends

