

Real-Time Market Profile		Trend
Median List Price	\$ 239,900	↓ ↓
Asking Price per Square Foot	\$ 109	← →
Average Days on Market	189	↑ ↑
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2,130	
Median Lot Size	6,501 - 8,000 Sq. Feet	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index*	<b>Cold! Buyer's</b>	↑ ↑

\* see below for details on the Market Action Index

### THIS WEEK

The median single family home price in HENDERSON this week is \$239,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

### PRICE

The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

### SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 13. With several months of inventory available at the current sales rate, buyers should find ample choice.

### QUARTILES

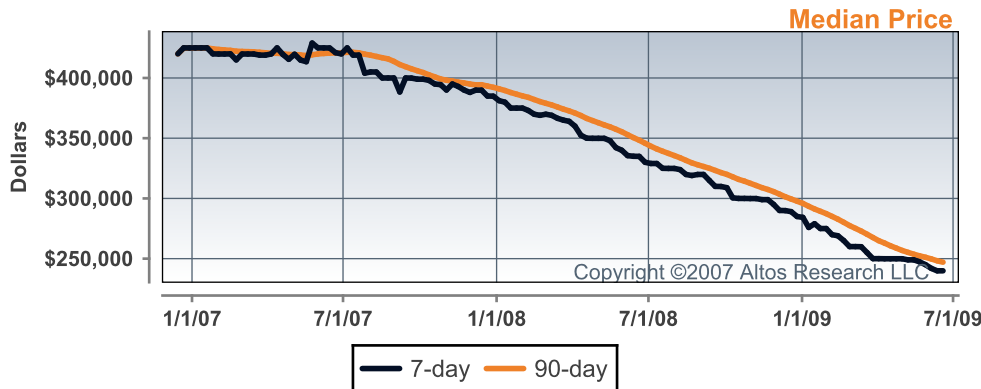
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

### Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 699,000	3,829	0.25 - 0.50 acre	4.0	3.5	7	801	28	43	263
2	\$ 289,000	2,563	6,501 - 8,000 sq ft	4.0	2.5	8	801	38	39	183
3	\$ 199,000	1,915	4,501 - 6,500 sq ft	3.0	2.0	10	801	42	49	163
4	\$ 132,900	1,470	4,501 - 6,500 sq ft	3.0	2.0	14	801	51	57	148

## About Altos Research Corporation

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