

## This Week

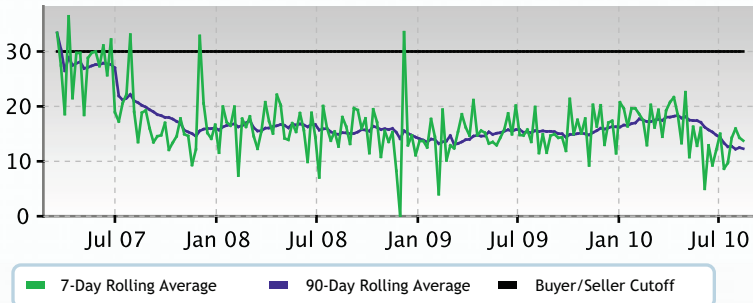
The median list price in GOLDEN, CO 80401 this week is \$449,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 899,910	5201	1.0 - 2.5 acres	4.0	5.0	17	67	2	1	287	Most expensive 25% of properties
Upper/Second	\$ 534,925	3416	0.25 - 0.50 acre	4.0	4.0	18	68	5	4	164	Upper-middle 25% of properties
Lower/Third	\$ 395,000	2494	0.25 - 0.50 acre	4.0	3.0	32	68	8	1	130	Lower-middle 25% of properties
Bottom/Fourth	\$ 266,750	1663	8,001 - 10,000 sqft	3.0	2.0	40	68	2	7	103	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	\$ 449,000	↔↔
Asking Price Per Square Foot	\$ 157	↔↔
Average Days on Market (DOM)	171	↑↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	26 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3068	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Buyer's 12.3	↑↑

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

## Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

