

Real-Time Market Profile		Trend
Median List Price	\$ 169,900	↔ ↔
Asking Price per Square Foot	\$ 75	↔ ↔
Average Days on Market	164	↓ ↓
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	2,141	
Median Lot Size	6,501 - 8,000 Sq. Feet	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index*	Cold! Buyer's Market 18	↔ ↔

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in GOODYEAR this week is \$169,900.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

PRICE

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 18. With several months of inventory available at the current sales rate, buyers should find ample choice.

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	\$ 340,000	2,680	8,001 - 10,000 sq ft	3.0	2.5	6	169	6	9	235
2	\$ 205,000	2,414	6,501 - 8,000 sq ft	4.0	2.5	4	169	20	14	163
3	\$ 140,000	2,143	6,501 - 8,000 sq ft	4.0	2.0	6	169	16	22	128
4	\$ 95,250	1,616	4,501 - 6,500 sq ft	3.0	2.0	7	170	22	27	133

QUARTILES

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

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes

About Altos Research Corporation

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