

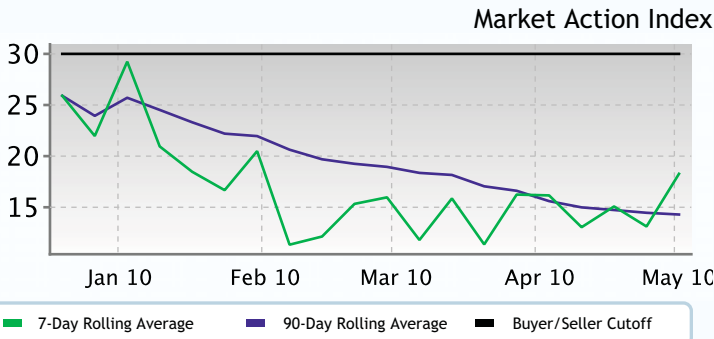
## This Week

The median list price in FORT COLLINS, CO this week is \$274,350.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.



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	Description
Top/First	\$ 569,000	4631	0.50 - 1.0 acre	4.0	2.5	11	329	17	14	92	Most expensive 25% of properties
Upper/Second	\$ 329,900	3138	8,001 - 10,000 sqft	4.0	2.5	12	329	27	25	74	Upper-middle 25% of properties
Lower/Third	\$ 239,000	2325	6,501 - 8,000 sqft	3.0	2.0	23	330	18	29	61	Lower-middle 25% of properties
Bottom/Fourth	\$ 185,200	1496	6,501 - 8,000 sqft	3.0	1.5	30	330	10	28	69	Least expensive 25% of properties

HELPING MAKE HOUSES INTO HOMES!

### Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 274,350	↑↑
Asking Price Per Square Foot	\$ 112	↓↓
Average Days on Market (DOM)	74	↔↔
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2682	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 14.3	↑↑

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

## Price

- Price trends continued their recent uptrend this week. While still below the market's price high-point, we've seen a nice run recently.

