



## This Week

The median list price in GOODYEAR, AZ 85395 this week is \$324,950.

With inventory and days-on-market basically unchanged and the Market Action Index decreasing, the market is not sending strong directional signal for the near-term outlook.

## Supply and Demand

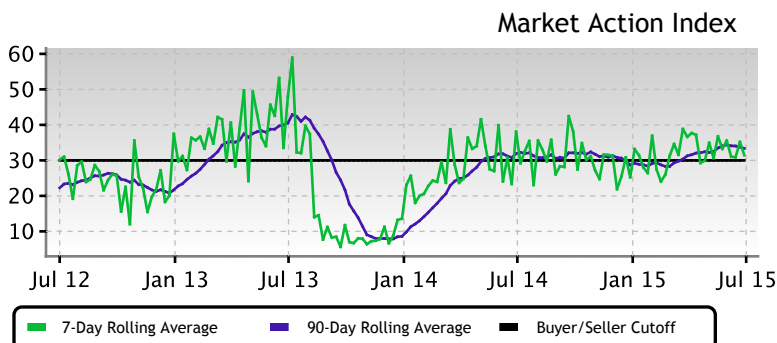
- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

Real-Time Market Profile		Trend
Median List Price	\$ 324,950	↔
Asking Price Per Square Foot	\$ 123	↔
Average Days on Market (DOM)	105	↔
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	16 %	
Median House Size (sq ft)	2683	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index Seller's Advantage	33.4	↓

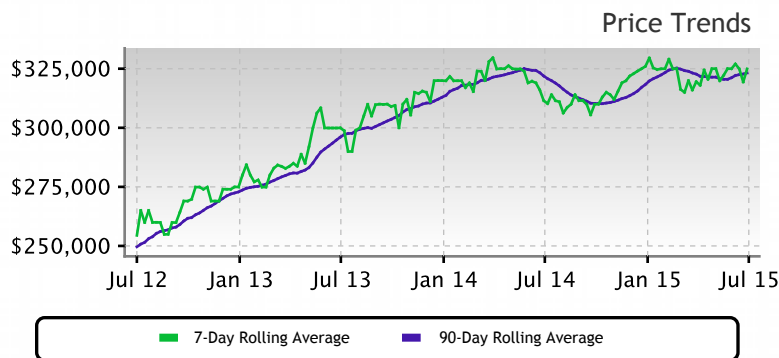
- ↔ No change
- ↑↑ Strong upward trend
- ↓↓ Strong downward trend
- ↑ Slight upward trend
- ↓ Slight downward trend

## Price

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



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	\$ 449,500	3469	0.25 - 0.50 acre	4.0	4.0	8	55	3	2	113	Most expensive 25% of properties
Upper/Second	\$ 352,750	2875	0.25 - 0.50 acre	4.0	3.0	9	55	6	3	123	Upper-middle 25% of properties
Lower/Third	\$ 300,000	2598	8,001 - 10,000 sqft	4.0	3.0	9	56	1	4	113	Lower-middle 25% of properties
Bottom/Fourth	\$ 229,000	1684	4,501 - 6,500 sqft	3.0	2.0	10	56	5	8	73	Least expensive 25% of properties