

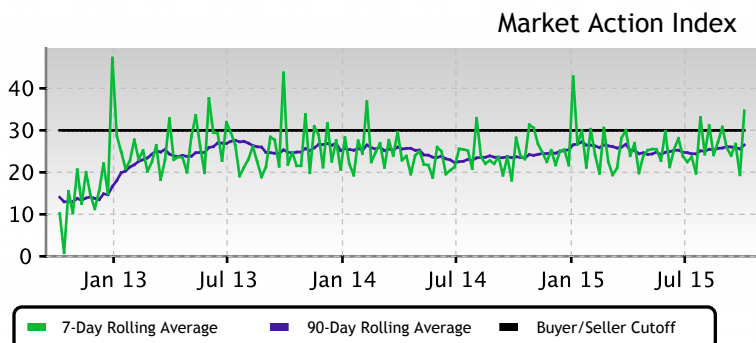
This Week

The median list price in ESTES PARK, CO 80517 this week is \$576,250.

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

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



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	\$ 1,300,000	4076	2.5 - 5.0 acres	4.0	4.0	20	33	0	2	373	Most expensive 25% of properties
Upper/Second	\$ 749,000	2684	1.0 - 2.5 acres	4.0	3.0	18	33	2	3	333	Upper-middle 25% of properties
Lower/Third	\$ 475,000	2140	0.50 - 1.0 acre	3.0	2.5	28	34	3	3	188	Lower-middle 25% of properties
Bottom/Fourth	\$ 339,000	1394	0.25 - 0.50 acre	3.0	2.0	42	34	4	5	90	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	\$ 576,250	↔
Asking Price Per Square Foot	\$ 255	↓
Average Days on Market (DOM)	245	↔
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2380	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index	Buyer's Advantage 26.5	↔

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

Price

- We continue to see prices in this zip code hover around their high point. Look for a persistent shift in the Market Action Index before we see prices deviate from these levels.

