

GREYSTONE TITLE AGENCY'S MARKET UPDATE

GILBERT, AZ

- **Current Real Estate Market Conditions for Single Family Homes**
- **Trends in Pricing**
- **Current Levels of Supply and Demand**
- **Value Metrics**

- **Report for the week of
April 25, 2016**

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**GREYSTONE
TITLE AGENCY**

This Week

- The median list price in GILBERT, AZ this week is \$355,000. The 928 properties have been on the market for an average of 73 days.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 355,000	↔
Average List Price	\$ 417,826	
Asking Price Per Square Foot	\$ 141	↔
Average Days on Market (DoM)	73	↔
Inventory of Properties Listed	928	↓↓
Most Expensive Listing	\$ 2,399,000	
Least Expensive Listing	\$ 163,900	
Average Age of Listing	13	
Percent of Properties with Price Decrease	43 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2597	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics		
Market Action Index	Strong Seller's	47.4 ↑↑
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 a seller's advantage. Below 30, conditions give the advantage to the buyer.		

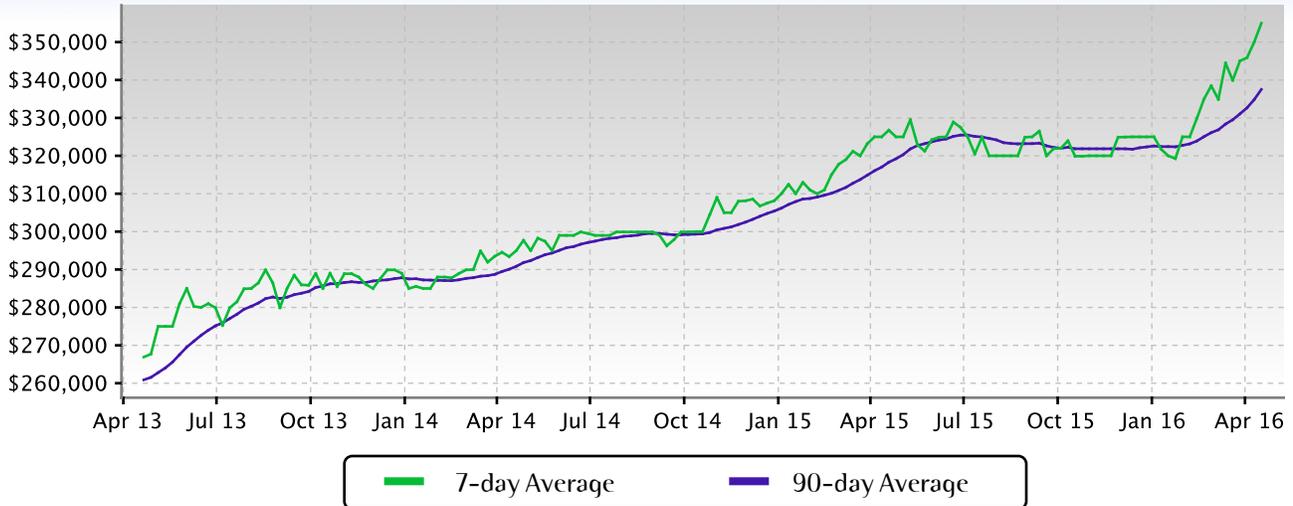
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 599,660	3834	0.50 - 1.0 acre	4.0	3.5	12	232	19	24	117	Most expensive 25% of properties
Upper/Second	\$ 397,775	2970	8,001 - 10,000 sqft	4.0	3.0	12	232	29	45	71	Upper-middle 25% of properties
Lower/Third	\$ 320,000	2338	6,501 - 8,000 sqft	4.0	2.5	13	232	48	49	54	Lower-middle 25% of properties
Bottom/Fourth	\$ 254,945	1772	4,501 - 6,500 sqft	3.0	2.0	14	232	69	110	52	Least expensive 25% of properties

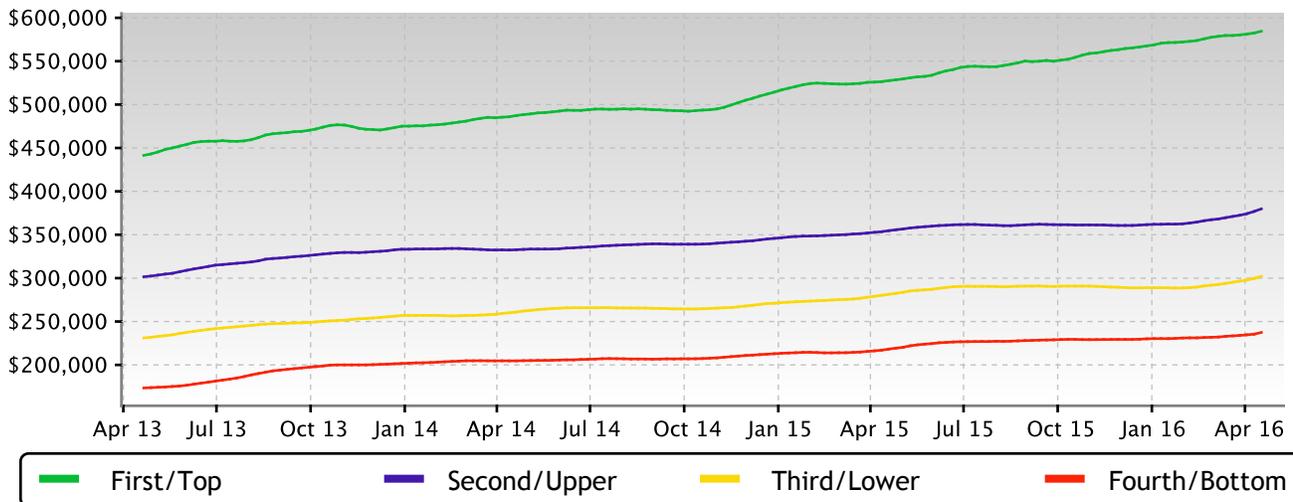
Median Price

Prices hit another all time high this week. Given current conditions, prices continue to march higher. A persistent drop of the Market Action Index into the Buyer's zone will be a leading indicator of the price strength subsiding.



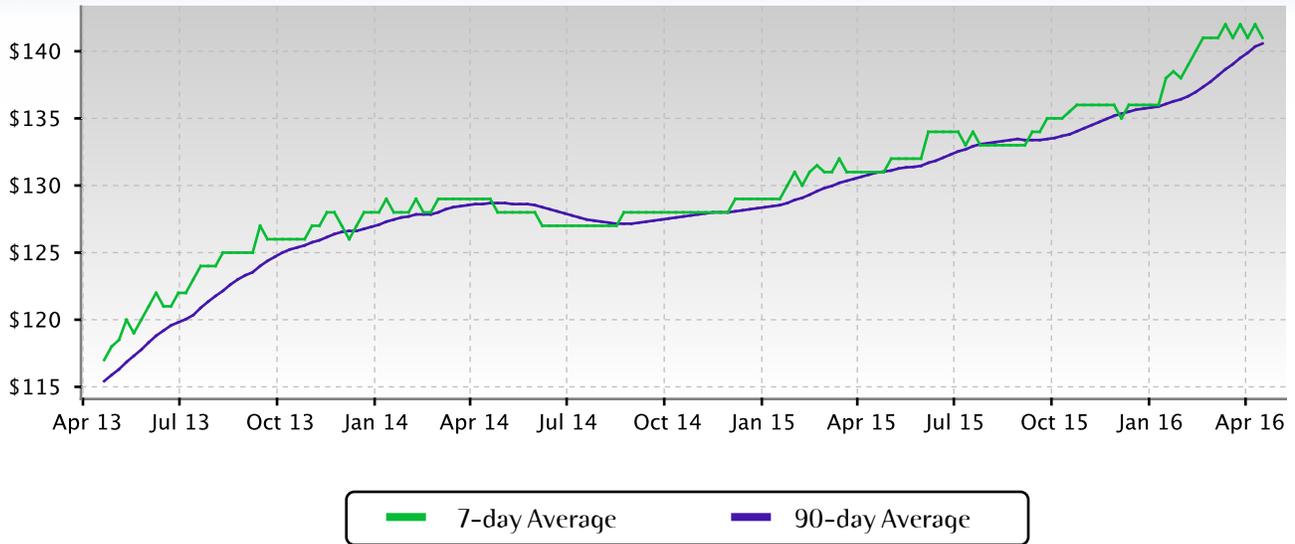
Quartile Prices

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



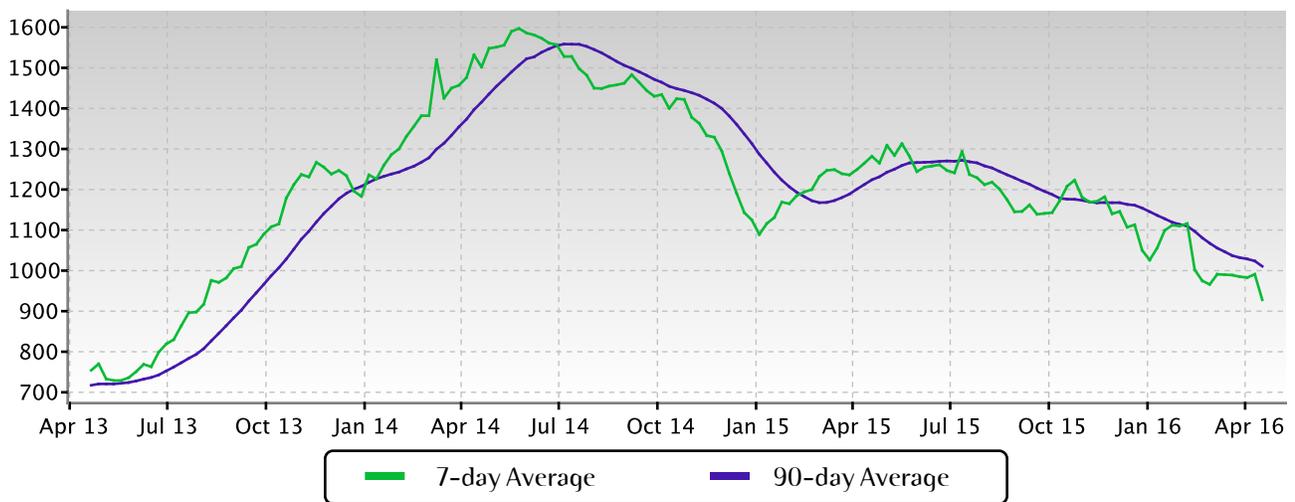
Price per Square Foot

In a market where prices are rising fairly consistently, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



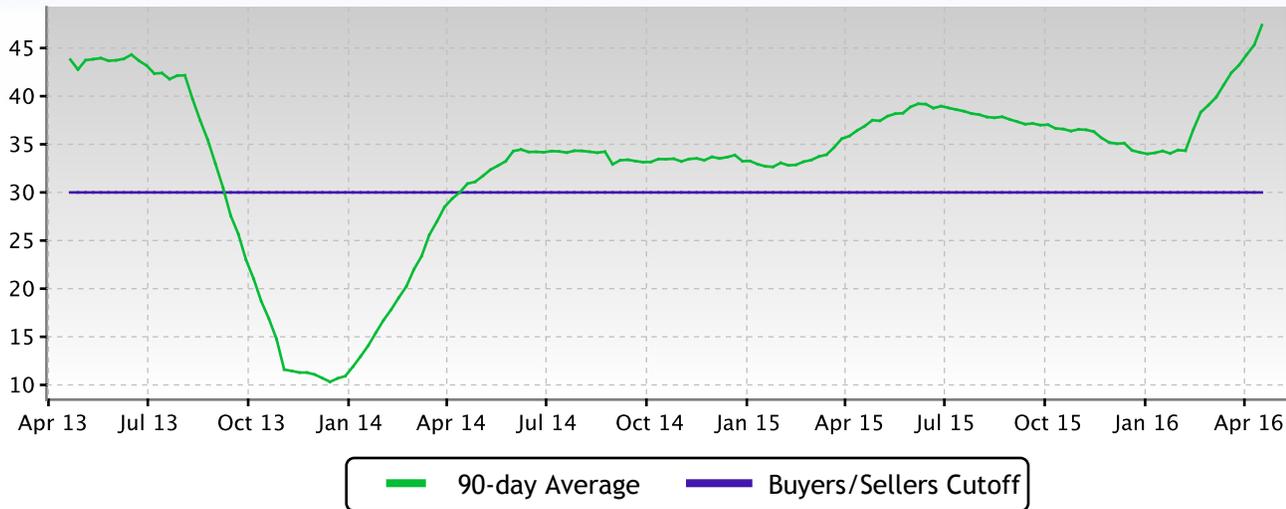
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



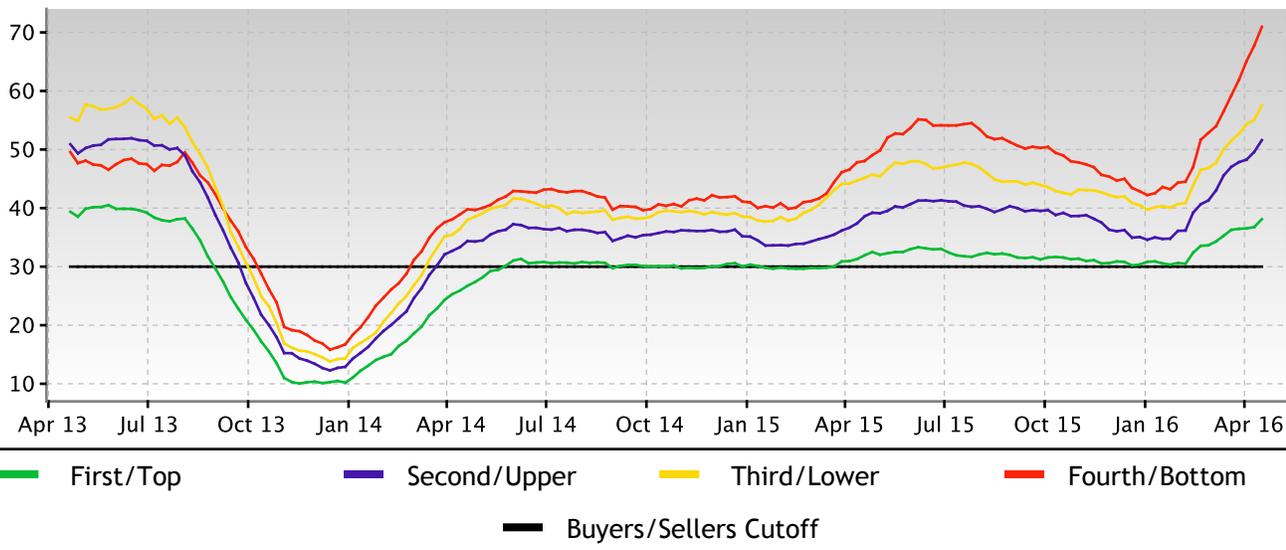
Market Action Index

The GILBERT market is currently quite strongly in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 47.39; indicating very little supply relative to the demand.



Market Action Index per Quartile

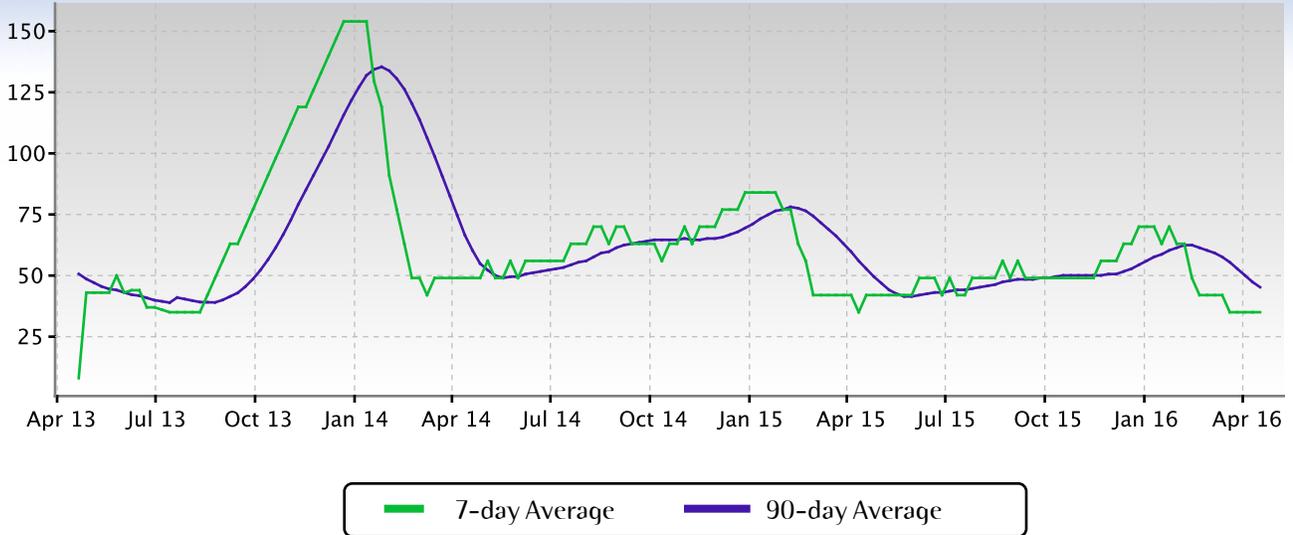
Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

Days on Market

The properties have been on the market for an average of 73 days. Half of the listings have come newly on the market in the past 35 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

