

This Week

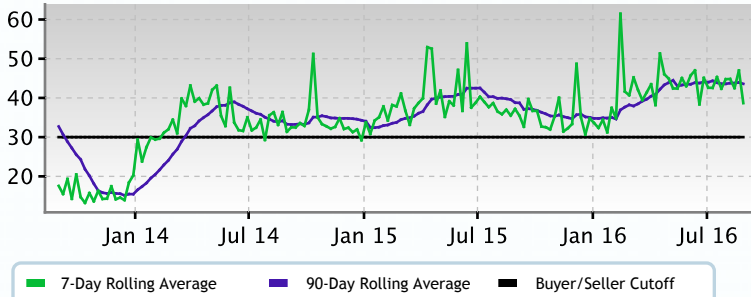
The median list price in MESA, AZ this week is \$284,900.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

Market Action Index



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 | \$ 557,250 | 3712 | 0.25 - 0.50 acre | 4.0 | 3.5 | 15 | 326 | 32 | 16 | 140 | Most expensive 25% of properties |
| Upper/Second | \$ 327,702 | 2450 | 8,001 - 10,000 sqft | 4.0 | 2.5 | 16 | 326 | 49 | 31 | 87 | Upper-middle 25% of properties |
| Lower/Third | \$ 249,970 | 1857 | 6,501 - 8,000 sqft | 3.0 | 2.0 | 21 | 326 | 57 | 44 | 66 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 192,900 | 1414 | 6,501 - 8,000 sqft | 3.0 | 2.0 | 37 | 327 | 73 | 61 | 62 | Least expensive 25% of properties |

Real-Time Market Profile

| Metric | Value | Trend |
|---|---------------------|-------|
| Median List Price | \$ 284,900 | ↔ |
| Asking Price Per Square Foot | \$ 138 | ↔ |
| Average Days on Market (DOM) | 89 | ↑↑ |
| Percent of Properties with Price Decrease | 44 % | |
| Percent Relisted (reset DOM) | 6 % | |
| Percent Flip (price increased) | 7 % | |
| Median House Size (sq ft) | 2070 | |
| Median Lot Size | 8,001 - 10,000 sqft | |
| Median Number of Bedrooms | 4.0 | |
| Median Number of Bathrooms | 2.5 | |
| Market Action Index Seller's Advantage | 43.6 | ↔ |

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

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

Price Trends

