

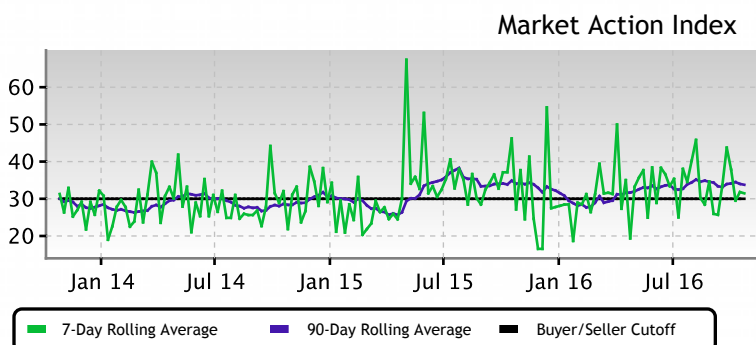
This Week

The median list price in BAY VILLAGE, OH 44140 this week is \$229,450.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications 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.



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	\$ 757,500	4186	0.50 - 1.0 acre	4.0	4.0	43	20	1	0	240	Most expensive 25% of properties
Upper/Second	\$ 314,950	2299	0.25 - 0.50 acre	4.0	2.5	50	20	1	1	130	Upper-middle 25% of properties
Lower/Third	\$ 202,500	1642	0.25 - 0.50 acre	3.0	2.0	65	20	3	1	76	Lower-middle 25% of properties
Bottom/Fourth	\$ 140,950	1186	6,501 - 8,000 sqft	3.0	1.5	74	20	2	4	103	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 229,450	↔
Asking Price Per Square Foot	\$ 136	↔
Average Days on Market (DOM)	137	↑↑
Percent of Properties with Price Decrease	48 %	
Percent Relisted (reset DOM)	2 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1859	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.5	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	33.8	↔

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

