



This Week

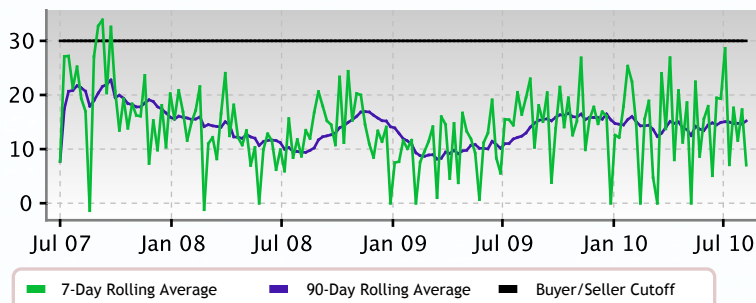
The median list price in BIRMINGHAM, MI 48009 this week is \$234,300.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 749,900	2723	3.0	3.0	25	25	0	1	214	Most expensive 25% of properties
Upper/Second	\$ 349,900	1642	2.0	2.0	29	25	0	0	179	Upper-middle 25% of properties
Lower/Third	\$ 207,920	773	1.0	1.0	29	25	0	0	224	Lower-middle 25% of properties
Bottom/Fourth	\$ 112,450	908	2.0	1.0	52	26	0	1	232	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 234,300	↑↑
Asking Price Per Square Foot	\$ 227	↑↑
Average Days on Market (DOM)	213	↑↑
Percent of Properties with Price Decrease	26 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	1191	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	1.8	
Market Action Index	Strong Buyer's 15.2	↔

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

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend over the last several weeks.

Price Trends

