



This Week

The median list price in LOS ALAMOS, NM 87544 this week is \$295,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

Real-Time Market Profile

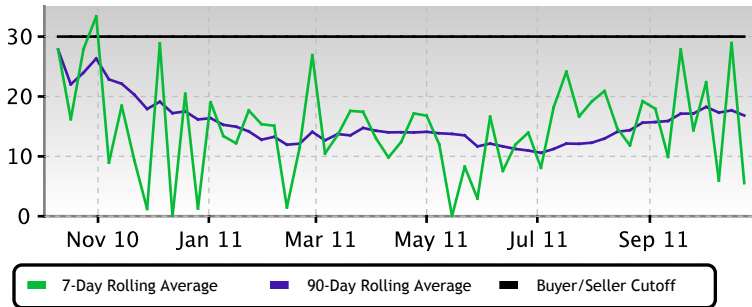
		Trend
Median List Price	\$ 295,000	↓↓
Asking Price Per Square Foot	\$ 145	↑↑
Average Days on Market (DOM)	126	↓↓
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2210	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 16.8	↓↓

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

Price

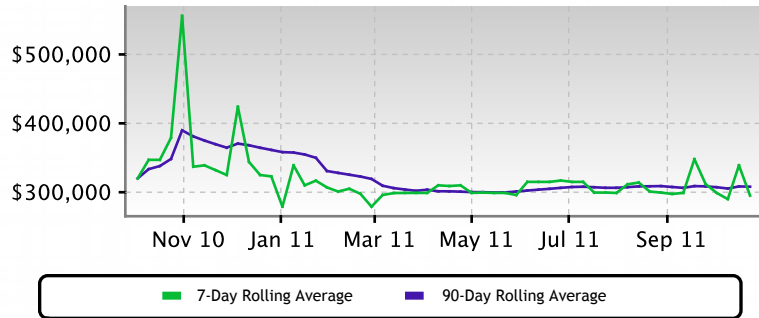
- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

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.

Price Trends



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	\$ 545,000	3638	0.25 - 0.50 acre	4.0	3.0	0	26	0	0	145	Most expensive 25% of properties
Upper/Second	\$ 349,900	2570	0.25 - 0.50 acre	4.0	2.0	0	27	0	0	113	Upper-middle 25% of properties
Lower/Third	\$ 250,000	1923	8,001 - 10,000 sqft	3.0	1.5	0	27	4	1	102	Lower-middle 25% of properties
Bottom/Fourth	\$ 189,000	1512	6,501 - 8,000 sqft	3.0	1.5	0	27	15	1	144	Least expensive 25% of properties