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This Week

The median list price in LAS VEGAS, NV this week is \$128,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

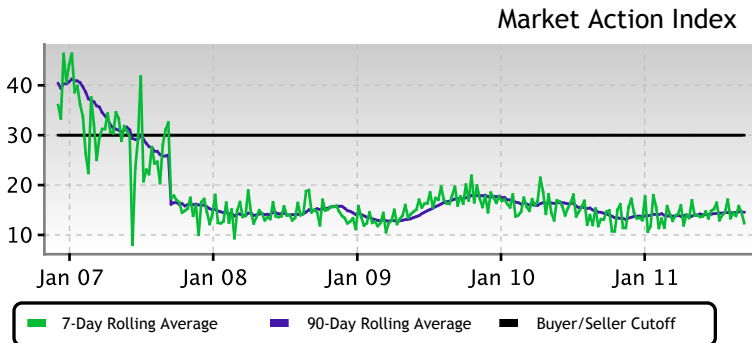
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile			Trend
Median List Price	\$ 128,000		↔↔
Asking Price Per Square Foot	\$ 69		↔↔
Average Days on Market (DOM)	164		↑↑
Percent of Properties with Price Decrease	37 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	7 %		
Median House Size (sq ft)	1820		
Median Lot Size	4,501 - 6,500 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	14.5	↓↓

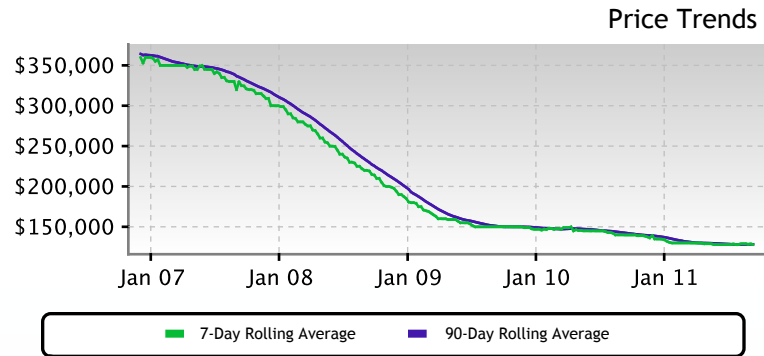
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



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	\$ 275,000	3015	8,001 - 10,000 sqft	4.0	3.0	9	3819	140	138	179	Most expensive 25% of properties
Upper/Second	\$ 150,000	2015	4,501 - 6,500 sqft	3.0	3.0	10	3819	160	138	158	Upper-middle 25% of properties
Lower/Third	\$ 108,000	1616	Less than 4,500 sqft	3.0	3.0	10	3820	145	145	163	Lower-middle 25% of properties
Bottom/Fourth	\$ 69,000	1346	4,501 - 6,500 sqft	3.0	2.0	26	3820	164	151	154	Least expensive 25% of properties