



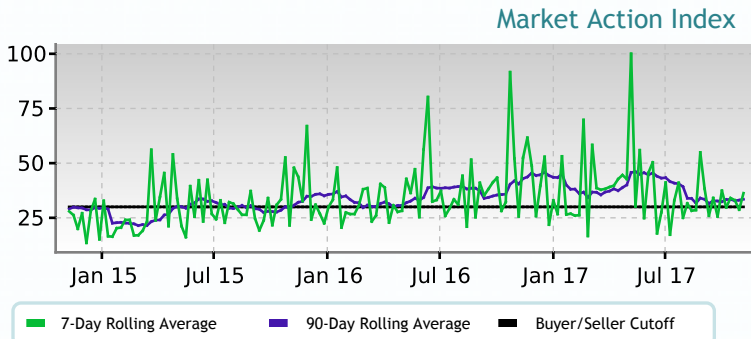
## This Week

The median list price in NEW ROCHELLE, NY 10801 this week is \$577,000.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

## 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

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	\$ 896,500	3075	0.25 - 0.50 acre	4.0	3.5	90	12	0	0	130	Most expensive 25% of properties
Upper/Second	\$ 630,000	2326	6,501 - 8,000 sqft	4.5	3.0	92	12	2	0	60	Upper-middle 25% of properties
Lower/Third	\$ 544,500	1975	6,501 - 8,000 sqft	3.5	2.0	94	12	1	2	103	Lower-middle 25% of properties
Bottom/Fourth	\$ 414,950	1823	4,501 - 6,500 sqft	3.0	1.8	93	12	1	3	66	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 577,000	↔↔
Asking Price Per Square Foot	\$ 271	↑
Average Days on Market (DOM)	90	↔↔
Percent of Properties with Price Decrease	27 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2475	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 33.5	↔↔

- ↔↔ 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.

