

GLENWOOD SPRINGS, CO 81601

Report for the week of 5-4-2018

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

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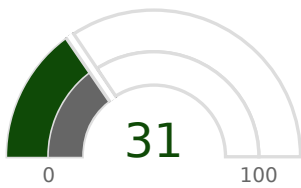
Glenwood Springs, CO 81601

This week the median list price for Glenwood Springs, CO 81601 is \$705,000 with the market action index hovering around 31. This is less than last month's market action index of 32. Inventory has held steady at or around 52.

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.

- Today
- Last Month



Slight Seller's Advantage

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. 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, prices are likely to resume an upward climb.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

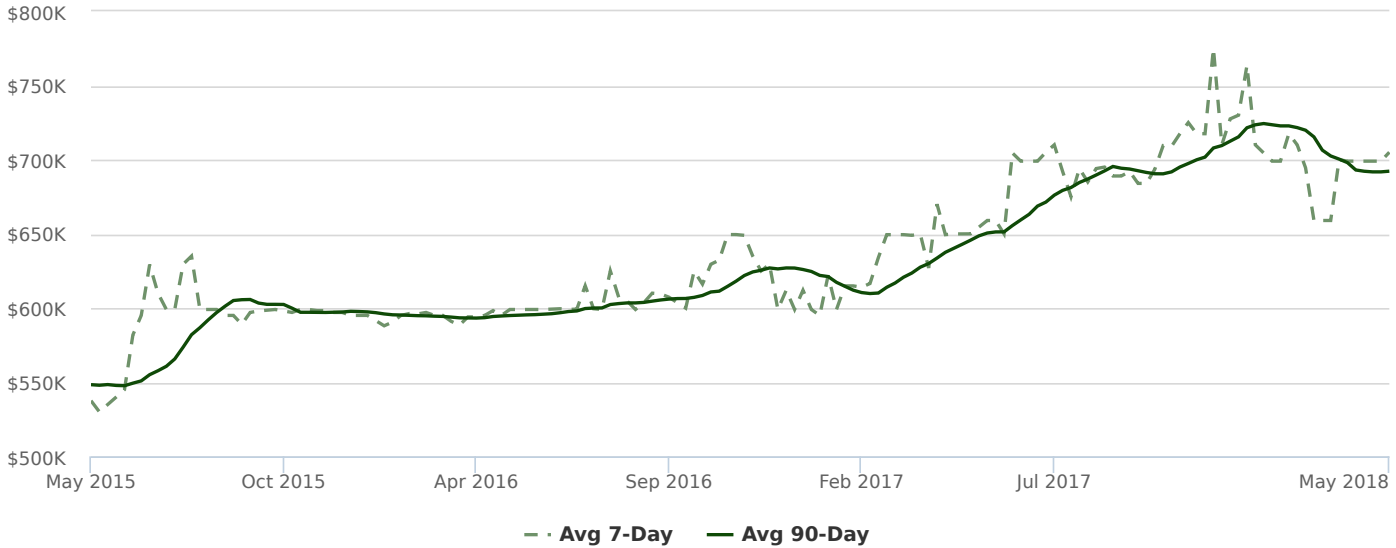
Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,200,000	4,208	5 - 10 acres	4	4	16	2	0	216
\$835,000	3,276	1 - 2.5 acres	4	3	17	2	2	189
\$690,000	2,642	0.5 - 1 acre	3	3	17	2	3	99
\$499,000	2,062	6,500 - 8,000 sqft	3	2	25	1	1	79

REAL-TIME MARKET PROFILE

Median List Price		\$705,000
Per Square Foot		\$249
Days on Market		146
Price Decreased		19%
Price Increased		2%
Relisted		2%
Inventory		52
Median House Rent		\$1,875
Most Expensive		\$1,995,000
Least Expensive		\$329,000
Market Action Index		31
Slight Seller's Advantage		

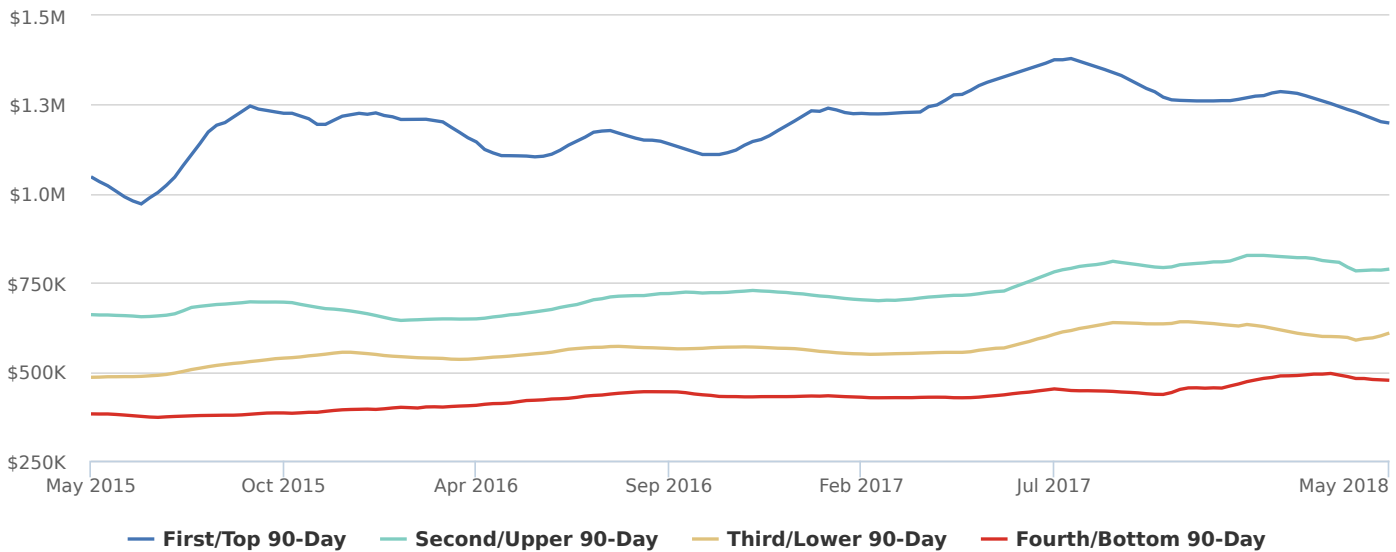
MEDIAN LIST PRICE

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



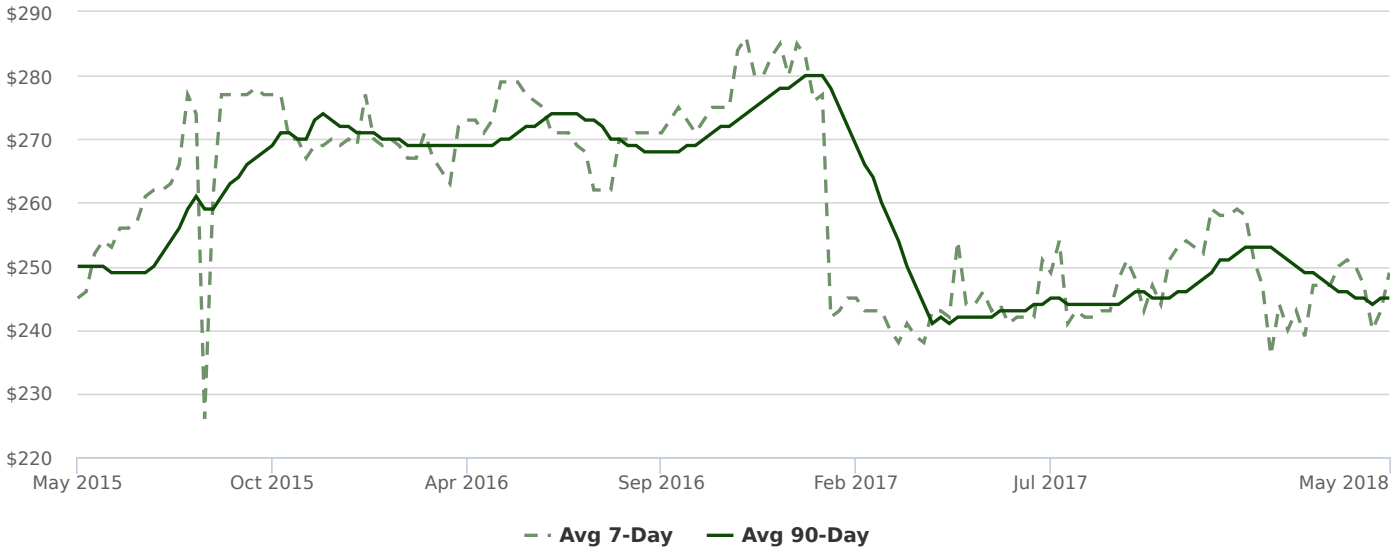
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



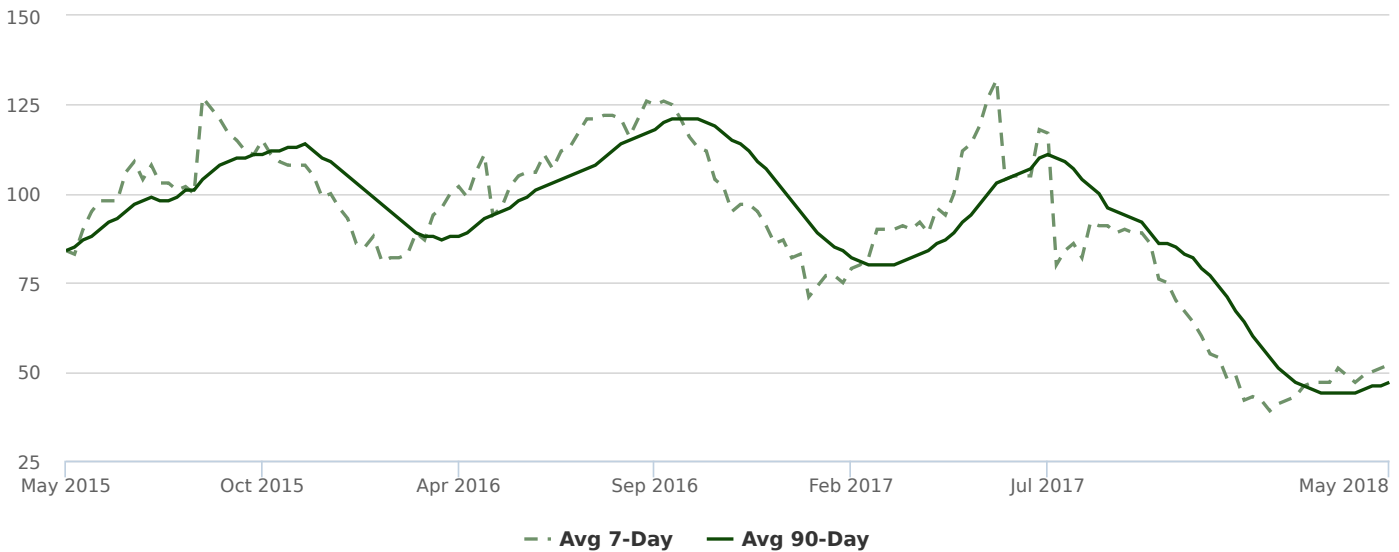
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



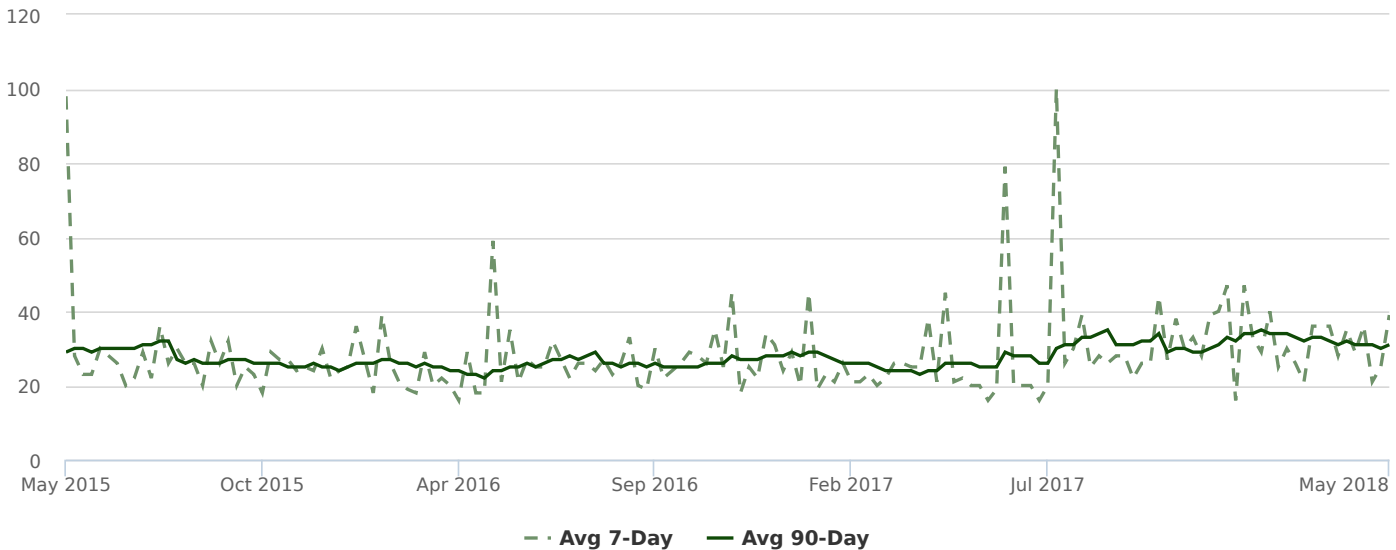
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



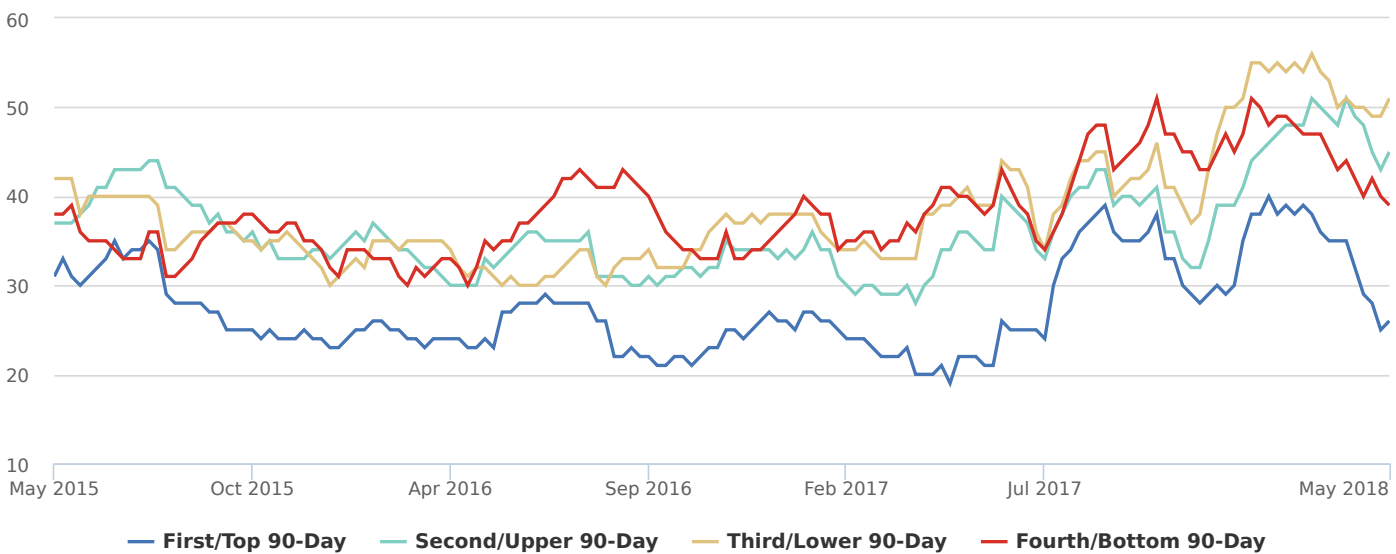
MARKET ACTION INDEX

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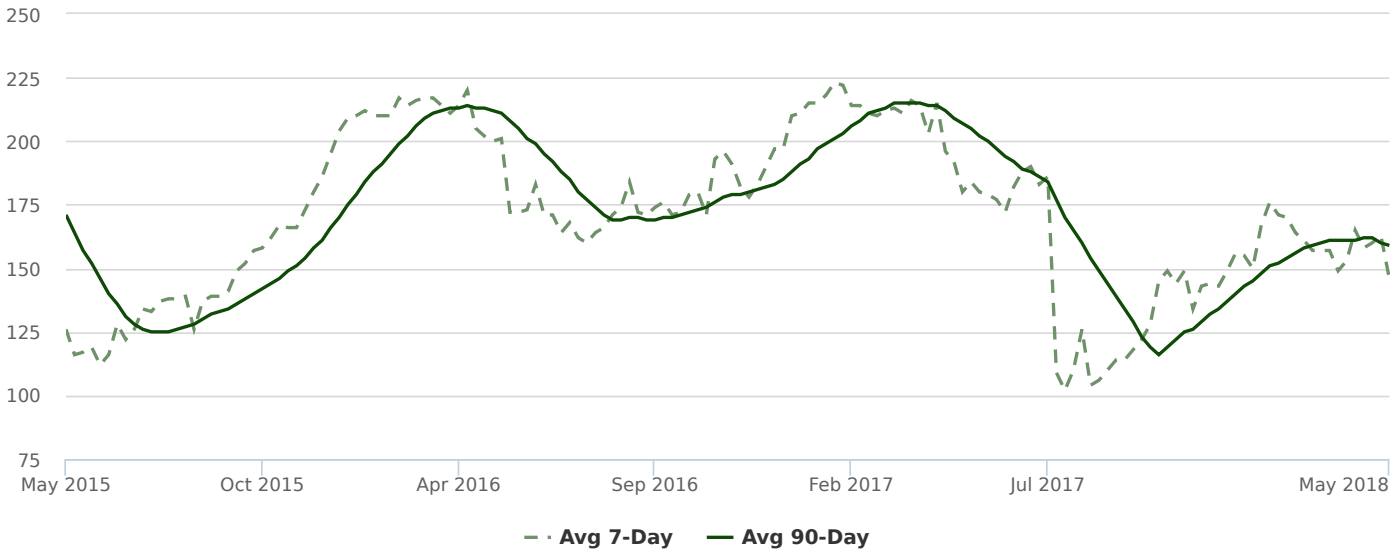
MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 159 days. Half of the listings have come newly on the market in the past 98 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

