



This Week

The median list price in CORNELIUS, NC 28031 this week is \$575,000.

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

- 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.

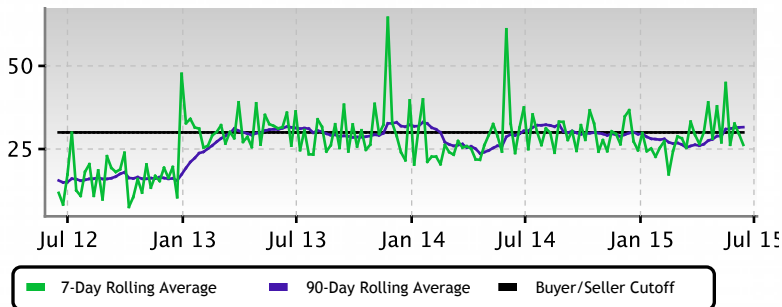
Real-Time Market Profile		Trend
Median List Price	\$ 575,000	↔
Asking Price Per Square Foot	\$ 173	↓
Average Days on Market (DOM)	113	↓↓
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3204	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.8	
Market Action Index Seller's Advantage	31.6	↔

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

Price

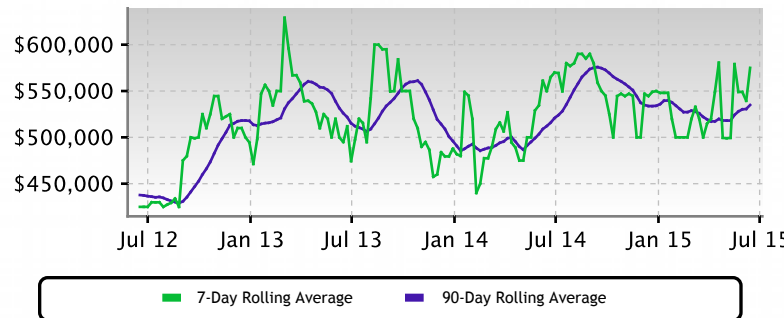
- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

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	\$ 1,649,000	5614	0.50 - 1.0 acre	5.0	5.0	19	57	3	1	150	Most expensive 25% of properties
Upper/Second	\$ 759,000	3923	0.50 - 1.0 acre	4.0	4.0	16	57	3	1	141	Upper-middle 25% of properties
Lower/Third	\$ 399,000	2783	0.25 - 0.50 acre	4.0	3.0	15	57	2	6	97	Lower-middle 25% of properties
Bottom/Fourth	\$ 242,500	2095	6,501 - 8,000 sqft	3.0	3.0	12	58	2	3	65	Least expensive 25% of properties