

FIRESIDE REALTY GROUP'S MARKET UPDATE

PARKER, CO

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

- **Report for the week of
February 29, 2016**

- **Presented by Fireside Realty Group**
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This Week

- The median list price in PARKER, CO this week is \$548,123. The 229 properties have been on the market for an average of 116 days.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile

| | | Trend |
|-------------------------------------------|------------------|-------|
| Median List Price | \$ 548,123 | ↔ |
| Average List Price | \$ 699,896 | |
| Asking Price Per Square Foot | \$ 181 | ↔ |
| Average Days on Market (DoM) | 116 | ↓↓ |
| Inventory of Properties Listed | 229 | ↑ |
| Most Expensive Listing | \$ 3,650,000 | |
| Least Expensive Listing | \$ 1,500 | |
| Average Age of Listing | 11 | |
| Percent of Properties with Price Decrease | 31 % | |
| Percent Relisted (reset DOM) | 7 % | |
| Percent Flip (price increased) | 7 % | |
| Median House Size (sq ft) | 3171 | |
| Median Lot Size | 0.25 - 0.50 acre | |
| Median Number of Bedrooms | 4.0 | |
| Median Number of Bathrooms | 4.0 | |

Altos Research Value Statistics

Market Action Index Seller's Advantage 43.3 ↑↑

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

| Quartile | Median Price | Sq. Ft. | Lot Size | Beds | Baths | Age | Inventory | New | Absorbed | DOM |
|---------------|--------------|---------|--------------------|------|-------|-----|-----------|-----|----------|-----|
| Top/First | \$ 1,100,000 | 5425 | 1.0 - 2.5 acres | 4.0 | 5.0 | 11 | 57 | 3 | 5 | 216 |
| Upper/Second | \$ 645,000 | 3650 | 0.25 - 0.50 acre | 4.0 | 4.0 | 5 | 57 | 6 | 7 | 101 |
| Lower/Third | \$ 504,400 | 2975 | 6,501 - 8,000 sqft | 4.0 | 4.0 | 1 | 57 | 10 | 8 | 71 |
| Bottom/Fourth | \$ 420,091 | 2320 | 4,501 - 6,500 sqft | 3.5 | 3.0 | 9 | 58 | 18 | 21 | 77 |

Most expensive 25% of properties

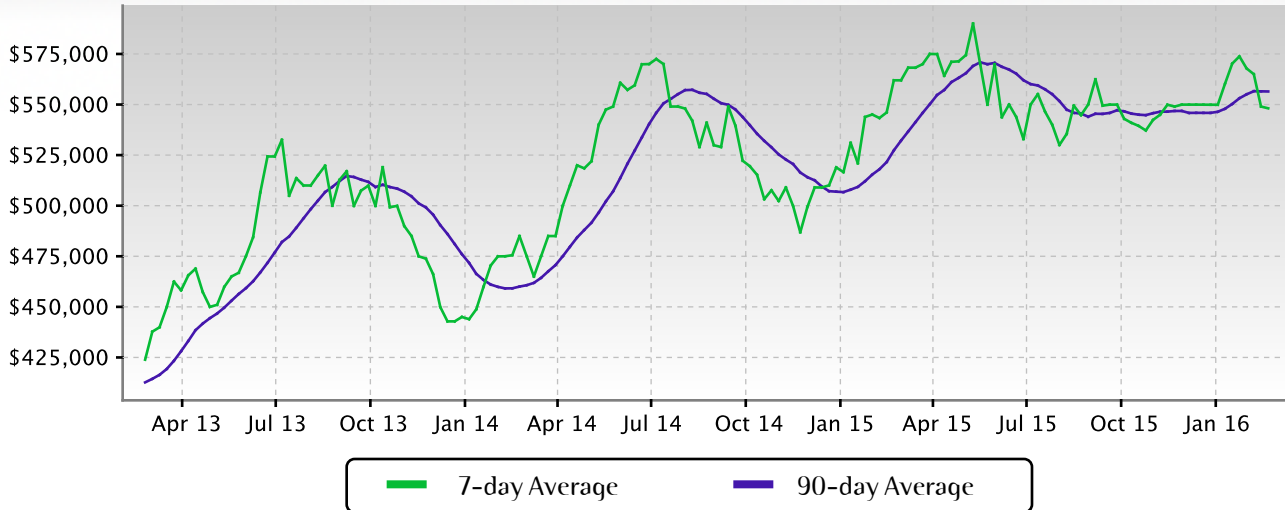
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

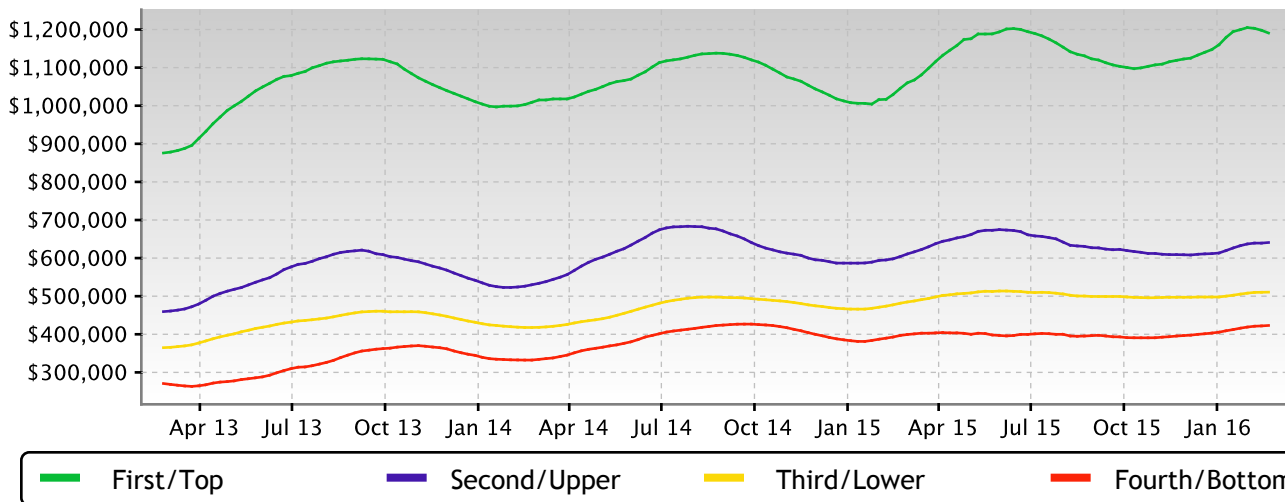
Median Price

The market has been on a downward trend in the last few weeks and this week, while essentially flat, doesn't break us out of that cycle.



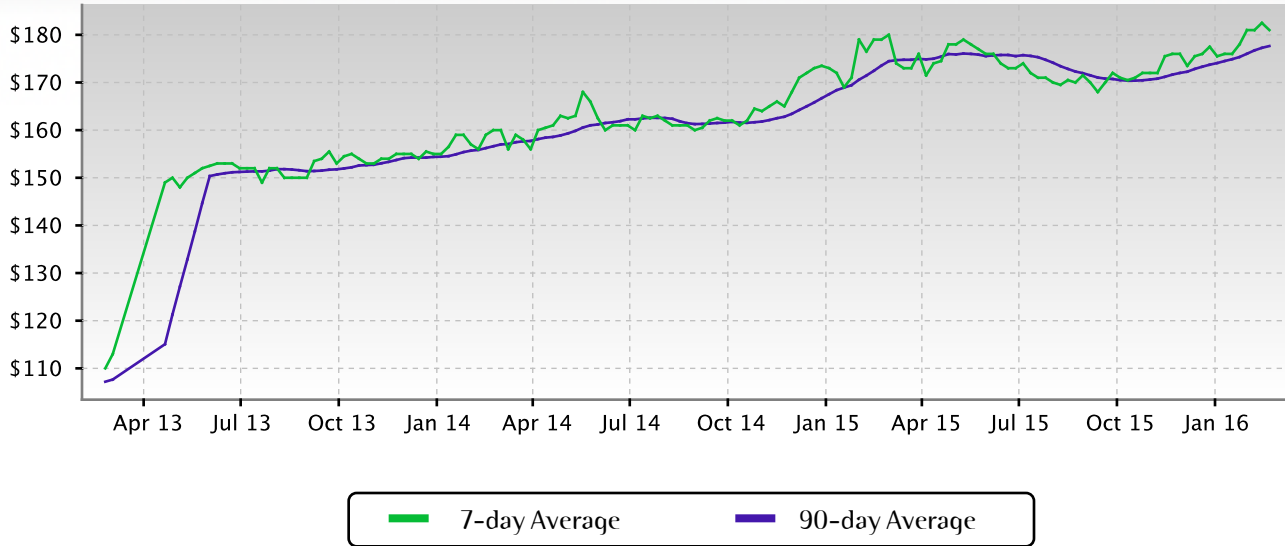
Quartile Prices

Prices 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.



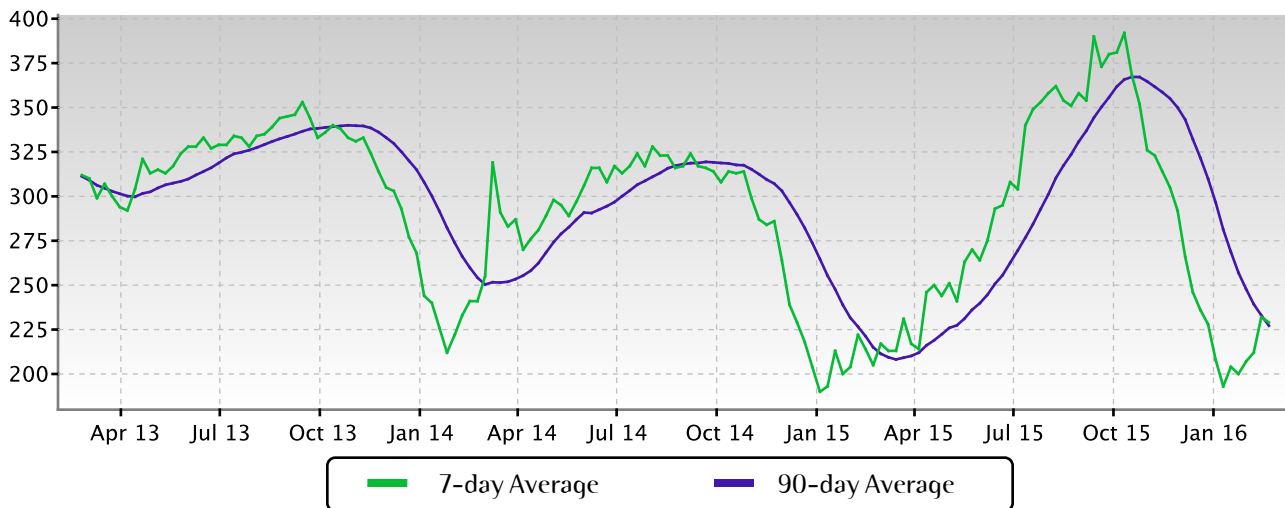
Price per Square Foot

Despite recently falling prices, the price per square foot has stayed reasonably flat. This implies that there's a portion of the market being priced at a premium. You can investigate this condition in the quartile details.



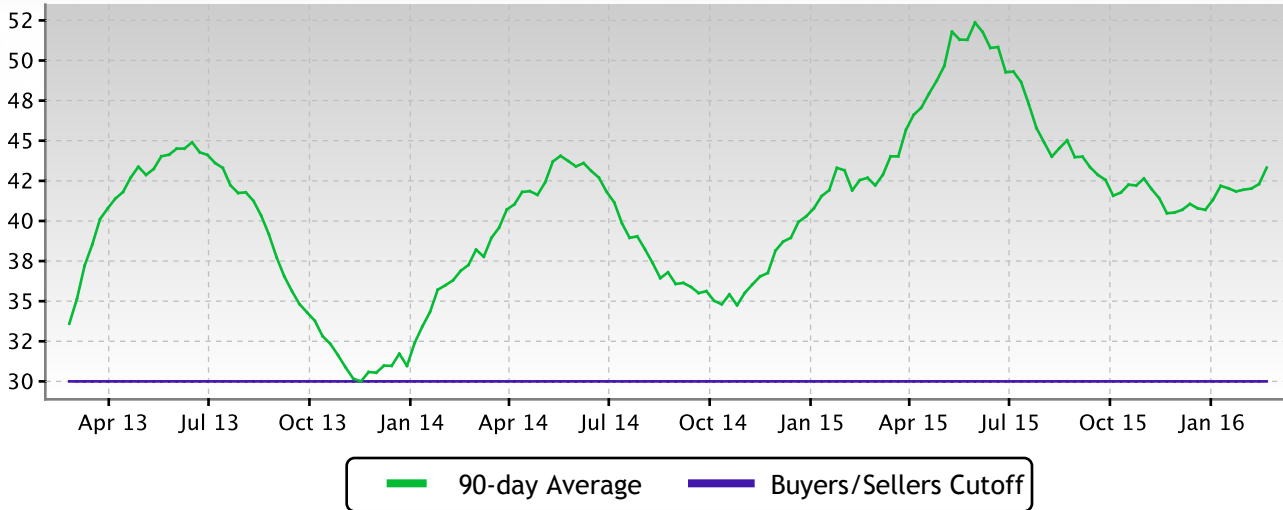
Inventory of Properties Listed for Sale

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.



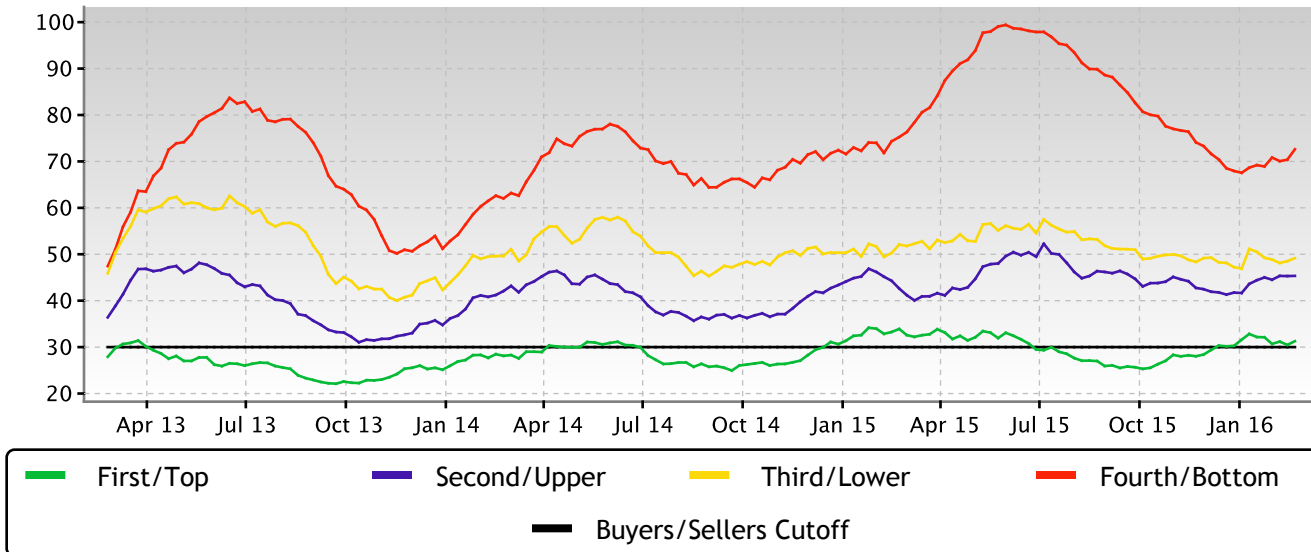
Market Action Index

The PARKER market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 43.33 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



Market Action Index per Quartile

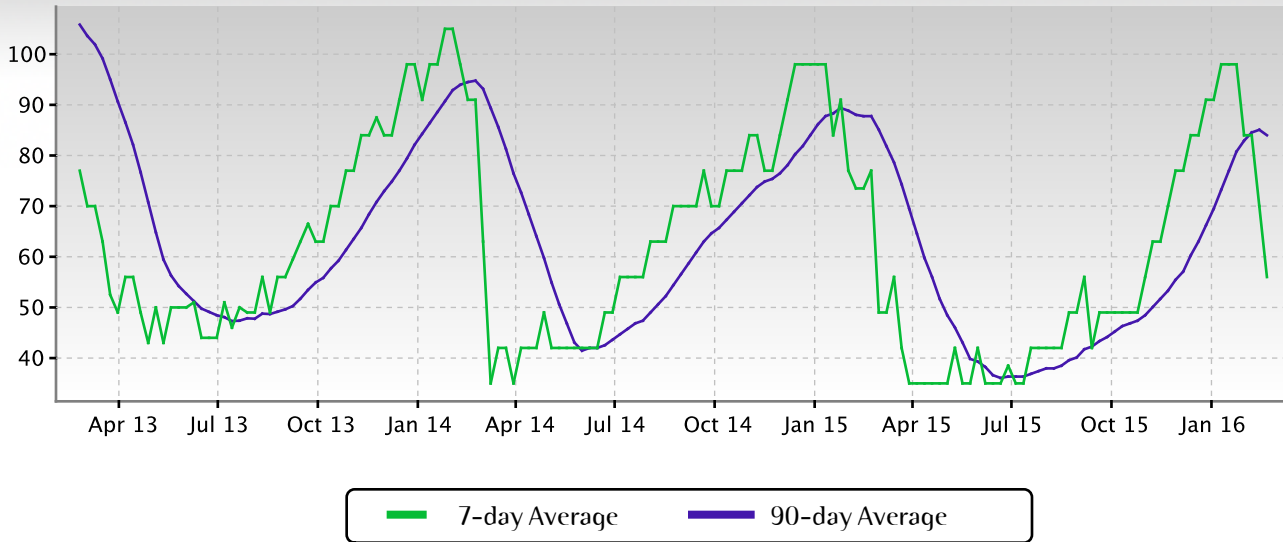
Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

Days on Market

The properties have been on the market for an average of 116 days. Half of the listings have come newly on the market in the past 56 or so days.



Days on Market per Quartile

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

