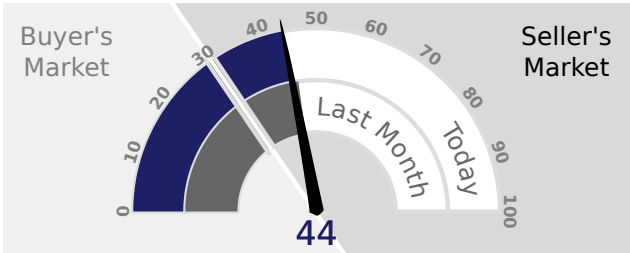


PHOENIX, AZ
Single-Family Homes

This week the median list price for Phoenix, AZ is \$570,000 with the market action index hovering around 44. This is less than last month's market action index of 46. Inventory has held steady at or around 1,937.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

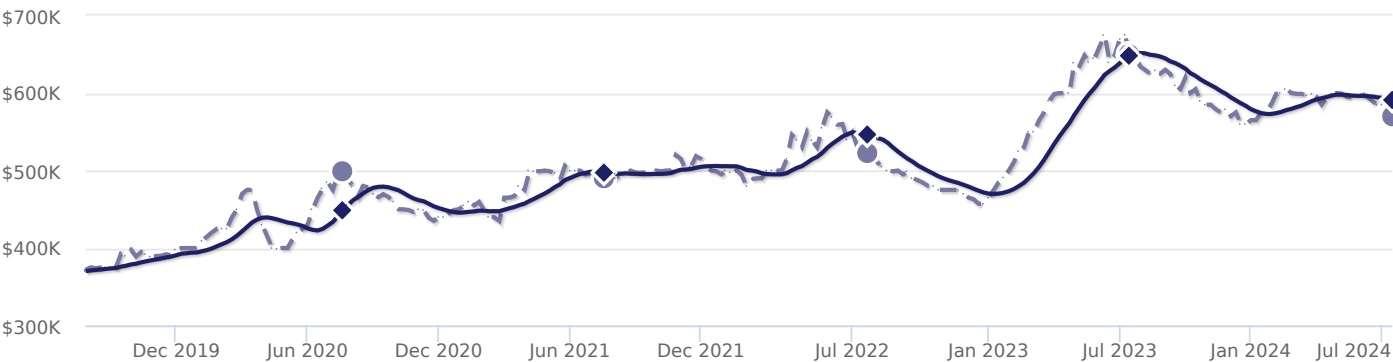
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	\$570,000
Median Price of New Listings	\$525,000
Per Square Foot	\$305
Average Days on Market	70
Median Days on Market	49
Price Decreased	54%
Price Increased	3%
Relisted	5%
Inventory	1,937
Median Rent	\$2,495
Market Action	44

Slight Seller's Advantage

MEDIAN LIST PRICE



7-Day Average 90-Day Average

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
\$1,209,500	3,164	0.25 - 0.5 acre	4	4	22	61	49	63
\$689,000	2,205	6,500 - 8,000 sqft	4	3	33	61	52	49
\$490,000	1,750	6,500 - 8,000 sqft	3	2	42	81	72	42
\$375,000	1,381	6,500 - 8,000 sqft	3	2	53	97	81	35