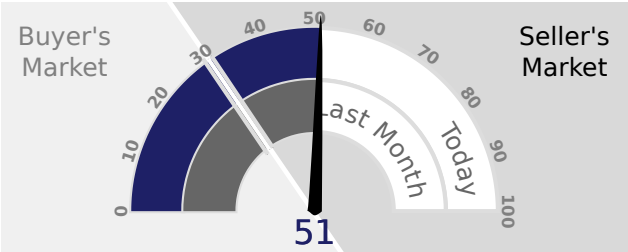


TEMPE, AZ  
Single-Family Homes

This week the median list price for Tempe, AZ is \$595,000 with the market action index hovering around 51. This is less than last month's market action index of 52. Inventory has increased to 136.

MARKET ACTION INDEX

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



Strong Seller's Market

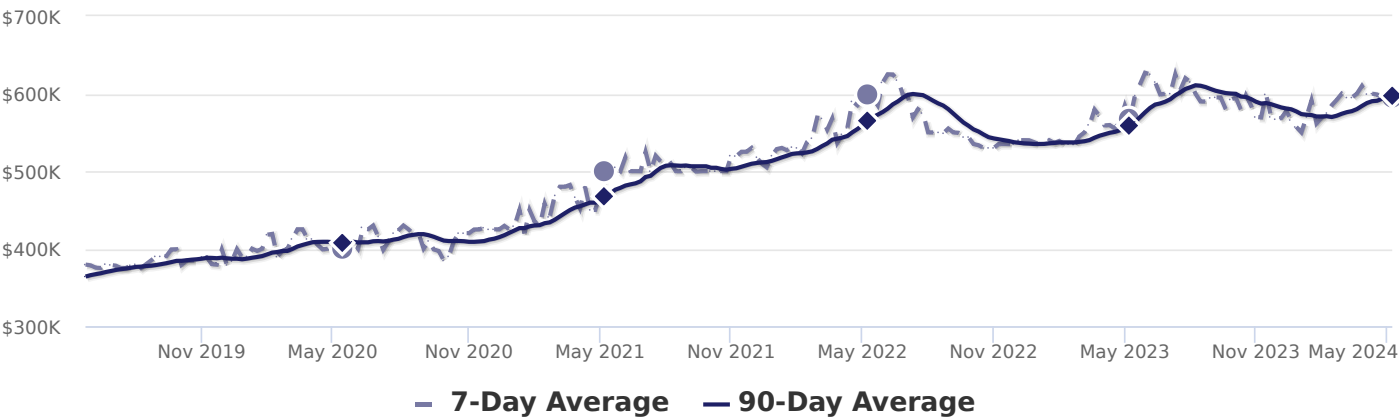
The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$595,000
Median Price of New Listings		\$570,000
Per Square Foot		\$332
Average Days on Market		52
Median Days on Market		21
Price Decreased		41%
Price Increased		2%
Relisted		4%
Inventory		136
Median Rent		\$3,200
Market Action		51

Strong Seller's Market

MEDIAN LIST PRICE



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
\$902,000	2,891	0.25 - 0.5 acre	4	3	44	4	6	28
\$638,500	1,969	8,000 - 10,000 sqft	4	2	53	10	7	14
\$550,000	1,657	6,500 - 8,000 sqft	3	2	55	7	5	21
\$464,950	1,379	6,500 - 8,000 sqft	3	2	52	11	6	21