



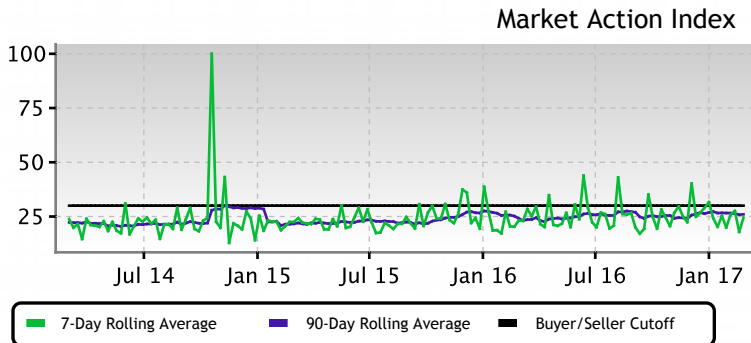
This Week

The median list price in GLEN HEAD, NY 11545 this week is \$2,544,000.

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

- While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.



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.

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	\$ 4,998,000	10000	2.5 - 5.0 acres	6.0	6.8	15	34	0	1	244	Most expensive 25% of properties
Upper/Second	\$ 2,999,500	6438	1.0 - 2.5 acres	5.0	5.5	30	34	4	0	201	Upper-middle 25% of properties
Lower/Third	\$ 1,995,000	5916	1.0 - 2.5 acres	5.0	4.5	49	35	2	3	212	Lower-middle 25% of properties
Bottom/Fourth	\$ 788,000	2416	0.25 - 0.50 acre	4.0	2.5	65	35	1	2	147	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 2,544,000	↔↔
Asking Price Per Square Foot	\$ 466	↔↔
Average Days on Market (DOM)	201	↓↓
Percent of Properties with Price Decrease	25 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	6000	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index Buyer's Advantage	26.0	↓

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

Price

- We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

