



This Week

The median list price in GLEN HEAD, NY 11545 this week is \$2,650,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

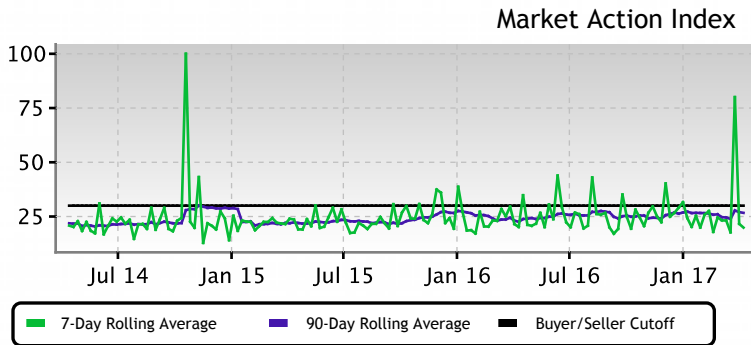
- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

Real-Time Market Profile		Trend
Median List Price	\$ 2,650,000	↔
Asking Price Per Square Foot	\$ 466	↑↑
Average Days on Market (DOM)	246	↑↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	19 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	5504	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index	Buyer's Advantage 26.7	↑

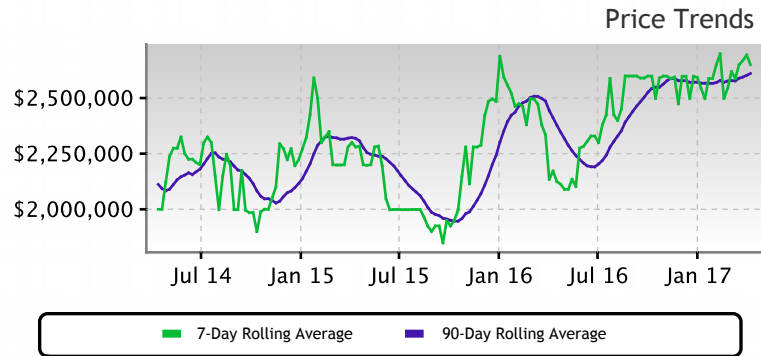
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
↑ Slight upward trend ↓ Slight downward trend

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.



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	7604	2.5 - 5.0 acres	6.0	7.5	18	29	0	1	280	Most expensive 25% of properties
Upper/Second	\$ 3,000,000	6319	1.0 - 2.5 acres	5.0	5.5	26	30	0	1	250	Upper-middle 25% of properties
Lower/Third	\$ 1,993,000	5100	1.0 - 2.5 acres	5.0	4.5	49	30	2	0	324	Lower-middle 25% of properties
Bottom/Fourth	\$ 793,000	2119	0.25 - 0.50 acre	4.0	2.5	65	30	1	1	133	Least expensive 25% of properties