

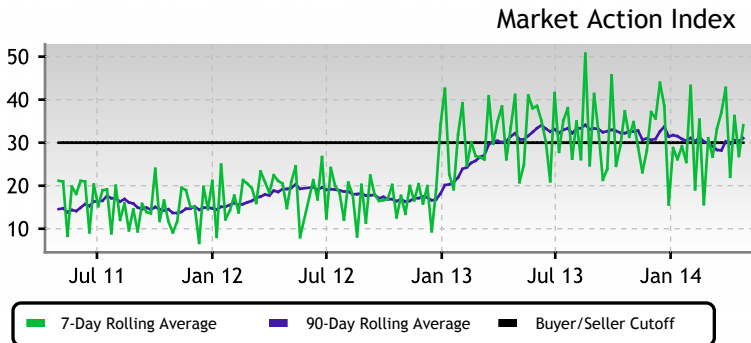
This Week

The median list price in PENFIELD, NY 14526 this week is \$236,990.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We currently in a Seller's market so prices will likely resume their climb should this trend persist.



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	\$ 417,900	2708	0.50 - 1.0 acre	4.0	3.0	12	18	1	2	138	Most expensive 25% of properties
Upper/Second	\$ 279,450	2516	0.50 - 1.0 acre	4.0	3.0	24	18	3	3	162	Upper-middle 25% of properties
Lower/Third	\$ 219,900	2228	0.50 - 1.0 acre	3.0	3.0	34	19	5	1	77	Lower-middle 25% of properties
Bottom/Fourth	\$ 146,500	1681	0.50 - 1.0 acre	3.0	2.0	55	19	0	1	97	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 236,990	↔↔
Asking Price Per Square Foot	\$ 104	↓↓↓
Average Days on Market (DOM)	118	↓↓↓
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	2312	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 31.0	↑

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

Price

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

