

AURORA, CO 80016

Report for 8/22/2019

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

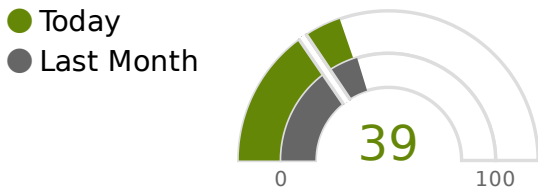
Presented by Canyon Title Canyon Title
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This week the median list price for Aurora, CO 80016 is \$596,710 with the market action index hovering around 39. This is less than last month's market action index of 40. Inventory has held steady at or around 255.

MARKET ACTION INDEX

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.



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		\$596,710
Per Square Foot		\$141
Days on Market		73
Price Decreased		56%
Price Increased		5%
Relisted		8%
Inventory		255
Median House Rent		
Most Expensive		\$1,235,000
Least Expensive		\$349,000
Market Action Index		39

Slight Seller's Advantage

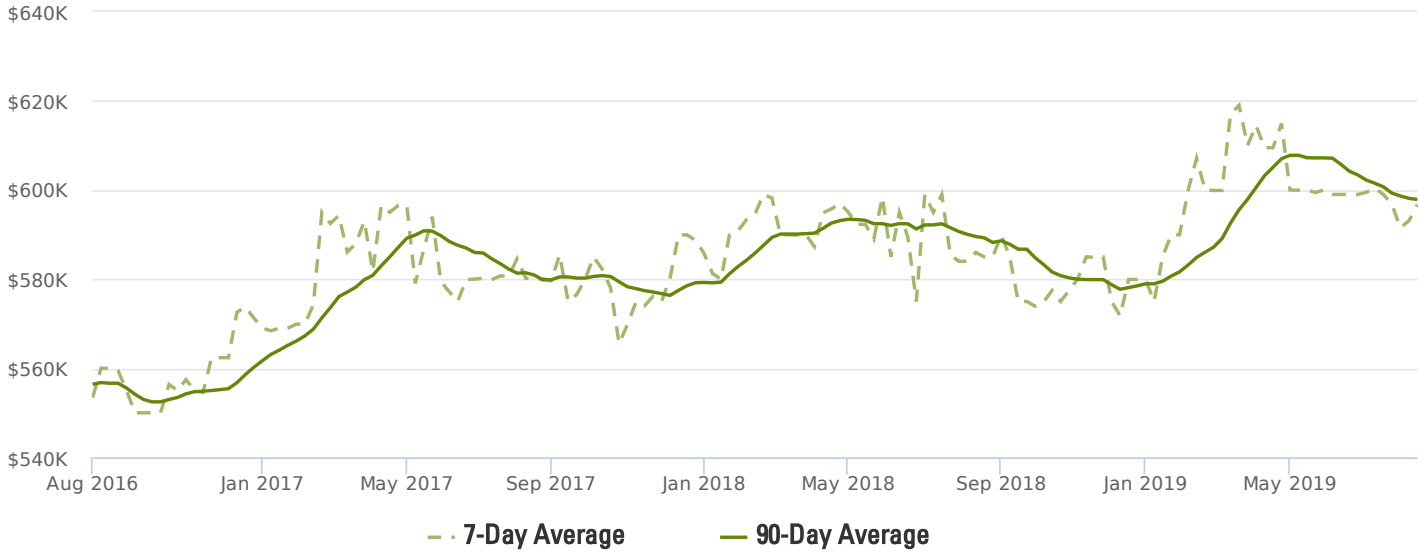
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$770,000	5,372	0.25 - 0.5 acre	5	4	11	8	5	87
\$625,000	4,528	8,000 - 10,000 sqft	4	3	5	6	8	74
\$565,750	4,027	6,500 - 8,000 sqft	4	3	6	2	4	74
\$500,000	3,335	6,500 - 8,000 sqft	4	2	10	6	11	58

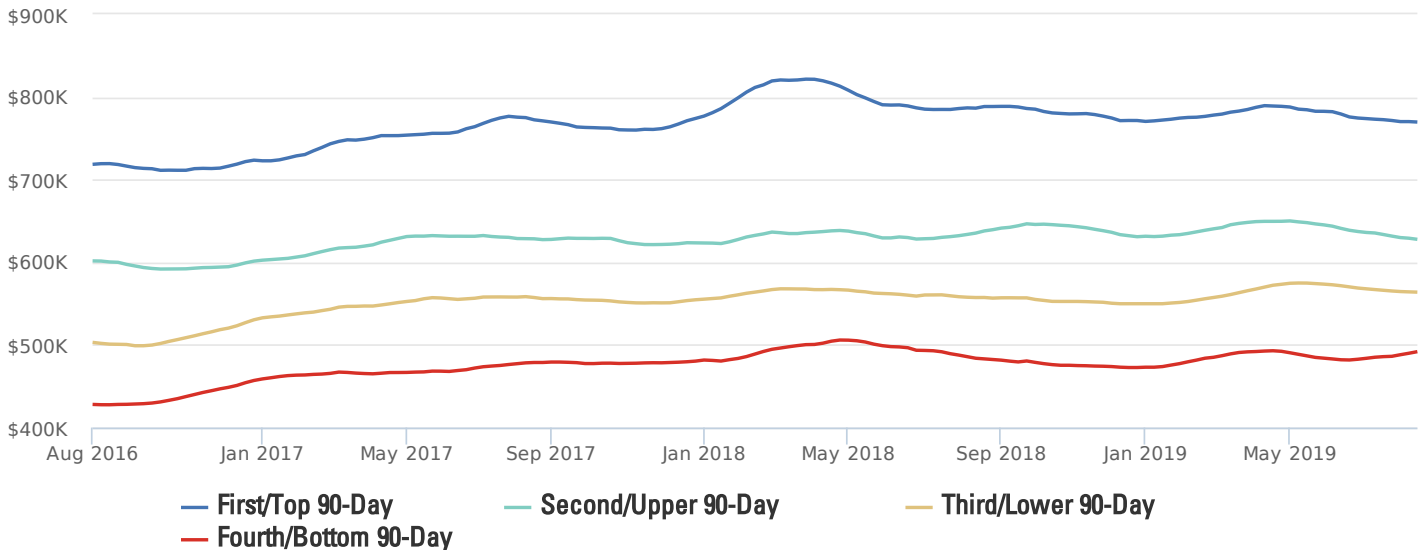
MEDIAN LIST PRICE

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.



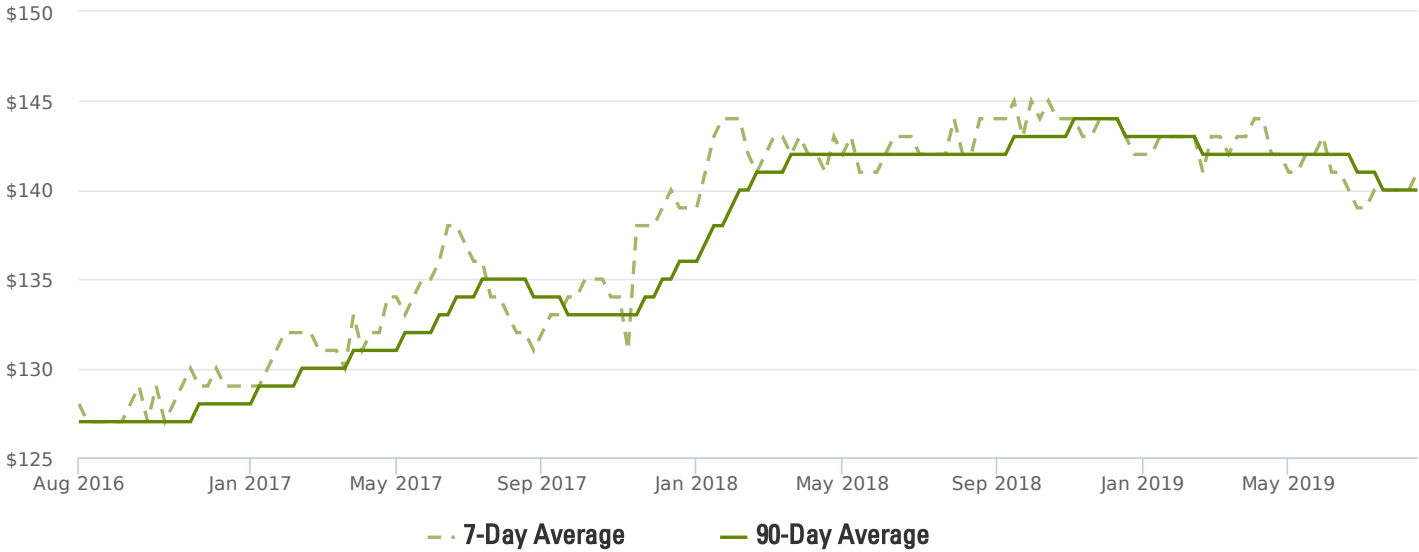
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



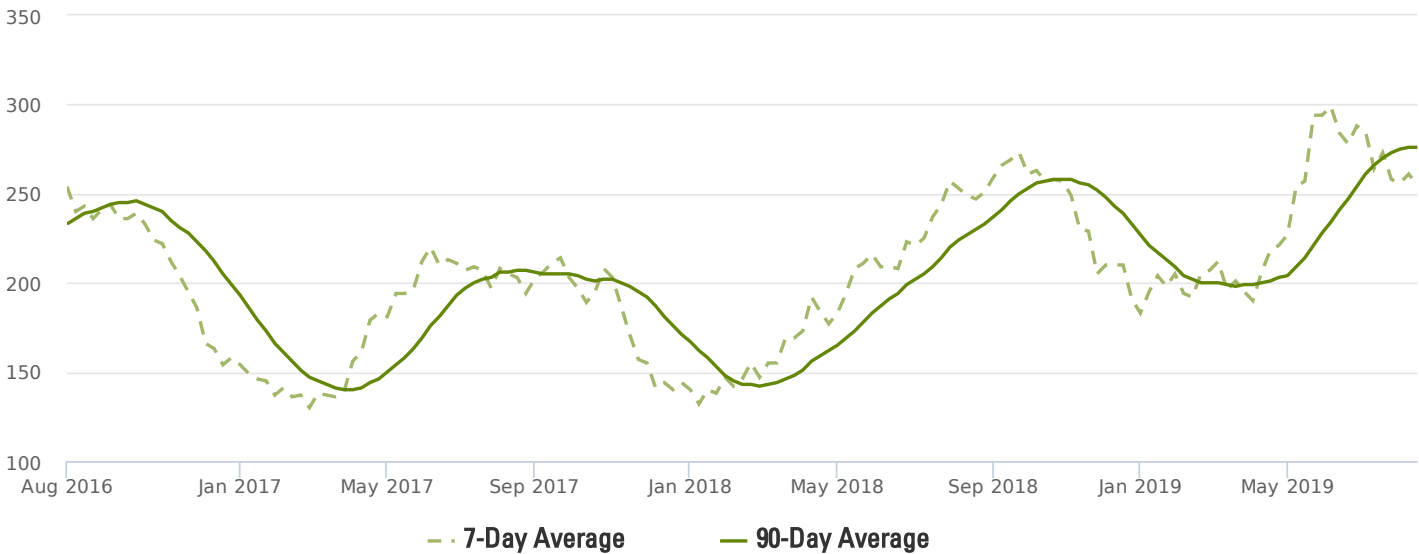
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



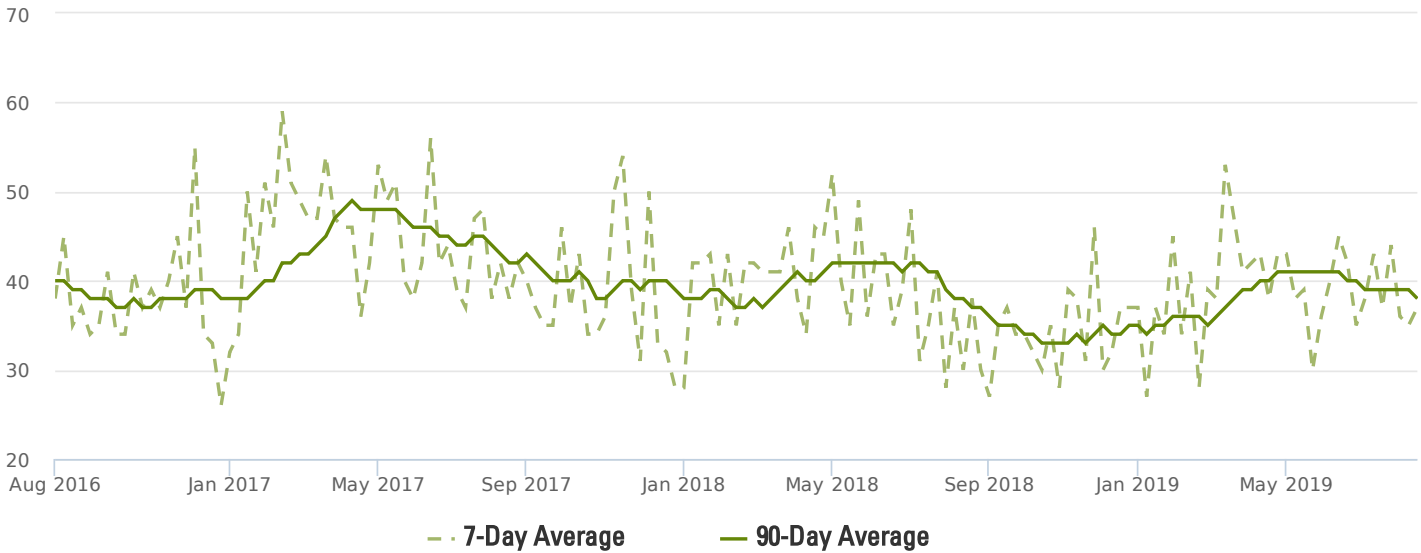
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



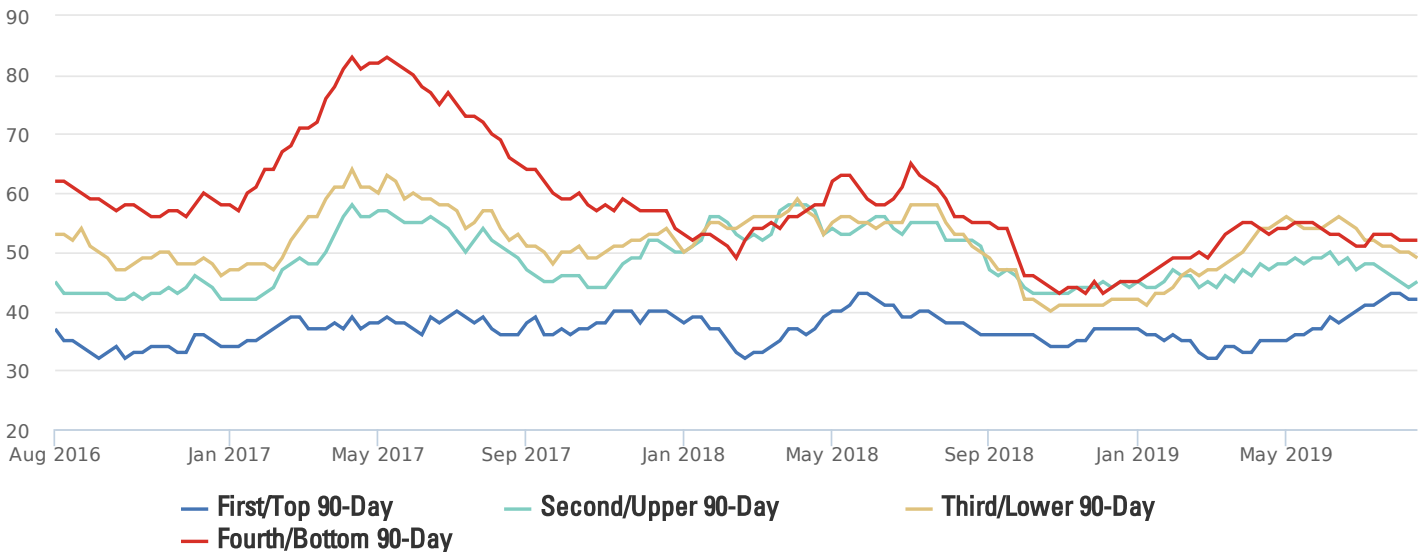
MARKET ACTION INDEX

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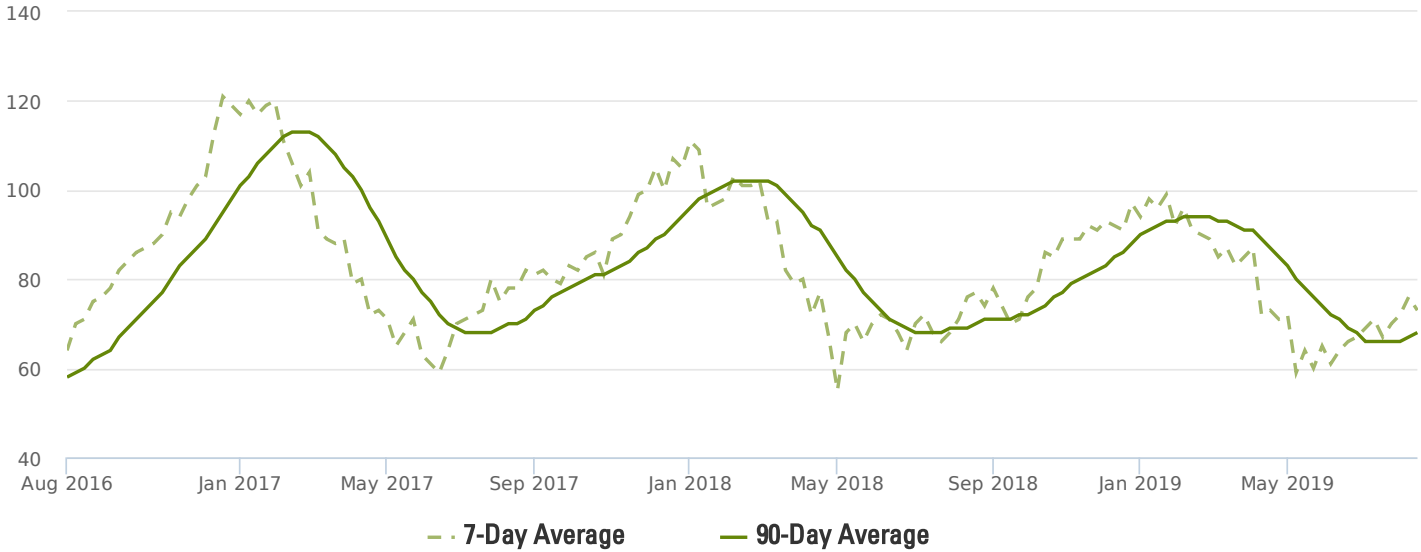
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 68 days. Half of the listings have come newly on the market in the past 45 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

