

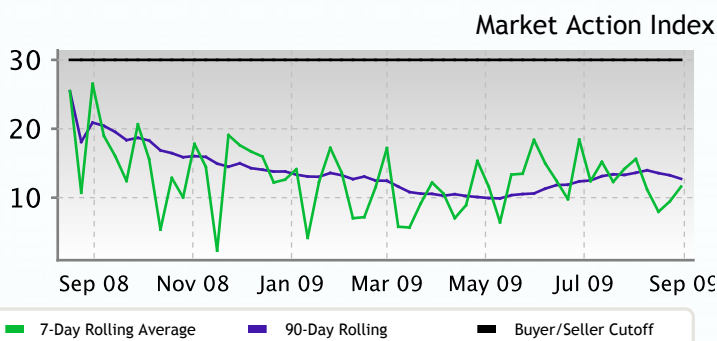
This Week

The median list price in CINCINNATI, OH 45208 this week is \$359,900.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbe	DO	Characteristics per Quartile
Top/First	\$ 950,000	4086	0.50 - 1.0 acre	4.0	4.0	21	51	0	1	174	Investigate the market in quartiles - where each quartile is 25% of homes ordered by price. Most expensive 25% of properties
Upper/Secon	\$ 445,950	2783	8,001 - 10,000 sqft	4.0	2.5	38	52	3	2	127	Upper-middle 25% of properties
Lower/Third	\$ 302,475	2004	4,501 - 6,500 sqft	3.0	2.0	34	52	2	3	121	Lower-middle 25% of properties
Bottom/Four	\$ 199,900	1438	4,501 - 6,500 sqft	2.0	1.5	28	52	4	2	151	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 359,900	↓↓
Asking Price Per Square Foot	\$ 170	↓↓
Average Days on Market (DOM)	143	↔
Percent of Properties with Price Decrease	49 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2378	
Median Lot Size	6,501 - 8,000	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action	Strong Buyer's 12.7	↓↓

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

Price

- This week prices in this zip continued to pull back from their recent highs. Keep an eye on the Market Action Index to look for signs of an extended down trend.

