



This Week

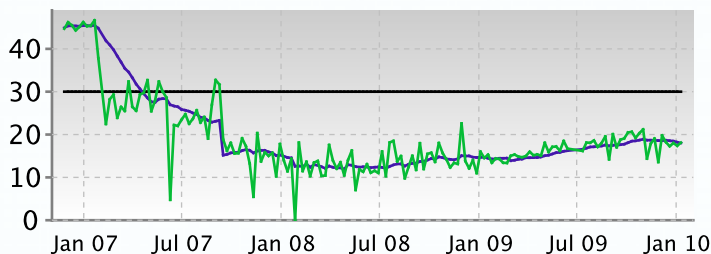
The median list price in FORT LAUDERDALE, FL this week is \$325,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Market Action Index



7-Day Rolling Average (green line), 90-Day Rolling Average (purple line), Buyer/Seller Cutoff (black line)

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	\$ 1,350,000	4610	0.50 - 1.0 acre	5.0	4.0	15	913	27	26	409	Most expensive 25% of properties
Upper/Second	\$ 459,000	2563	0.25 - 0.50 acre	4.0	2.5	30	913	48	45	346	Upper-middle 25% of properties
Lower/Third	\$ 245,000	1810	6,501 - 8,000 sqft	3.0	2.0	35	913	69	59	329	Lower-middle 25% of properties
Bottom/Fourth	\$ 124,700	1381	4,501 - 6,500 sqft	3.0	2.0	41	914	94	97	277	Least expensive 25% of properties

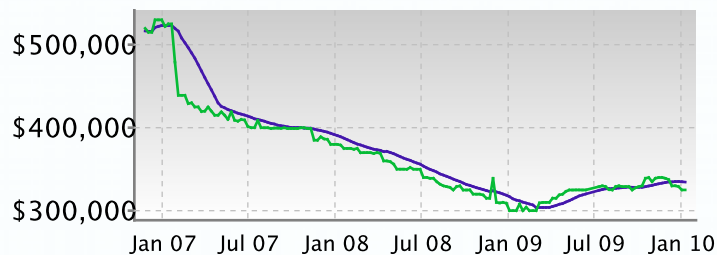
Real-Time Market Profile			Trend
Median List Price	\$ 325,000		↔
Asking Price Per Square Foot	\$ 153		↔
Average Days on Market (DOM)	340		↑↑
Percent of Properties with Price Decrease	29 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	3 %		
Median House Size (sq ft)	2081		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	18.0	↔

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends



7-Day Rolling Average (green line), 90-Day Rolling Average (purple line)