



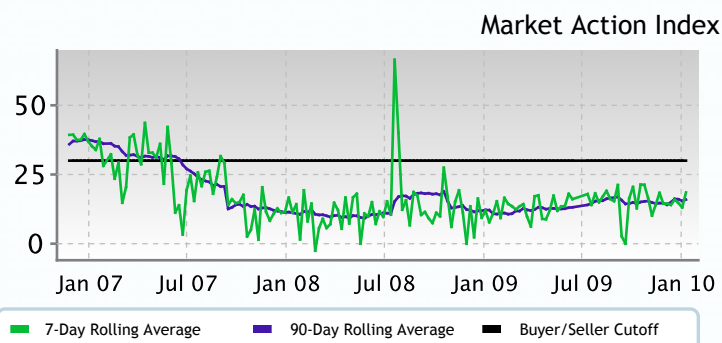
This Week

The median list price in FORT LAUDERDALE, FL 33330 - Southwest Ranches this week is \$1,139,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.



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

| Quartile | Median Price | Sq. Ft. | Lot Size | Beds | Baths | Age | Inventory | New | Absorbed | DOM | |
|---------------|--------------|---------|-----------------|------|-------|-----|-----------|-----|----------|-----|-----------------------------------|
| Top/First | \$ 2,799,500 | 9215 | 2.5 - 5.0 acres | 6.0 | 6.0 | 7 | 34 | 1 | 1 | 481 | Most expensive 25% of properties |
| Upper/Second | \$ 1,350,000 | 5756 | 1.0 - 2.5 acres | 5.0 | 4.0 | 11 | 34 | 1 | 0 | 432 | Upper-middle 25% of properties |
| Lower/Third | \$ 854,950 | 4640 | 0.50 - 1.0 acre | 5.0 | 4.0 | 11 | 34 | 0 | 3 | 441 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 484,000 | 2932 | 0.50 - 1.0 acre | 4.0 | 2.0 | 25 | 35 | 2 | 4 | 358 | Least expensive 25% of properties |

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile

| | | Trend |
|---|---------------------|-------|
| Median List Price | \$ 1,139,900 | ↑↑ |
| Asking Price Per Square Foot | \$ 221 | ↔ |
| Average Days on Market (DOM) | 428 | ↑↑ |
| Percent of Properties with Price Decrease | 24 % | |
| Percent Relisted (reset DOM) | 13 % | |
| Percent Flip (price increased) | 4 % | |
| Median House Size (sq ft) | 4897 | |
| Median Lot Size | 1.0 - 2.5 acres | |
| Median Number of Bedrooms | 5.0 | |
| Median Number of Bathrooms | 4.0 | |
| Market Action Index | Strong Buyer's 15.9 | ↑↑ |

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

Price

- You can see that prices in this zip code are marching upward and that we're getting close to the market's all time high. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

