



This Week

The median list price in ROCKY RIVER, OH 44116 this week is \$284,900.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

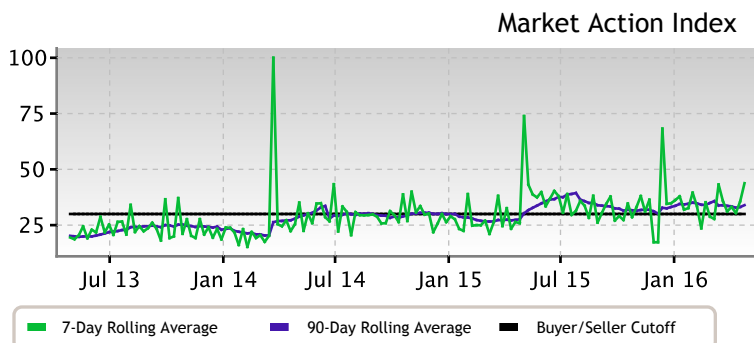
The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

Real-Time Market Profile		Trend
Median List Price	\$ 284,900	↑↑
Asking Price Per Square Foot	\$ 145	↑↑
Average Days on Market (DOM)	93	↓↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2219	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	34.0	↔

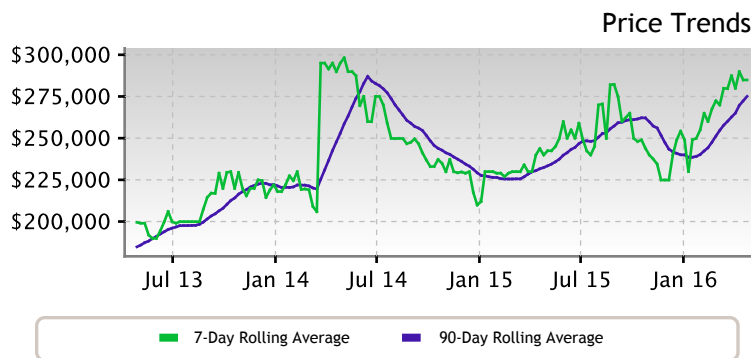
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend over the last several weeks.



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	Description
Top/First	\$ 669,900	3133	0.25 - 0.50 acre	4.0	3.5	83	18	0	2	137	Most expensive 25% of properties
Upper/Second	\$ 344,450	2512	8,001 - 10,000 sqft	3.5	2.5	42	18	4	3	64	Upper-middle 25% of properties
Lower/Third	\$ 259,700	2164	8,001 - 10,000 sqft	3.0	2.5	58	18	3	0	66	Lower-middle 25% of properties
Bottom/Fourth	\$ 179,000	1426	6,501 - 8,000 sqft	3.0	2.0	66	18	2	4	106	Least expensive 25% of properties