



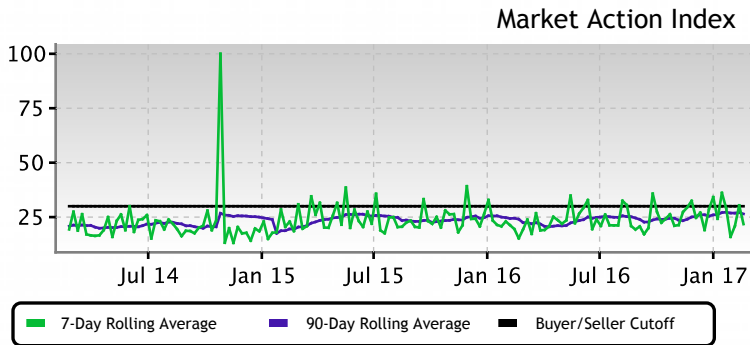
## This Week

The median list price in OYSTER BAY, NY this week is \$1,891,500.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

## Supply and Demand

- While prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.



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	\$ 5,346,500	8759	5.0 - 10 acres	6.0	6.0	38	26	8	0	191	Most expensive 25% of properties
Upper/Second	\$ 2,469,444	5210	1.0 - 2.5 acres	5.0	4.5	57	26	9	0	205	Upper-middle 25% of properties
Lower/Third	\$ 1,495,000	3982	1.0 - 2.5 acres	5.0	3.6	58	27	7	0	192	Lower-middle 25% of properties
Bottom/Fourth	\$ 739,000	2286	0.25 - 0.50 acre	4.0	2.5	72	27	7	3	169	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,891,500	↔
Asking Price Per Square Foot	\$ 441	↑↑
Average Days on Market (DOM)	189	↓↓
Percent of Properties with Price Decrease	10 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	4434	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.2	
Market Action Index	Buyer's Advantage 26.5	↓

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

## Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate significantly from here.

