



## This Week

The median list price in MILL NECK, NY 11765 this week is \$1,850,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

## Supply and Demand

- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

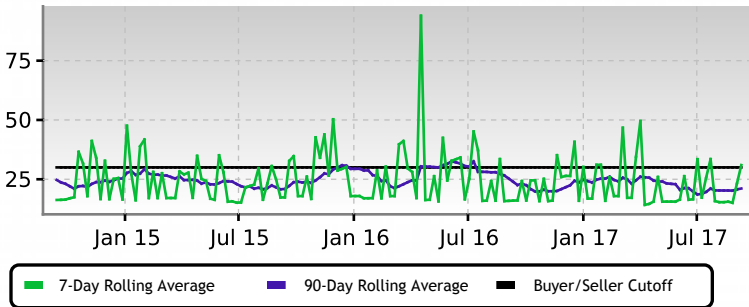
Real-Time Market Profile		Trend
Median List Price	\$ 1,850,000	↔
Asking Price Per Square Foot	\$ 416	↓
Average Days on Market (DOM)	197	↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	5250	
Median Lot Size	5.0 - 10 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index	Strong Buyer's 21.1	↑

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

## Price

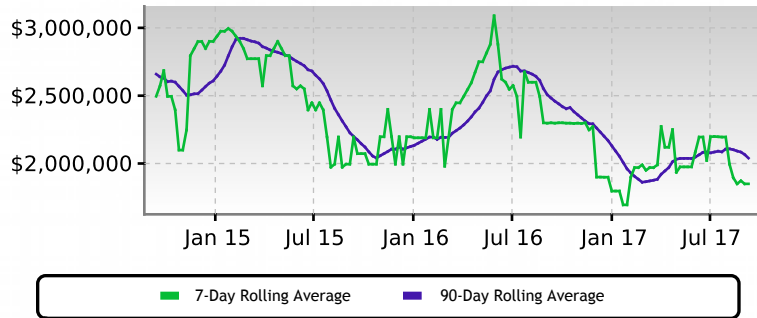
- Prices in this zip are remaining at a plateau, albeit significantly below the market's peak. This week prices bumped down a bit, but not enough to indicate a resumed downward trend. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

Market Action Index



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.

Price Trends



## 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	\$ 4,975,000	7947	5.0 - 10 acres	5.5	6.3	42	6	0	0	163	Most expensive 25% of properties
Upper/Second	\$ 2,249,000	5000	5.0 - 10 acres	5.5	5.2	55	6	1	1	223	Upper-middle 25% of properties
Lower/Third	\$ 1,849,250	3788	5.0 - 10 acres	6.0	4.5	68	6	0	0	272	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,299,394	3418	2.5 - 5.0 acres	4.5	4.0	50	6	0	1	131	Least expensive 25% of properties