

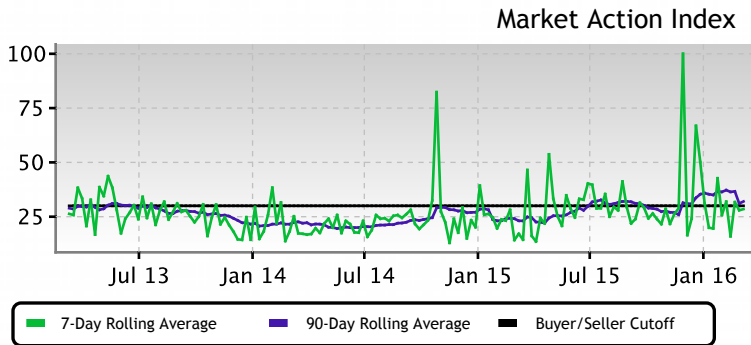
This Week

The median list price in BRIARCLIFF MANOR, NY 10510 this week is \$1,269,500.

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

- The market has started cooling and prices have recently plateaued. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 2,500,000	5477	1.0 - 2.5 acres	5.0	5.0	75	19	2	0	122	Most expensive 25% of properties
Upper/Second	\$ 1,599,000	5000	1.0 - 2.5 acres	4.0	4.0	23	19	6	0	120	Upper-middle 25% of properties
Lower/Third	\$ 799,222	3210	0.50 - 1.0 acre	4.0	3.0	54	19	3	1	131	Lower-middle 25% of properties
Bottom/Fourth	\$ 550,000	1771	0.50 - 1.0 acre	3.0	2.0	57	19	6	4	154	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,269,500	↔
Asking Price Per Square Foot	\$ 335	↑↑
Average Days on Market (DOM)	132	↓↓
Percent of Properties with Price Decrease	26 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	4002	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Seller's Advantage 32.0	↓

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

Price

- We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.

