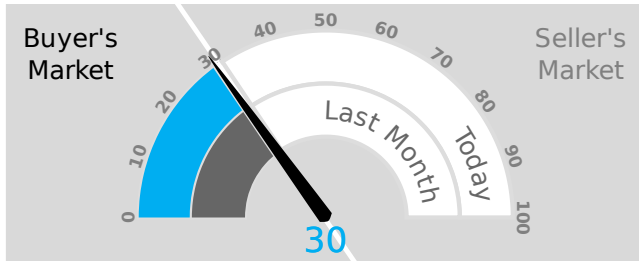


FLAGSTAFF, AZ 86001
Single-Family Homes

This week the median list price for Flagstaff, AZ 86001 is \$550,000 with the market action index hovering around 30. This is less than last month's market action index of 31. Inventory has held steady at or around 74.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

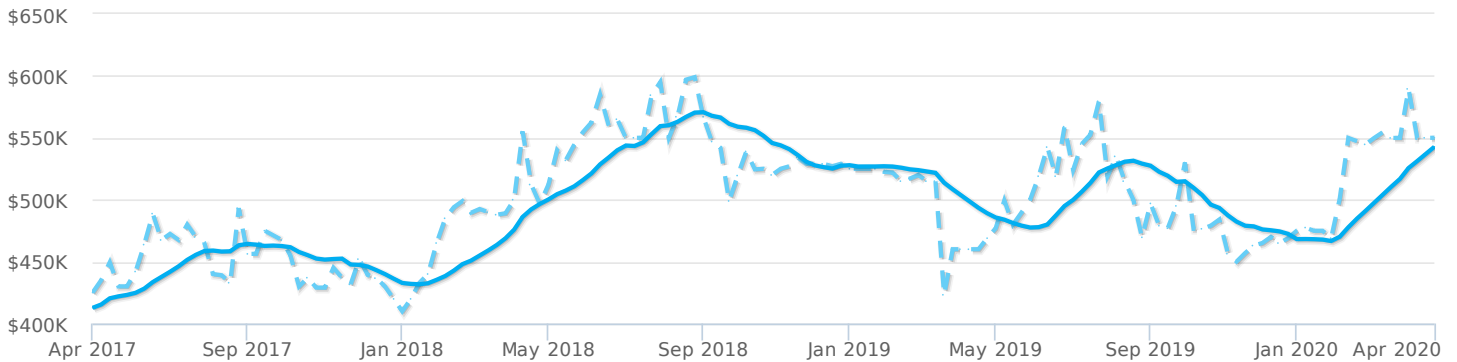
The market has achieved a relative stasis point in terms of supply and demand - conditions don't seem to be getting hotter or cooler. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as a result.

REAL-TIME MARKET PROFILE

Median List Price		\$550,000
Per Square Foot		\$243
Days on Market		108
Price Decreased		23%
Price Increased		7%
Relisted		4%
Inventory		74
Median Rent		\$2,350
Most Expensive		\$3,750,000
Least Expensive		\$275,000
Market Action		30

Slight Seller's Advantage

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,261,500	4,551	1 - 2.5 acres	4	3	18	0	0	220
\$673,000	2,892	0.25 - 0.5 acre	4	3	25	2	0	47
\$482,000	1,969	8,000 - 10,000 sqft	3	2	18	3	1	48
\$379,999	1,628	0 - 4,500 sqft	3	2	6	1	2	117