

Real-Time Market Profile		Trend
Median List Price	\$ 252,950	↑↑
Asking Price per Square Foot	\$ 132	←→
Average Days on Market	130	↑↑
Percent of Properties with Price Decrease	53 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2,008	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.1	
Median Number of Bathrooms	2.5	
Market Action Index*	Cold! Buyer's 14	↓↓

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SAINT CHARLES 63303 this week is \$252,950.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

PRICE

While this week the median price in this zip code didn't fluctuate much, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 14. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

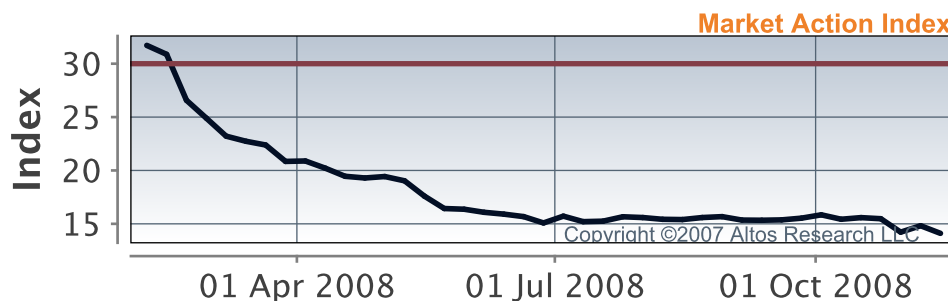
Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 469,000	2,812	0.25 - 0.50 acre	4.0	3.0	16	53	0	1	176
2	\$ 299,850	2,328	0.25 - 0.50 acre	4.0	3.0	16	53	1	2	113
3	\$ 230,000	1,908	8,001 - 10,000 sq ft	3.0	2.5	14	53	2	1	117
4	\$ 159,900	1,272	8,001 - 10,000 sq ft	3.0	2.0	32	53	1	2	116

About Altos Research Corporation

Altos Research Corp. reports real-time analysis of the residential real estate market in local markets across the country. All information contained herein is based on properties currently listed for sale and available publicly. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. Nothing in this report or any other Altos Research publication is a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

Copyright 2005-2008 Altos Research LLC

www.altosresearch.com

