

# The St. Louis Agent Team market update

**DES PERES**

Current prices for homes on the market  
Trends in pricing  
Current levels of supply and demand  
Value metrics

Report for the week of  
Sunday October 3, 2010

Presented by The St. Louis Agent Team  
(314) 598-4040 | (636) 532-5900  
RE/MAX Properties West  
[www.stlagent.com](http://www.stlagent.com) | [agent@stlagent.com](mailto:agent@stlagent.com)






# City Overview

Real-Time Market Profile		Trend
Median List Price	\$ 412,500	← →
Average List Price	\$ 483,896	
Least Expensive Listing	\$ 100,000	
Most Expensive Listing	\$ 1,750,000	
Asking Price per Square Foot	\$ 154	← →
Average Days on Market	185	↑ ↓
Total Inventory	46	↑ ↓
Absorbed This Week*	1	
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2,657	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Median Age	28	

Altos Research Value Statistics		
Market Action Index	<b>Cold! Buyer's Market</b>	12 ↑ ↑

Altos Research calculates the Market Action Index which measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller. See the section below for full details.

Trend Key

 Last Month's Trend  
  Last Quarter's Trend  
  No Clear Monthly/Quarterly Trend

\*Metric "Absorbed this Week" covers properties sold and those taken off the market for other reasons. Since sales sometimes take months to close, it is impossible to discern in real-time exactly which properties sold.

## Characteristics per Quartile

Quart	Median Price	Med. Sqft.	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 824,900	3,833	0.50 - 1.0 acre	5.0	4.5	1	11	0	0	231
2	\$ 470,000	3,175	0.25 - 0.50 acre	4.0	2.5	1	11	0	0	261
3	\$ 394,450	2,475	0.25 - 0.50 acre	4.0	3.0	1	12	0	0	88
4	\$ 199,900	1,621	0.25 - 0.50 acre	3.0	2.0	1	12	1	1	172

## DES PERES

### THIS WEEK

The median single family home price in DES PERES this week is \$412,500.

The 46 homes have been on the market for an average of 185 days.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

### QUARTILES

To get a tightly targeted understanding of homes in the market, we break each locale into quartiles. Each quartile is 25% of the homes listed.

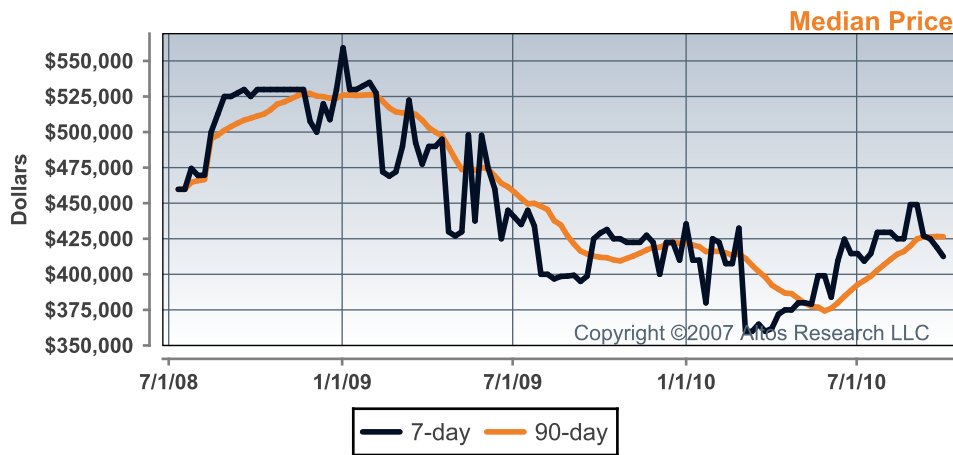
Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

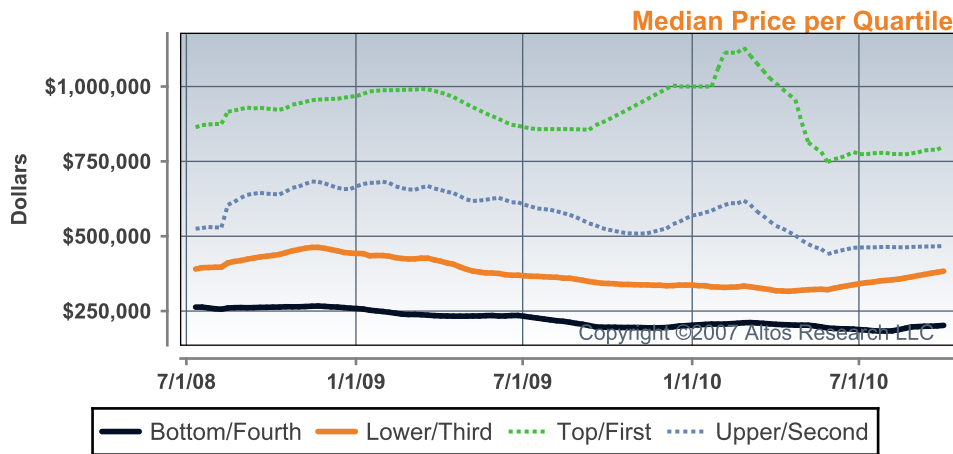
Least expensive 25% of homes

We'll refer to the quartiles in the trend graphs below.



## PRICE

Despite this week's down tic, the market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this shift.



## QUARTILE PRICES

Often, we find insights by watching pricing trends within the quartile segments. Pricing in the upper-half of the market (Quartiles 1 and 2) has been relatively flat recently while the lower-half prices have remained strong. Quartiles 3 and 4 have been increasing in the last few weeks. Look to the Market Action Index Quartile breakdown for a leading indicator on which group will lead the market in the near future.

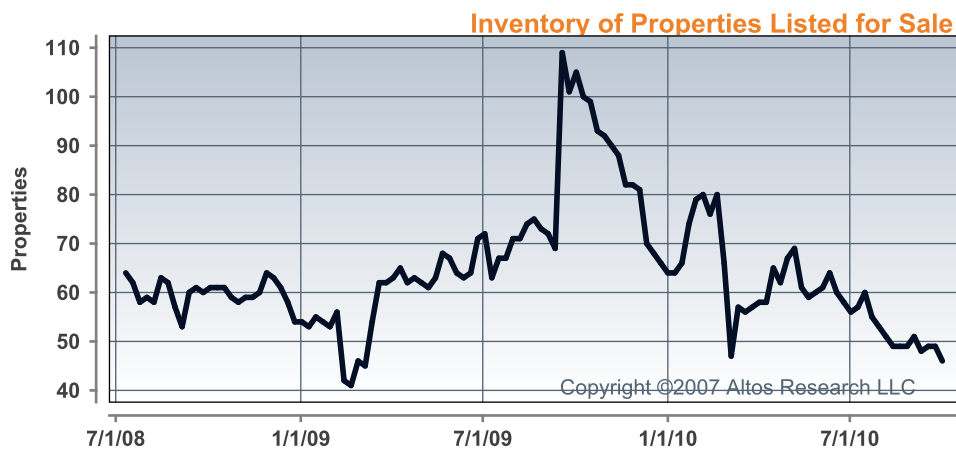
## PRICE AND VALUE

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



## INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Market zone for a long period, prices are likely in for a downward correction.



The Market Action Index (MAI) illustrates the balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

An MAI value greater than 30 typically indicates a "Seller's Market" (a.k.a. "Hot Market") because demand is high enough to quickly gobble up available supply. A hot market will typically cause prices to rise. MAI values below 30 indicate a "Buyer's Market" (a.k.a. "Cold Market") where the inventory of already-listed homes is sufficient to last several months at the current rate of sales. A cold market will typically cause prices to fall.

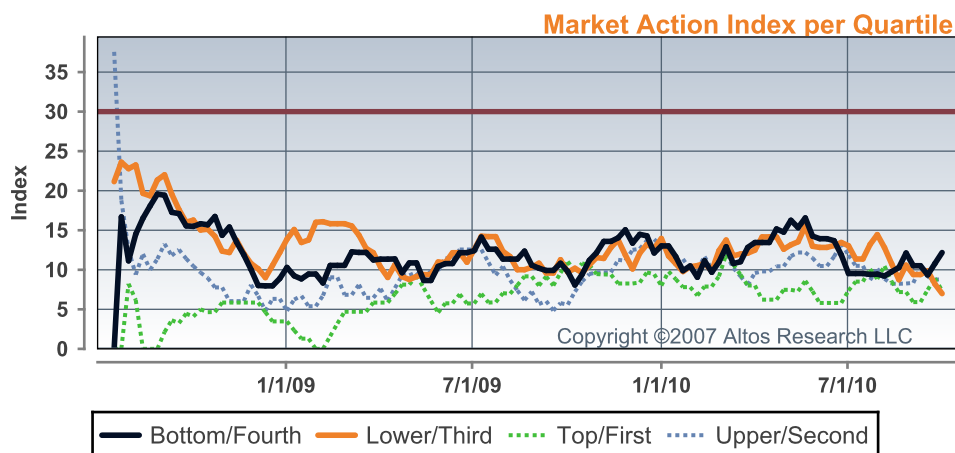
### MARKET ACTION INDEX

The DES PERES market is currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 12. With several months of inventory available at the current sales rate, buyers should find ample choice.

Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

### MARKET ACTION QUARTILES

Not surprisingly given the overall Market Action Index, all quartiles are in the Buyer's Market zone with several months of inventory given the current rate of demand for homes in the quartile. Watch the quartile for changes before the overall market shifts. Often one end of the market (e.g. the low end) will improve and signal a strengthening market before the whole group changes.

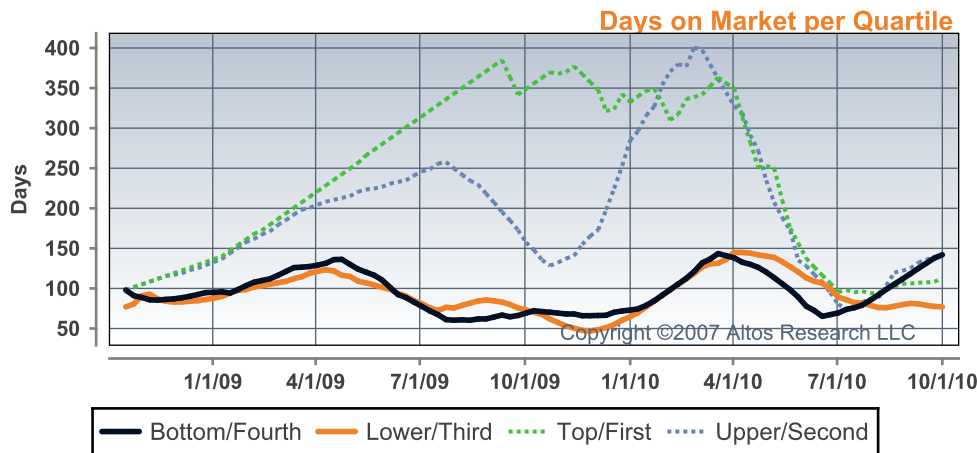


The quartiles can help you answer the question, "How hot is the market for homes in my price range?"



### DAYS ON MARKET (DOM)

The properties have been on the market for an average of 185 days. Half of the listings have come newly on the market in the past 126 or so days.



### DOM PER QUARTILE

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

## 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.