



Real Estate Market Analysis Prompt Template

Instructions for Use

Replace all [ALL CAPS] fields with relevant info. Paste this full prompt along with your dataset for accurate analysis.



Market Region:

[INSERT REGION OR COUNTY, e.g., El Paso County, Colorado]

Time Period: [INSERT TIME PERIOD, e.g., April 2025]



IMPORTANT RULES:

- Only analyze the provided data.
 - Do not estimate, infer, or fabricate any values.
 - Exclude seller concessions of \$0 or blank/null values.
 - Use the DOM (Days on Market) column, not CDOM.
 - Focus only on the current dataset — no historical context unless explicitly included.
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Core Market Trends

Please analyze and report:

- Average and median sales prices
 - Average and median list prices
 - Total number of transactions
 - Average and median Days on Market (DOM)
 - List-to-sale price ratio (average and median)
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Seller Concessions – Deep Dive

Please provide:

- **Total number of transactions with concessions**
(exclude \$0 and blank entries)
- **Total concession dollars given**
- **Average concession amount**

By Price Bracket:

Break down seller concessions for these ranges:

- **\$0–\$250,000**
- **\$250,001–\$500,000**
- **\$500,001–\$750,000**
- **\$750,001–\$1,000,000**
- **\$1,000,001 and above**

For each bracket, provide:

- Number and **percentage of transactions** with concessions
 - **Average concession amount**
 - Identify **price brackets or ZIP codes** with the **highest concession percentages**
 - Call out any **unusually high concession amounts**
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Property Type Insights

Group by **PropertySubType** (e.g., Single Family, Condo, Townhouse, etc.).

For each type, report:

- **Average and median sales price**
- **Average and median DOM**
- **Number and % of transactions with concessions**

- **Average concession amount**
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Zip Code Performance

Please analyze by zip code:

- **Fastest selling zip codes** (lowest average DOM)
 - **Highest and lowest average sale prices**
 - **Zip codes with the most total transactions**
 - **Average and median sold price per square foot (SPSqft)**
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Outliers or Notable Observations

Flag anything that stands out, such as:

- **Extremely high or low sale prices**
 - **Very long or very short DOM**
 - **Very high concessions**
 - **Unusual trends by ZIP, price range, or property type**
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Output Format

- Use **bullet points**
- Include **raw numbers**
- Focus on **high-impact, actionable takeaways**
- Keep the insights professional, clear, and practical for real estate agents