Trend

\$461,816

\$ 262

127

47 %

14 %

6 %

3.0

2.1

17

1,721

6,501 - 8,000 Sq. Feet



Asking Price per Square Foot

Percent Relisted (reset DOM)

Percent Flip (price increased)

Median Number of Bedrooms

Median Number of Bathrooms

Median House Size (sq ft)

Average Days on Market

Median List Price

Median Lot Size

Market Action Index\*

Real-Time Market Profile

Sunday March 20, 2011

Inventory has been tightening and days-on-market decreasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

### **PRICE**

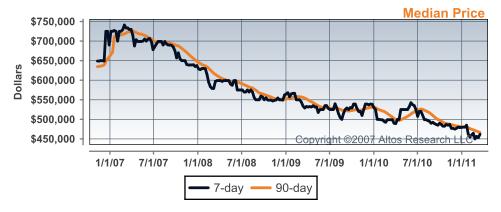
We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent upshift in the Market Action Index before we see prices move significantly from here.

# THIS WEEK

The median single family home price in BREA 92821 this week is \$461,816.

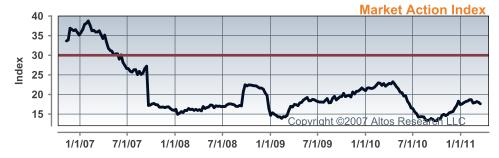
\* see below for details on the Market Action Index

Percent of Properties with Price Decrease



Cold! Buyer's Market

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.

## 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 17. With several months* of inventory available at the current sales rate, buyers should find ample choice.

#### **Characteristics per Quartile**

		Med.				Med.			Ab-	Avg.	0
Quart	Median Price	Sqft	Med. Lot Size	Bed	Bath	Age	Inven.	New	sorbed	DoM	(
1	\$ 622,000	2,484	6,501 - 8,000 sq ft	4.0	3.0	19	22	2	0	81	1
2	\$ 499,950	2,074	4,501 - 6,500 sq ft	3.0	3.0	28	22	2	1	144	Į
3	\$ 429,000	1,577	6,501 - 8,000 sq ft	3.0	2.0	56	23	2	0	126	Ι
4	\$ 349,000	1,292	6,501 - 8,000 sq ft	3.0	2.0	53	23	0	3	158	L

#### **OUARTILES**

Investigate the market in quartiles—where 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

## **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.

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