

## This Week

The median list price in BREA, CA 92821 this week is \$472,000.

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

## Supply and Demand

- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

### Real-Time Market Profile

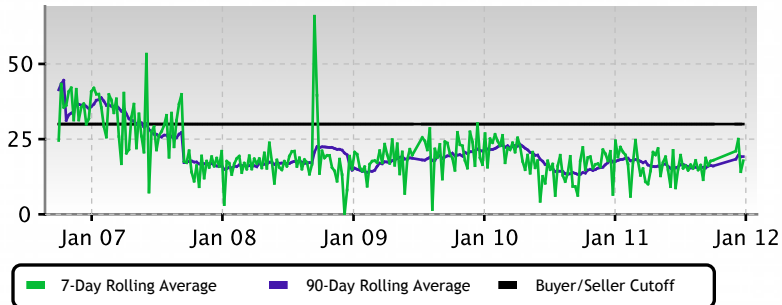
Real-Time Market Profile		Trend
Median List Price	\$ 472,000	↓↓↓
Asking Price Per Square Foot	\$ 249	↑↑↑
Average Days on Market (DOM)	103	↑↑↑
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	1734	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 19.2	↔↔

↔↔ No change    ↑↑↑ Strong upward trend    ↓↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

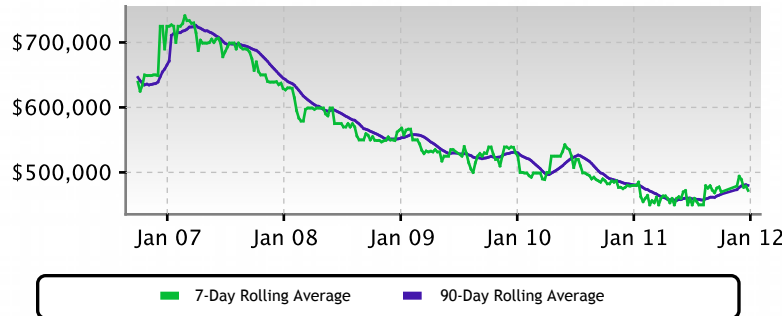
- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

Market Action Index



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.

Price Trends



## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 639,995	2727	6,501 - 8,000 sqft	4.0	2.5	8	22	1	1	105	Most expensive 25% of properties
Upper/Second	\$ 522,000	2014	4,501 - 6,500 sqft	3.0	2.5	34	22	0	2	99	Upper-middle 25% of properties
Lower/Third	\$ 408,450	1628	6,501 - 8,000 sqft	3.0	2.0	48	22	2	1	120	Lower-middle 25% of properties
Bottom/Fourth	\$ 149,748	1433	4,501 - 6,500 sqft	3.0	2.0	35	22	2	2	86	Least expensive 25% of properties