Adam Brett - Eric Urban market update



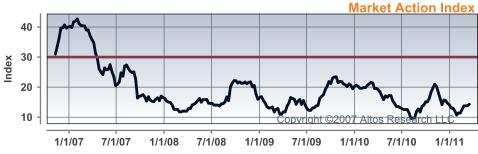
HOME SOLD, TEAM

Real-Time Market Profile	Trend			
Median List Price	\$ 599,000			
Asking Price per Square Foot	\$ 266			
Average Days on Market	107			
Percent of Properties with Price Decrease	42 %			
Percent Relisted (reset DOM)	11 %			
Percent Flip (price increased)	5 %			
Median House Size (sq ft)				
Median Lot Size 4,501 - 6500 Sq. Feet				
Median Number of Bedrooms				
Median Number of Bathrooms				
Market Action Index* Cold! Buyer's N	Market 14			

* see below for details on the 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.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab- sorbed	Avg. DoM
1	\$ 859,450	3,704	6,501 - 8,000 sq ft	5.0	4.5	8	4	0	0	122
2	\$ 799,000	2,874	6,501 - 8,000 sq ft	4.0	3.0	9	5	0	0	87
3	\$ 535,000	2,018	Less than 4,500 sq ft	3.0	3.0	9	5	0	2	150
4	\$ 420,000	1,333	Less than 4,500 sq ft	3.0	2.0	8	5	0	2	73

THIS WEEK

The median single family home price in BREA 92823 this week is \$599,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

PRICE

The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

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 listed.
Most expensive 25% of homes
Upper-middle 25% of homes
Lower-middle 25% of homes
Least expensive 25% of homes

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About Altos Research Corporation

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