

This Week

The median list price in BREA, CA 92823 this week is \$478,750.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

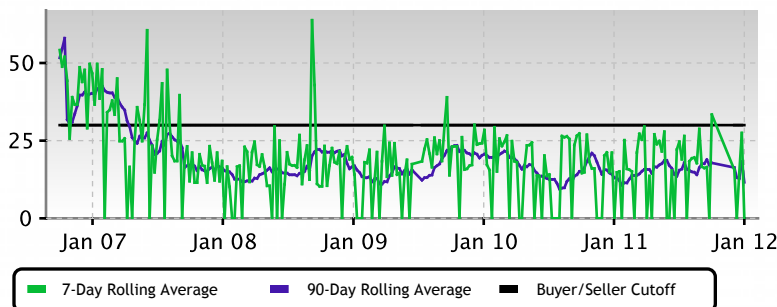
Real-Time Market Profile			Trend
Median List Price	\$ 478,750		↔
Asking Price Per Square Foot	\$ 254		↑↑
Average Days on Market (DOM)	132		↑↑
Percent of Properties with Price Decrease	50 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	31 %		
Median House Size (sq ft)	2500		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.5		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	11.6	↔

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

Price

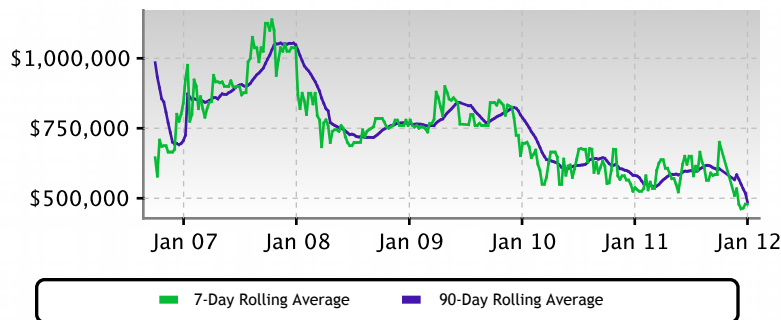
- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

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	\$ 749,500	3256	10 - 20 acres	5.0	3.0	32	4	0	0	95	Most expensive 25% of properties
Upper/Second	\$ 575,000	2604	6,501 - 8,000 sqft	4.5	2.8	10	4	0	0	184	Upper-middle 25% of properties
Lower/Third	\$ 424,500	1377	4,501 - 6,500 sqft	3.0	2.5	10	4	0	0	172	Lower-middle 25% of properties
Bottom/Fourth	\$ 19,350	0	not available	2.0	2.0	36	4	0	0	74	Least expensive 25% of properties