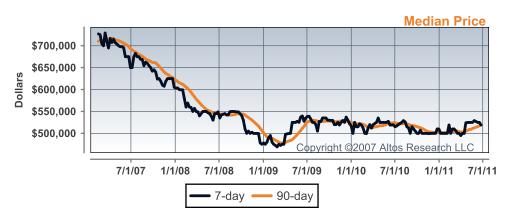
Adam Brett - Eric Urban market update

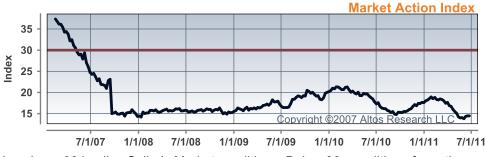


Real-Time Market Profile				
Median List Price	519,000	44		
Asking Price per Square Foot	\$ 243	⇐ ➡		
Average Days on Market	115	↓ ↓		
Percent of Properties with Price Decrease				
Percent Relisted (reset DOM)	7 %			
Percent Flip (price increased)	4 %			
Median House Size (sq ft)	2,104			
Median Lot Size	Sq. Feet			
Median Number of Bedrooms	4.0			
Median Number of Bathrooms				
Market Action Index*	Cold! Buyer's 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.

Sunday June 26, 2011

THIS WEEK

The median single family home price in PLACENTIA 92870 this week is \$519,000.

With inventory trending up but dayson-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

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.

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

istics per Quartile		rtile	Investigate the market in	
า.	New	Ab- sorbed	Avg. DoM	quartiles—where each quartile is 25% of the homes listed.
1	1	4	83	Most expensive 25% of homes
2	0	2	103	Upper-middle 25% of homes
2	3	0	130	Lower-middle 25% of homes
2	4	2	145	Least expensive 25% of homes

Characteristics per Quartile

		Med.				Med.			Ab-	Avg.
Quart	Median Price	Sqft	Med. Lot Size	Bed	Bath	Age	Inven.	New	sorbed	DoM
1	\$ 684,900	2,833	6,501 - 8,000 sq ft	4.0	3.0	16	41	1	4	83
2	\$ 554,500	2,362	6,501 - 8,000 sq ft	4.0	3.0	41	42	0	2	103
3	\$ 487,444	1,831	6,501 - 8,000 sq ft	4.0	3.0	43	42	3	0	130
4	\$ 369,950	1,508	Less than 4,500 sq ft	3.0	2.0	39	42	4	2	145

Adam Brett - Eric Urban | www.RealtorAdam.com | 714.496.8116

About Altos Research Corporation

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