Adam Brett - Eric Urban market update **BREA** 92823

Trend

\$ 530,000

\$772

39 %

133

6 %

6 %

3.3

3.0

12

1,976

4,501 - 6500 Sq. Feet



THIS WEEK

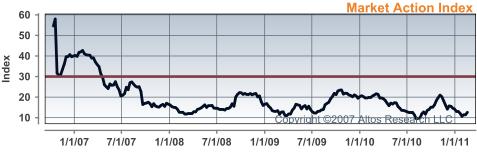
The median single family home price in BREA 92823 this week is \$530,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

PRICE

Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

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

QUARTILES

(Chara	cterist	ics p	er Qua	rtile	Investigate the market in					
1	Med. Age	Inven.	New	Ab- sorbed	Avg. DoM	quartiles—where each quartile is 25% of the homes listed.					
)	9	4	0	0	135	Most expensive 25% of homes					
)	9	4	0	1	79	Upper-middle 25% of homes					
)	9	5	1	0	179	Lower-middle 25% of homes					
)	8	5	1	0	130	Least expensive 25% of homes					

Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab- sorbed	Avg. DoM
\$ 814,500	818	6,501 - 8,000 sq ft	4.5	4.0	9	4	0	0	135
\$ 612,000	1,398	Less than 4,500 sq ft	4.0	3.0	9	4	0	1	79
\$ 498,000	901	Less than 4,500 sq ft	3.0	2.0	9	5	1	0	179
		Less than							

3.0

4,500 sq ft

2.0

* see below for details on the Market Action Index

HOME SOLD

ТЕАМ

Percent of Properties with Price Decrease

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

Quart

1

2

3

4

\$419,900

100

Market Action Index*

Real-Time Market Profile



Cold! Buyer's Market

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