



Real-Time Market Profile		Trend
Median List Price	\$ 530,000	↔ ↔
Asking Price per Square Foot	\$ 772	↑ ↑
Average Days on Market	133	↑ ↑
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1,976	
Median Lot Size	4,501 - 6500 Sq. Feet	
Median Number of Bedrooms	3.3	
Median Number of Bathrooms	3.0	
Market Action Index*	Cold! Buyer's Market 12	↑ ↑

* see below for details on the Market Action Index

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.

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

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



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	\$ 814,500	818	6,501 - 8,000 sq ft	4.5	4.0	9	4	0	0	135
2	\$ 612,000	1,398	Less than 4,500 sq ft	4.0	3.0	9	4	0	1	79
3	\$ 498,000	901	Less than 4,500 sq ft	3.0	2.0	9	5	1	0	179
4	\$ 419,900	100	Less than 4,500 sq ft	3.0	2.0	8	5	1	0	130

About Altos Research Corporation

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