Adam Brett - Eric Urban market update BREA 92821

Trond



THIS WEEK

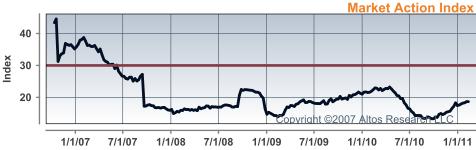
The median single family home price in BREA 92821 this week is \$459,900.

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

Median Price

This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.



Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

4,501 - 6,500

sq ft

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 18. 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

Characteristics per Quartile Med. Med. Ab-Avg. Quart Median Price Med. Lot Size Bath New sorbed DoM Sqft Bed Age Inven. 4,501 - 6,500 1 \$ 570,000 2,230 3.0 31 21 0 136 4.0 0 sq ft 6,501 - 8,000 2 \$485,001 1,832 3.0 3.0 42 21 1 1 128 sq ft 6,501 - 8,000 3 \$417,544 1,442 2.0 22 1 3 142 3.0 50 sq ft

2.0

2.0

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

41

22

2

2

186

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory.

7/1/08

1/1/09 7/1/09

90-day

1/1/10

7/1/10

1/1/11

\$550,000 \$500,000 \$450,000 -Copyriah

7-day

1/1/08



\$750,000

\$700.000

\$650,000

\$600,000

1/1/07

\$330,000 1,158

7/1/07

Dollars

4

Real-Time I		rrenu	
Median List Price	\$ 4	59,900	44
Asking Price per Square Foot		\$ 268	
Average Days on Market		148	$\overline{\mathbf{A}}$
Percent of Properties with Price Decrease		49 %	
Percent Relisted (reset DOM)		15 %	
Percent Flip (price increased)		9 %	
Median House Size (sq ft)		1,742	
Median Lot Size	6,501 - 8,000 So	q. Feet	
Median Number of Bedrooms		3.0	
Median Number of Bathrooms		2.0	
Market Action Index*	Cold! Buyer's Market	18	
* see below for details on the Market	Action Index		

About Altos Research Corporation

Altos Research Corp. reports real-time analysis of the residential real estate market in local markets across the country. All information contained herein is based on properties currently listed for sale and available publicly. When evaluating a particular property, make sure you use comparable sales data in addition to the market trend information available in this report. The data presented in this report is accurate to the best of our knowledge, but cannot be guaranteed as such. Use this report as one input in the real estate decision making process, but do not rely on it for accuracy. Nothing in this report or any other Altos Research publication is a recommendation to buy or to sell real estate. We recommend you work with a licensed real estate agent or broker.

Copyright 2005-2010 Altos Research LLC

www.altosresearch.com