



| Real-Time Market Profile                  |                                | Trend |
|---|--------------------------------|-------|
| Median List Price                         | \$ 459,900                     | ↓ ↓   |
| Asking Price per Square Foot              | \$ 268                         | ↑ ↑   |
| Average Days on Market                    | 148                            | ↑ ↑   |
| 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 Sq. Feet         |       |
| Median Number of Bedrooms                 | 3.0                            |       |
| Median Number of Bathrooms                | 2.0                            |       |
| Market Action Index*                      | <b>Cold! Buyer's Market</b> 18 | ↑ ↑   |

\* see below for details on the Market Action Index

### 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

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.

### 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



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     | \$ 570,000   | 2,230     | 4,501 - 6,500 sq ft | 4.0 | 3.0  | 31       | 21     | 0   | 0         | 136      |
| 2     | \$ 485,001   | 1,832     | 6,501 - 8,000 sq ft | 3.0 | 3.0  | 42       | 21     | 1   | 1         | 128      |
| 3     | \$ 417,544   | 1,442     | 6,501 - 8,000 sq ft | 3.0 | 2.0  | 50       | 22     | 1   | 3         | 142      |
| 4     | \$ 330,000   | 1,158     | 4,501 - 6,500 sq ft | 2.0 | 2.0  | 41       | 22     | 2   | 2         | 186      |

## About Altos Research Corporation

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