



## This Week

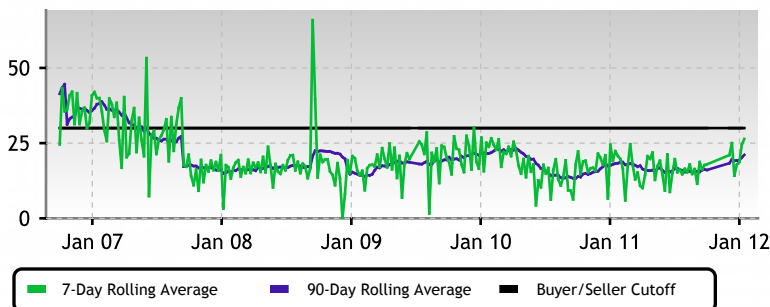
The median list price in BREA, CA 92821 this week is \$449,450.

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.

## Supply and Demand

- The market shows signs of warming up, with sales demand recently increasing faster than inventory. Prices have not yet responded as the market is still working through excess inventory. It's unlikely that we'll see prices level off or move higher until the MAI sustains its upward trend and maybe not until the inventory is depleted enough to create a Seller's market.

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.

## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 643,995	2422	6,501 - 8,000 sqft	4.0	3.0	8	20	1	2	102	Most expensive 25% of properties
Upper/Second	\$ 508,600	1917	4,501 - 6,500 sqft	3.0	2.5	35	20	2	6	106	Upper-middle 25% of properties
Lower/Third	\$ 399,000	1510	6,501 - 8,000 sqft	3.0	2.0	56	20	4	2	138	Lower-middle 25% of properties
Bottom/Fourth	\$ 149,748	1384	4,501 - 6,500 sqft	3.0	2.0	35	20	2	1	106	Least expensive 25% of properties

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### Real-Time Market Profile

		Trend
Median List Price	\$ 449,450	↓
Asking Price Per Square Foot	\$ 252	↑
Average Days on Market (DOM)	113	↑
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	1699	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 21.1	↑

↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- Again this week we see a downward notch for prices in this zip code. Pricing has been weak recently 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.

Price Trends

