

This Week

The median list price in BREA, CA 92823 this week is \$575,000.

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.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

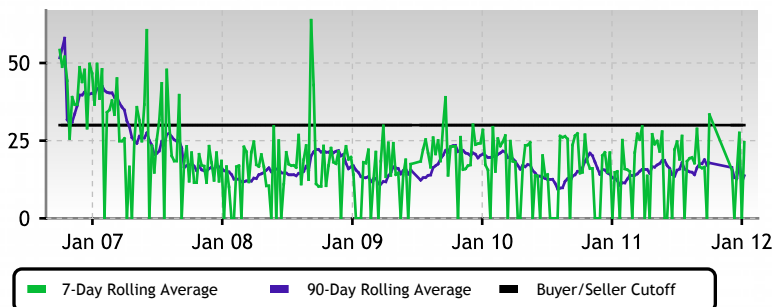
Real-Time Market Profile			Trend
Median List Price	\$ 575,000		↑↑
Asking Price Per Square Foot	\$ 250		↑↑
Average Days on Market (DOM)	118		↑↑
Percent of Properties with Price Decrease	31 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	25 %		
Median House Size (sq ft)	2500		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	13.7	↑↑

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

Price

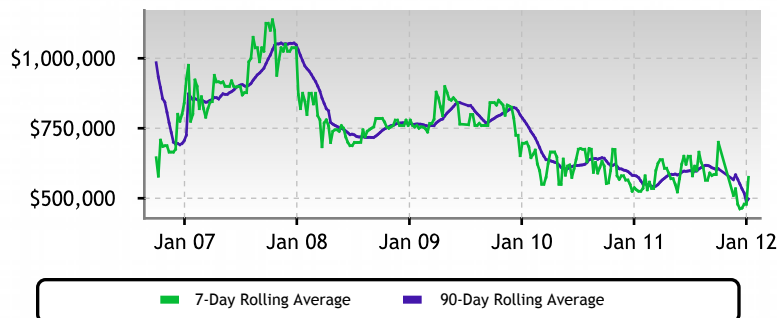
- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

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.

Price Trends



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	\$ 862,500	3700	10 - 20 acres	5.0	3.0	32	4	1	0	78	Most expensive 25% of properties
Upper/Second	\$ 624,449	2500	not available	4.0	2.8	8	4	1	0	121	Upper-middle 25% of properties
Lower/Third	\$ 508,750	2272	4,501 - 6,500 sqft	3.5	2.5	21	4	1	2	128	Lower-middle 25% of properties
Bottom/Fourth	\$ 34,000	1077	4,501 - 6,500 sqft	2.0	2.0	36	4	0	0	144	Least expensive 25% of properties