

This Week

The median list price in BREA, CA 92823 this week is \$586,949.

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

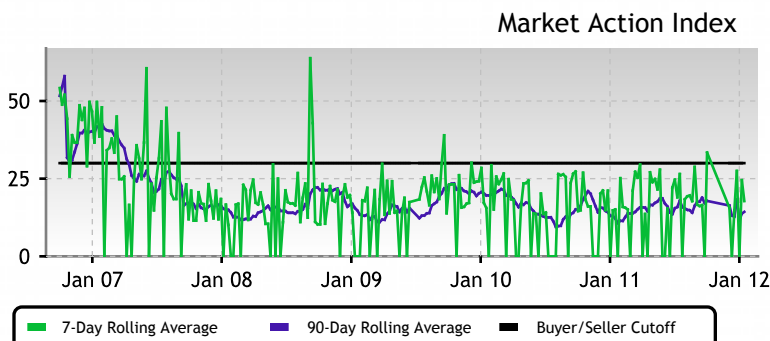
- Home sales have begun exceeding new inventory. While still a Buyer's market, prices seem to have already started to respond. If the trend continues, expect prices to keep marching upward.

Real-Time Market Profile			Trend
Median List Price	\$ 586,949		↑
Asking Price Per Square Foot	\$ 254		↑
Average Days on Market (DOM)	117		↑
Percent of Properties with Price Decrease	31 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	12 %		
Median House Size (sq ft)	2500		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.5		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	14.3	↑

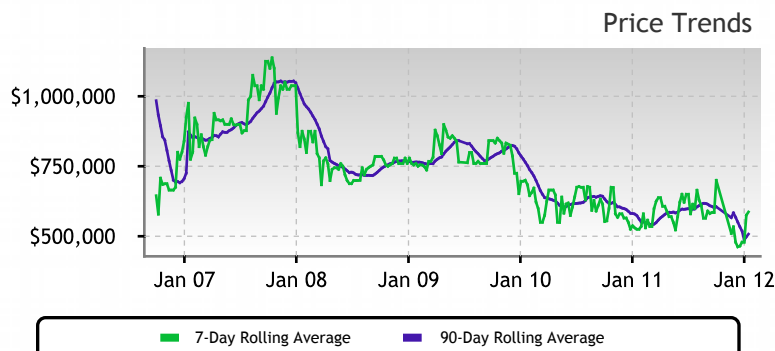
↔ No change
 ↑↑ Strong upward trend
 ↓↓ Strong downward trend
 ↑ Slight upward trend
 ↓ Slight downward trend

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.



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	\$ 1,462,500	3760	20+ acres	4.5	3.0	21	4	1	0	48	Most expensive 25% of properties
Upper/Second	\$ 661,000	2693	0.25 - 0.50 acre	4.5	2.8	8	4	0	0	97	Upper-middle 25% of properties
Lower/Third	\$ 508,750	2134	4,501 - 6,500 sqft	3.5	2.5	31	4	1	1	160	Lower-middle 25% of properties
Bottom/Fourth	\$ 217,450	1561	4,501 - 6,500 sqft	2.5	2.0	24	4	0	0	165	Least expensive 25% of properties