

## This Week

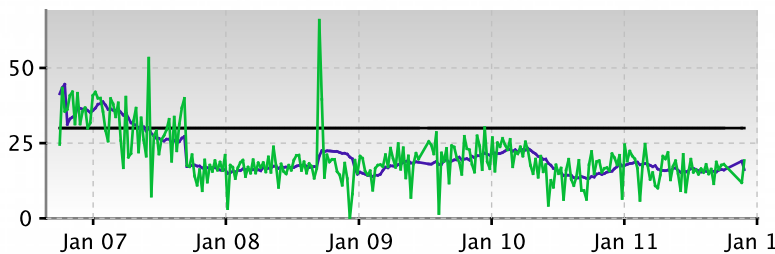
The median list price in BREA, CA 92821 this week is \$494,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends 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.

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 650,000	2828	6,501 - 8,000 sqft	4.0	2.8	7	26	2	1	95	Most expensive 25% of properties
Upper/Second	\$ 546,000	2058	4,501 - 6,500 sqft	4.0	2.5	31	26	2	3	87	Upper-middle 25% of properties
Lower/Third	\$ 429,950	1662	6,501 - 8,000 sqft	3.0	2.0	48	26	1	1	154	Lower-middle 25% of properties
Bottom/Fourth	\$ 100,000	1426	4,501 - 6,500 sqft	2.0	2.0	31	26	0	4	62	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 494,000	↑↑
Asking Price Per Square Foot	\$ 242	↓↓
Average Days on Market (DOM)	99	↓↓
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	14 %	
Median House Size (sq ft)	1883	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 16.2	↑↑

↔ 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.

Price Trends

