### FULLERTON, CA 92832

SINGLE FAMILY HOMES



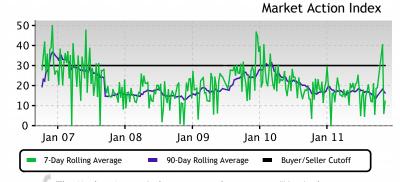
### This Week

The median list price in FULLERTON, CA 92832 this week is \$350,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

# Supply and Demand

 The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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**

Real-Time Mai	ket Profile	Trenc
Median List Price	\$ 350,000	<b>←→</b>
Asking Price Per Square Foot	\$ 255	<b>←→</b>
Average Days on Market (DOA	۸) 137	11
Percent of Properties with Pr	rice Decrease 44 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased	) 14 %	
Median House Size (sq ft)	1415	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	1.5	
Market Action Index St	rong Buyer's 16.3	++

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

### **Price**

 Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

# \$600,000 - \$500,000 - \$400,000 - \$300,000 - \$Jan 07 Jan 08 Jan 09 Jan 10 Jan 11 - 7-Day Rolling Average 90-Day Rolling Average

IIIC3										
					Characteristics per Quartile					Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.
Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
\$ 522,500	1600	6,501 - 8,000 sqft	3.0	2.0	56	12	0	1	142	Most expensive 25% of properties
\$ 397,000	1448	4,501 - 6,500 sqft	3.0	1.8	56	12	0	0	74	Upper-middle 25% of properties
\$ 330,000	1471	4,501 - 6,500 sqft	3.0	2.0	57	13	1	0	192	Lower-middle 25% of properties
\$ 289,000	1268	4,501 - 6,500 sqft	3.0	1.5	57	13	1	1	136	Least expensive 25% of properties
	Median Price \$ 522,500 \$ 397,000 \$ 330,000	Median Price Sq. Ft. \$ 522,500 1600 \$ 397,000 1448 \$ 330,000 1471	Median Price Sq. Ft. Lot Size   \$ 522,500 1600 $^{6,501}_{8,000 \text{ sqft}}$ \$ 397,000 1448 $^{4,501}_{6,500 \text{ sqft}}$ \$ 330,000 1471 $^{4,501}_{6,500 \text{ sqft}}$	Median Price Sq. Ft. Lot Size Beds   \$ 522,500 1600 \$6,501 - 8,000 sqft 3.0   \$ 397,000 1448 \$4,501 - 6,500 sqft 3.0   \$ 330,000 1471 \$4,501 - 6,500 sqft 3.0	Median Price Sq. Ft. Lot Size Beds Baths   \$ 522,500 1600 \$,000 sqft 3.0 2.0   \$ 397,000 1448 \$,501 - 0.0 3.0 1.8   \$ 330,000 1471 \$,500 sqft 3.0 2.0	Median Price Sq. Ft. Lot Size Beds Baths Age   \$ 522,500 1600 8,000 sqft 3.0 2.0 56   \$ 397,000 1448 4,501 - 6,500 sqft 3.0 1.8 56   \$ 330,000 1471 4,501 - 6,500 sqft 3.0 2.0 57	Median Price   Sq. Ft.   Lot Size   Beds   Baths   Age Inventory     \$ 522,500   1600   \$,000 sqft   3.0   2.0   56   12     \$ 397,000   1448   \$,501 - 0.0   3.0   1.8   56   12     \$ 330,000   1471   \$,501 - 0.0   3.0   2.0   57   13	Median Price   Sq. Ft.   Lot Size beds   Beds   Baths   Age Inventory   New     \$ 522,500   1600   \$,000 sqft   3.0   2.0   56   12   0     \$ 397,000   1448   6,500 sqft   3.0   1.8   56   12   0     \$ 330,000   1471   6,500 sqft   3.0   2.0   57   13   1	Characteristics per Qual   Median Price Sq. Ft. Lot Size Beds Baths Age Inventory New Absorbed   \$ 522,500 1600 $\frac{6,501}{8,000}$ sqft 3.0 2.0 56 12 0 1   \$ 397,000 1448 $\frac{4,501}{6,500}$ sqft 3.0 1.8 56 12 0 0   \$ 330,000 1471 $\frac{4,501}{6,500}$ sqft 3.0 2.0 57 13 1 0	Characteristics per Quartile   Median Price Sq. Ft. Lot Size Beds Baths Age Inventory New Absorbed DOM   \$ 522,500 1600 \$,000 sqft 3.0 2.0 56 12 0 1 142   \$ 397,000 1448 \$,501 - 6,500 sqft 3.0 1.8 56 12 0 0 74   \$ 330,000 1471 \$,501 - 6,500 sqft 3.0 2.0 57 13 1 0 192

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