

This Week

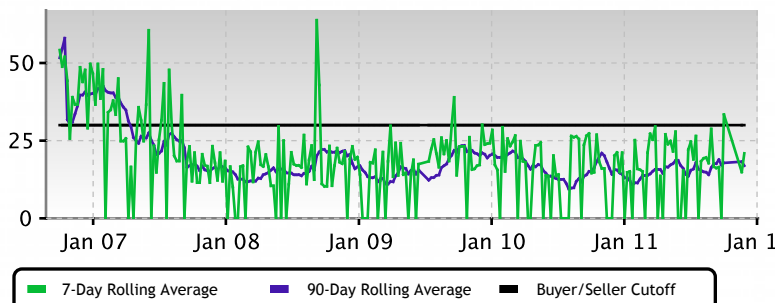
The median list price in BREA, CA 92823 this week is \$533,750.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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	\$ 784,000	3835	0.25 - 0.50 acre	5.0	4.5	9	4	0	0	255	Most expensive 25% of properties
Upper/Second	\$ 619,450	2500	Less than 4,500 sqft	4.0	2.8	8	4	1	1	106	Upper-middle 25% of properties
Lower/Third	\$ 462,000	2045	Less than 4,500 sqft	3.0	2.5	9	4	0	1	124	Lower-middle 25% of properties
Bottom/Fourth	\$ 212,000	1088	4,501 - 6,500 sqft	2.5	2.0	22	4	0	0	118	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 533,750	↓↓↓
Asking Price Per Square Foot	\$ 235	↓↓↓
Average Days on Market (DOM)	150	↓↓↓
Percent of Properties with Price Decrease	56 %	
Percent Relisted (reset DOM)	25 %	
Percent Flip (price increased)	12 %	
Median House Size (sq ft)	2500	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Buyer's 16.9	↓↓↓

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

Price

- This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.

Price Trends

