



## This Week

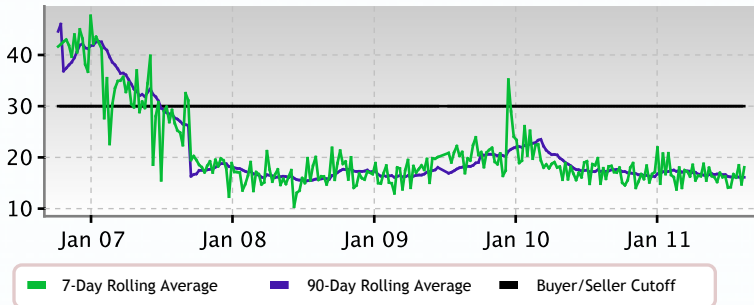
The median list price in LONG BEACH, CA this week is \$350,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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

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	\$ 749,000	2296	4,501 - 6,500 sqft	3.0	3.0	60	315	14	22	150	Most expensive 25% of properties
Upper/Second	\$ 431,450	1422	4,501 - 6,500 sqft	3.0	2.0	61	316	16	19	126	Upper-middle 25% of properties
Lower/Third	\$ 290,000	1226	4,501 - 6,500 sqft	3.0	2.0	67	316	18	26	147	Lower-middle 25% of properties
Bottom/Fourth	\$ 199,450	981	Less than 4,500 sqft	2.0	1.0	71	316	18	26	180	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 350,000	↔↔
Asking Price Per Square Foot	\$ 270	↑↑
Average Days on Market (DOM)	151	↔↔
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	1354	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 16.1	↑↑

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

## Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

