

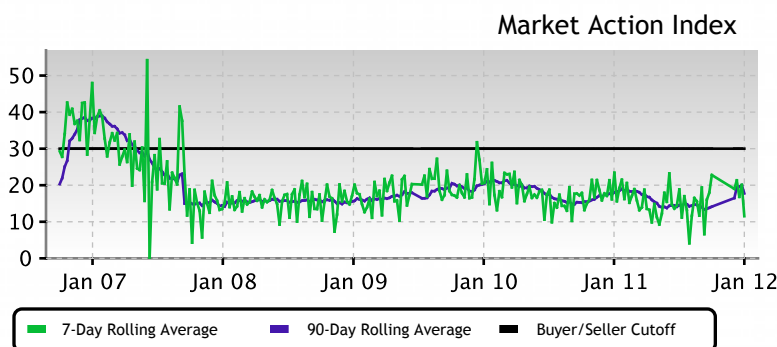
This Week

The median list price in PLACENTIA, CA 92870 this week is \$461,600.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends 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

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 625,000	2736	6,501 - 8,000 sqft	4.0	2.5	15	29	1	3	123	Most expensive 25% of properties
Upper/Second	\$ 499,000	2000	6,501 - 8,000 sqft	4.0	2.5	40	30	1	0	156	Upper-middle 25% of properties
Lower/Third	\$ 429,450	1912	4,501 - 6,500 sqft	4.0	2.0	42	30	0	0	154	Lower-middle 25% of properties
Bottom/Fourth	\$ 273,200	1424	Less than 4,500 sqft	3.0	2.0	35	30	2	1	148	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 461,600	↔↔
Asking Price Per Square Foot	\$ 227	↔↔
Average Days on Market (DOM)	145	↔↔
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	12 %	
Median House Size (sq ft)	2000	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 17.7	↓↓

- ↔↔ 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.

