



This Week

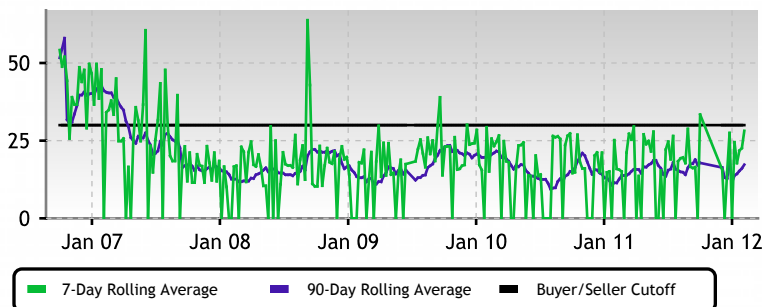
The median list price in BREA, CA 92823 this week is \$575,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may 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	\$ 1,474,500	3700	20+ acres	4.0	3.8	10	4	0	0	44	Most expensive 25% of properties
Upper/Second	\$ 672,000	3000	Less than 4,500 sqft	5.0	3.0	8	5	1	2	63	Upper-middle 25% of properties
Lower/Third	\$ 492,500	2261	6,501 - 8,000 sqft	4.0	2.5	10	5	1	1	170	Lower-middle 25% of properties
Bottom/Fourth	\$ 23,000	1077	4,501 - 6,500 sqft	2.0	2.0	37	5	0	0	159	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 575,000	↔
Asking Price Per Square Foot	\$ 238	↓
Average Days on Market (DOM)	112	↑
Percent of Properties with Price Decrease	26 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	16 %	
Median House Size (sq ft)	2654	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Buyer's 17.3	↑

↔ 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.

Price Trends

