

This Week

The median list price in PLACENTIA, CA 92870 this week is \$469,450.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

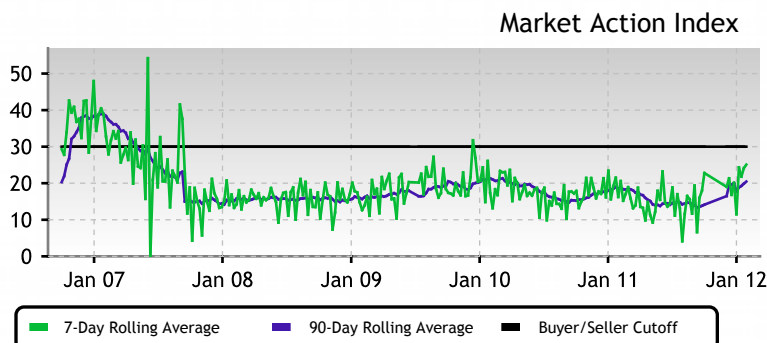
- Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

Real-Time Market Profile			Trend
Median List Price	\$ 469,450		↔
Asking Price Per Square Foot	\$ 217		↓
Average Days on Market (DOM)	162		↑
Percent of Properties with Price Decrease	38 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	12 %		
Median House Size (sq ft)	2000		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	20.5	↑

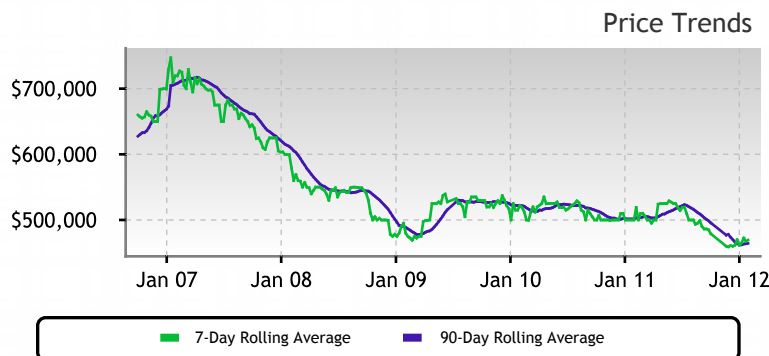
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



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	\$ 627,450	2776	6,501 - 8,000 sqft	4.0	2.5	19	24	1	0	101	Most expensive 25% of properties
Upper/Second	\$ 512,500	2000	6,501 - 8,000 sqft	4.0	2.5	36	24	3	6	201	Upper-middle 25% of properties
Lower/Third	\$ 429,000	1976	6,501 - 8,000 sqft	4.0	2.0	46	25	3	6	216	Lower-middle 25% of properties
Bottom/Fourth	\$ 250,000	1306	4,501 - 6,500 sqft	3.0	2.0	36	25	2	3	129	Least expensive 25% of properties