

This Week

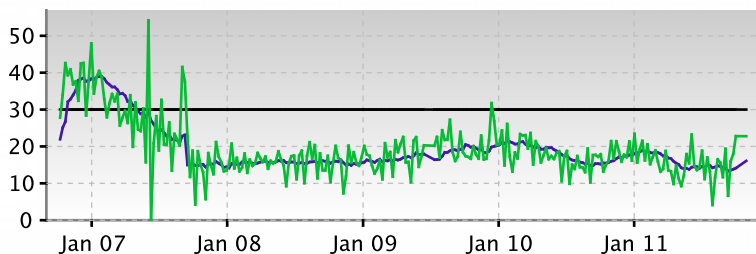
The median list price in PLACENTIA, CA 92870 this week is \$460,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

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	\$ 630,000	2675	6,501 - 8,000 sqft	4.0	2.5	16	37	3	3	128	Most expensive 25% of properties
Upper/Second	\$ 499,500	1992	6,501 - 8,000 sqft	4.0	2.5	35	37	4	5	150	Upper-middle 25% of properties
Lower/Third	\$ 429,000	1724	6,501 - 8,000 sqft	4.0	2.0	39	38	4	7	157	Lower-middle 25% of properties
Bottom/Fourth	\$ 247,450	1380	Less than 4,500 sqft	3.0	2.0	33	38	1	4	99	Least expensive 25% of properties

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

Real-Time Market Profile

Median List Price	\$ 460,000	Trend	↓↓
Asking Price Per Square Foot	\$ 231		↓↓
Average Days on Market (DOM)	134		↑↑
Percent of Properties with Price Decrease	41 %		
Percent Relisted (reset DOM)	11 %		
Percent Flip (price increased)	14 %		
Median House Size (sq ft)	1968		
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	16.1	↔

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

Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

Price Trends

