#### FULLERTON, CA SINGLE FAMILY HOMES



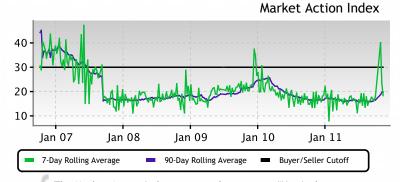
## This Week

The median list price in FULLERTON, CA this week is \$450,000.

Inventory has been tightening and days-on-market decreasing 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.



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.

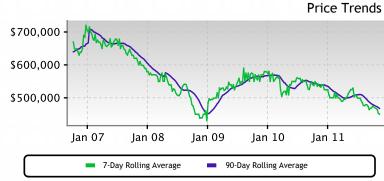
# **Ovartiles**

Real-Time Market Profile		Trend
Median List Price	\$ 450,000	**
Asking Price Per Square Foot	\$ 257	<b>+</b>
Average Days on Market (DOM)	145	**
Percent of Properties with Price Decreas	se 44 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	1746	
Median Lot Size 6,5	501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Strong Buyer's	s 19.7	<b>+</b> +

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

### **Price**

 The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



tites										
				Characteristics per Quartile					artile	Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.
Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
\$ 798,000	2969	0.25 - 0.50 acre	4.0	3.0	34	88	5	6	154	Most expensive 25% of properties
\$ 539,500	2066	6,501 - 8,000 sqft	4.0	2.0	39	88	3	6	134	Upper-middle 25% of properties
\$ 370,000	1434	6,501 - 8,000 sqft	3.0	2.0	56	88	5	8	158	Lower-middle 25% of properties
\$ 285,000	1258	4,501 - 6,500 sqft	3.0	1.0	57	89	8	8	134	Least expensive 25% of properties
	Median Price \$ 798,000 \$ 539,500 \$ 370,000	Median Price Sq. Ft. \$ 798,000 2969 \$ 539,500 2066 \$ 370,000 1434	Median Price       Sq. Ft.       Lot Size         \$ 798,000       2969       0.25 - 0.50 acre         \$ 539,500       2066       6.501 - 8,000 sqft         \$ 370,000       1434       6.501 - 8,000 sqft	Median Price       Sq. Ft.       Lot Size       Beds         \$ 798,000       2969       0.25 - 0.50 acre       4.0         \$ 539,500       2066       6,501 - 8,000 sqft       4.0         \$ 370,000       1434       6,501 - 8,000 sqft       3.0	Median Price       Sq. Ft.       Lot Size       Beds       Baths         \$ 798,000       2969       0.25 - 0.50 acre       4.0       3.0         \$ 539,500       2066       6,501 acre       4.0       2.0         \$ 370,000       1434       6,501 acre       3.0       2.0	Median Price       Sq. Ft.       Lot Size       Beds       Baths       Age         \$ 798,000       2969       0.25 - 0.50 acre       4.0       3.0       34         \$ 539,500       2066       6,501 - 8,000 sqft       4.0       2.0       39         \$ 370,000       1434       6,501 - 8,000 sqft       3.0       2.0       56	Median Price         Sq. Ft.         Lot Size acre         Beds Baths         Age Inventory           \$ 798,000         2969         0.25 - 0.50 acre         4.0         3.0         34         88           \$ 539,500         2066         6,501 acre         4.0         2.0         39         88           \$ 370,000         1434         6,501 acre         3.0         2.0         56         88	Median Price         Sq. Ft.         Lot Size of Size	Characteristics per Quantum         Median Price       Sq. Ft.       Lot Size       Beds       Baths       Age       Inventory       New       Absorbed         \$ 798,000       2969       0.25 · 0.50 acre       4.0       3.0       34       88       5       6         \$ 539,500       2066       8,000 sqft       4.0       2.0       39       88       3       6         \$ 370,000       1434       6,501 · 8,000 sqft       3.0       2.0       56       88       5       8	Characteristics per Quartile         Median Price       Sq. Ft.       Lot Size       Beds       Baths       Age       Inventory       New       Absorbed       DOM         \$ 798,000       2969       0.25 - 0.50 acre       4.0       3.0       34       88       5       6       154         \$ 539,500       2066       8,000 sqft       4.0       2.0       39       88       3       6       134         \$ 370,000       1434       6,501 - 8,000 sqft       3.0       2.0       56       88       5       8       158

ADAM BRETT - ERIC URBAN | WWW.REALTORADAM.COM | 714.496.8116