

This Week

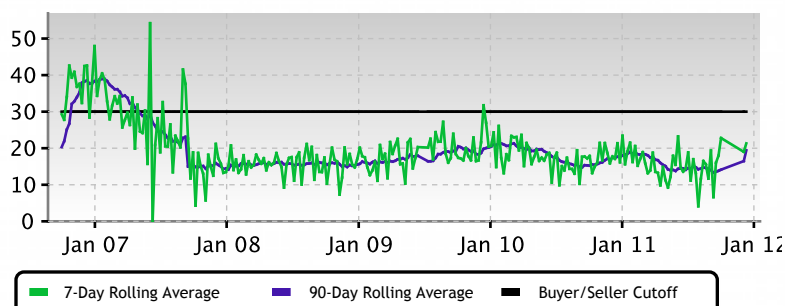
The median list price in PLACENTIA, CA 92870 this week is \$460,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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	\$ 617,990	2694	6,501 - 8,000 sqft	4.0	2.5	16	33	1	3	154	Most expensive 25% of properties
Upper/Second	\$ 500,000	2000	6,501 - 8,000 sqft	4.0	2.0	35	33	2	5	154	Upper-middle 25% of properties
Lower/Third	\$ 429,000	1906	4,501 - 6,500 sqft	4.0	2.0	39	33	2	3	140	Lower-middle 25% of properties
Bottom/Fourth	\$ 268,200	1409	Less than 4,500 sqft	3.0	2.0	34	34	2	3	124	Least expensive 25% of properties

Real-Time Market Profile

Median List Price	\$ 460,000	Trend
Asking Price Per Square Foot	\$ 228	↓↓
Average Days on Market (DOM)	143	↑↑
Percent of Properties with Price Decrease	40 %	
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 19.4	↓↓

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

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

