

This Week

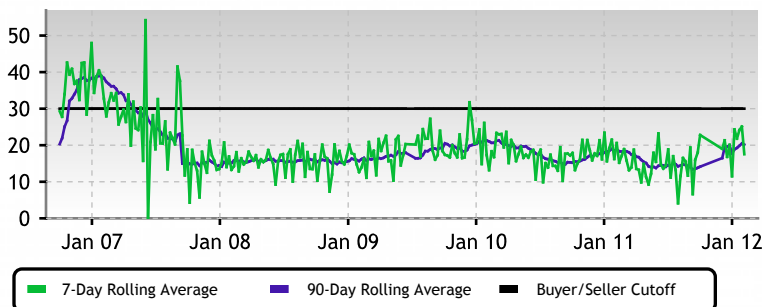
The median list price in PLACENTIA, CA 92870 this week is \$472,200.

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

- While prices have recently plateaued, this is a buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in the MAI.

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	\$ 629,900	2775	6,501 - 8,000 sqft	4.0	2.5	18	25	2	0	109	Most expensive 25% of properties
Upper/Second	\$ 525,000	2025	6,501 - 8,000 sqft	4.0	2.5	27	25	3	0	134	Upper-middle 25% of properties
Lower/Third	\$ 432,450	1991	6,501 - 8,000 sqft	4.0	2.0	47	26	3	4	171	Lower-middle 25% of properties
Bottom/Fourth	\$ 272,500	1320	Less than 4,500 sqft	3.0	2.0	36	26	3	3	174	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 472,200	↔
Asking Price Per Square Foot	\$ 225	↔
Average Days on Market (DOM)	147	↑
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	2034	
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 20.2	↓

- ↔ 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.

Price Trends

