



This Week

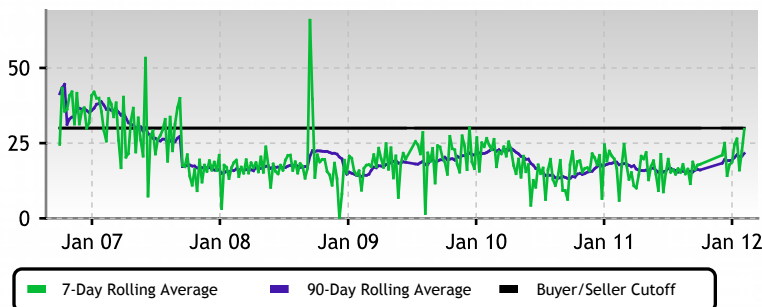
The median list price in BREA, CA 92821 this week is \$458,000.

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

- The market shows signs of warming up, with sales demand recently increasing faster than inventory. Prices have not yet responded as the market is still working through excess inventory. It's unlikely that we'll see prices level off or move higher until the MAI sustains its upward trend and maybe not until the inventory is depleted enough to create a Seller's market.

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	\$ 634,495	2422	Less than 4,500 sqft	4.0	2.5	8	18	2	4	124	Most expensive 25% of properties
Upper/Second	\$ 518,950	1900	4,501 - 6,500 sqft	3.5	2.5	33	18	2	2	100	Upper-middle 25% of properties
Lower/Third	\$ 404,500	1531	Less than 4,500 sqft	3.0	2.0	50	18	4	6	93	Lower-middle 25% of properties
Bottom/Fourth	\$ 105,000	1433	4,501 - 6,500 sqft	2.0	2.0	32	19	0	3	110	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 458,000	↓
Asking Price Per Square Foot	\$ 246	↓
Average Days on Market (DOM)	107	↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1814	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 21.6	↑

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

Price

- This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.

Price Trends

