

This Week

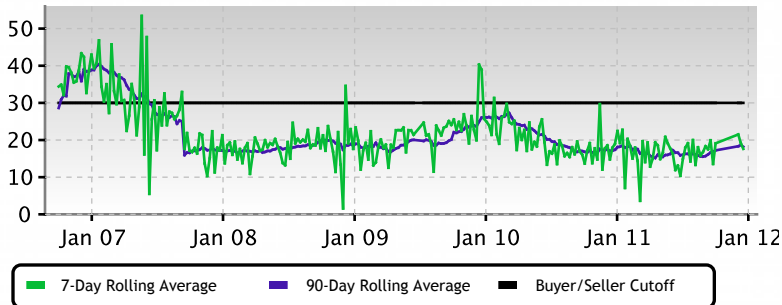
The median list price in FULLERTON, CA 92833 this week is \$409,450.

Inventory has been tightening but days-on-market and the Market Action Index have been basically unchanged, not providing strong indication for market conditions.

Supply and Demand

- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

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 | \$ 724,000 | 2950 | 8,001 - 10,000 sqft | 4.0 | 3.0 | 32 | 34 | 1 | 1 | 147 | Most expensive 25% of properties |
| Upper/Second | \$ 509,498 | 1860 | 6,501 - 8,000 sqft | 4.0 | 2.0 | 35 | 34 | 1 | 5 | 165 | Upper-middle 25% of properties |
| Lower/Third | \$ 335,000 | 1381 | 6,501 - 8,000 sqft | 3.0 | 2.0 | 57 | 35 | 2 | 2 | 166 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 265,000 | 1106 | 4,501 - 6,500 sqft | 3.0 | 1.0 | 58 | 35 | 4 | 2 | 145 | Least expensive 25% of properties |

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

Real-Time Market Profile

| | | Trend |
|-------------------------------------------|---------------------|-------|
| Median List Price | \$ 409,450 | ↑↑ |
| Asking Price Per Square Foot | \$ 251 | ↑↑ |
| Average Days on Market (DOM) | 156 | ↔ |
| Percent of Properties with Price Decrease | 43 % | |
| Percent Relisted (reset DOM) | n/a | |
| Percent Flip (price increased) | 7 % | |
| Median House Size (sq ft) | 1617 | |
| 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 18.2 | ↔ |

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

Price

- Despite this week's down tic, price trends in this zip code have generally been moving up lately. We are below the market's high point, and we'll investigate the Market Action Index later on to see if we expect this week's blip to become a downward trend.

Price Trends

