

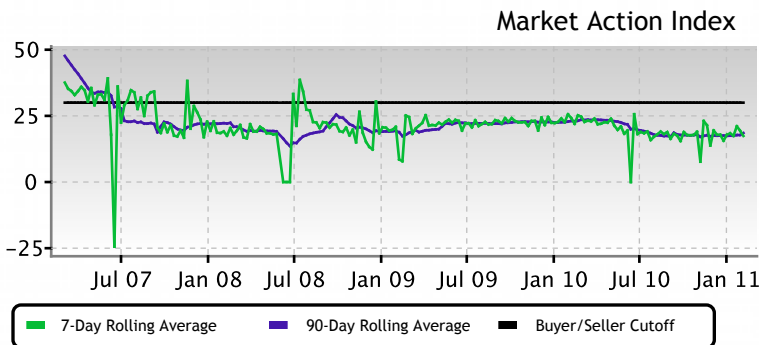
This Week

The median list price in SAN DIEGO, CA this week is \$449,000.

With inventory trending up but days-on-market and the Market Action Index essentially flat recently, conditions do not seem to have strong up or down pull.

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.



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	\$ 965,000	3069	8,001 - 10,000 sqft	4.0	4.0	12	724	79	32	145	Most expensive 25% of properties
Upper/Second	\$ 549,000	1856	4,501 - 6,500 sqft	3.0	3.0	34	724	77	54	135	Upper-middle 25% of properties
Lower/Third	\$ 365,000	1450	4,501 - 6,500 sqft	3.0	2.0	43	725	65	57	128	Lower-middle 25% of properties
Bottom/Fourth	\$ 224,900	1234	4,501 - 6,500 sqft	3.0	2.0	52	725	64	57	133	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	\$ 449,000	↑↑
Asking Price Per Square Foot	\$ 265	↔
Average Days on Market (DOM)	135	↔
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	1680	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 18.5	↔

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

Price

- Prices continue their climb again this week. We're a long way from the market's price high-point so watch the Market Action Index as an indicator of how long this trend will last.

