



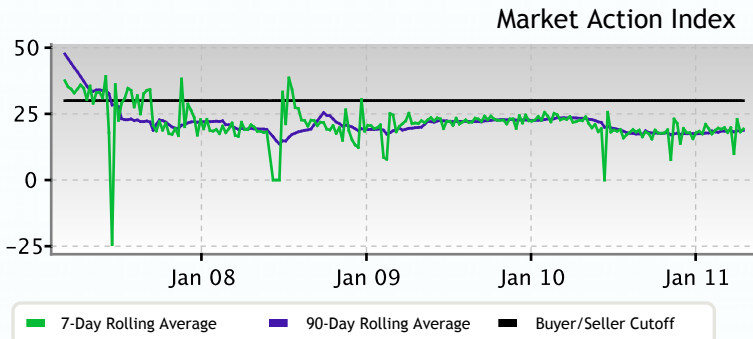
This Week

The median list price in SAN DIEGO, CA this week is \$450,000.

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

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



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	\$ 950,438	3100	8,001 - 10,000 sqft	4.0	4.0	13	756	75	55	138	Most expensive 25% of properties
Upper/Second	\$ 559,694	1864	6,501 - 8,000 sqft	3.0	3.0	34	756	83	72	114	Upper-middle 25% of properties
Lower/Third	\$ 368,000	1470	4,501 - 6,500 sqft	3.0	2.0	46	757	89	68	135	Lower-middle 25% of properties
Bottom/Fourth	\$ 225,900	1230	4,501 - 6,500 sqft	3.0	2.0	52	757	69	64	133	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 450,000	↔↔
Asking Price Per Square Foot	\$ 268	↔↔
Average Days on Market (DOM)	130	↔↔
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	13 %	
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 18.7	↔↔

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

Price

- Despite this week's down tic, the market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this shift.

