

This Week

The median list price in OCEANSIDE, CA this week is \$369,950.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

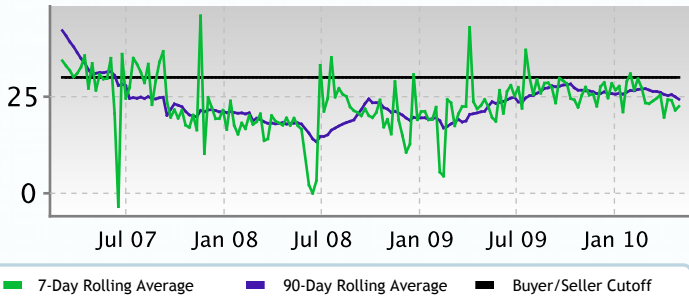
Supply and Demand

- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

Real-Time Market Profile		Trend
Median List Price	\$ 369,950	↑↑
Asking Price Per Square Foot	\$ 197	↔
Average Days on Market (DOM)	120	↑↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	1753	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index Buyer's Advantage	24.3	↑↑

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

Market Action Index

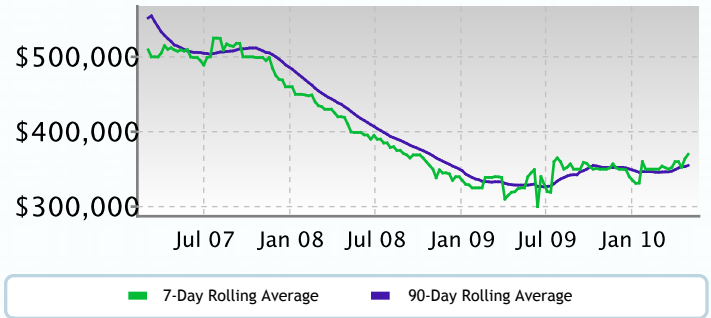


The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

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.

Price Trends



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	\$ 589,000	2600	8,001 - 10,000 sqft	4.0	3.0	19	143	9	8	104	Most expensive 25% of properties
Upper/Second	\$ 419,900	2180	6,501 - 8,000 sqft	4.0	2.5	18	143	18	13	108	Upper-middle 25% of properties
Lower/Third	\$ 329,000	1633	4,501 - 6,500 sqft	3.0	2.5	22	143	15	19	126	Lower-middle 25% of properties
Bottom/Fourth	\$ 225,000	1196	4,501 - 6,500 sqft	3.0	2.0	36	143	10	15	143	Least expensive 25% of properties