

This Week

The median list price in VALLEY CENTER, CA this week is \$493,000.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

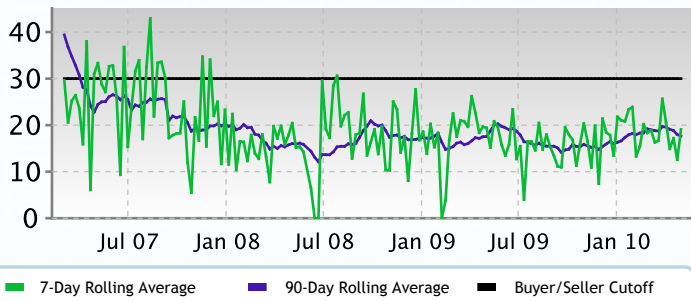
Real-Time Market Profile			Trend
Median List Price	\$ 493,000		↓↓
Asking Price Per Square Foot	\$ 182		↔
Average Days on Market (DOM)	188		↓↓
Percent of Properties with Price Decrease	36 %		
Percent Relisted (reset DOM)	9 %		
Percent Flip (price increased)	6 %		
Median House Size (sq ft)	2654		
Median Lot Size	2.5 - 5.0 acres		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	17.6	↓↓

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

Price

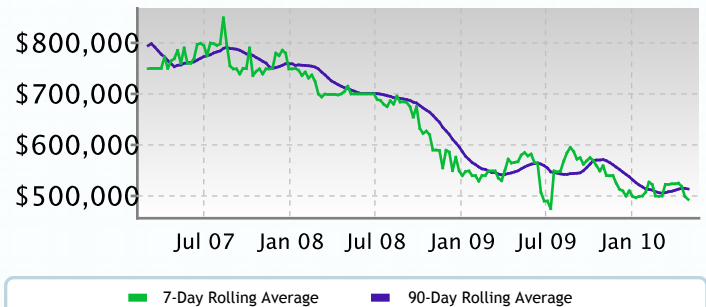
- Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.

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 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	\$ 797,000	3242	2.5 - 5.0 acres	4.0	3.2	10	34	1	3	237	Most expensive 25% of properties
Upper/Second	\$ 550,000	3030	2.5 - 5.0 acres	4.0	3.0	10	34	3	2	170	Upper-middle 25% of properties
Lower/Third	\$ 429,000	2748	1.0 - 2.5 acres	4.0	3.0	11	35	3	3	188	Lower-middle 25% of properties
Bottom/Fourth	\$ 324,900	1791	2.5 - 5.0 acres	3.0	2.0	26	35	8	2	157	Least expensive 25% of properties