

## This Week

The median list price in SAN DIEGO, CA 92130 this week is \$1,769,025.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

## Supply and Demand

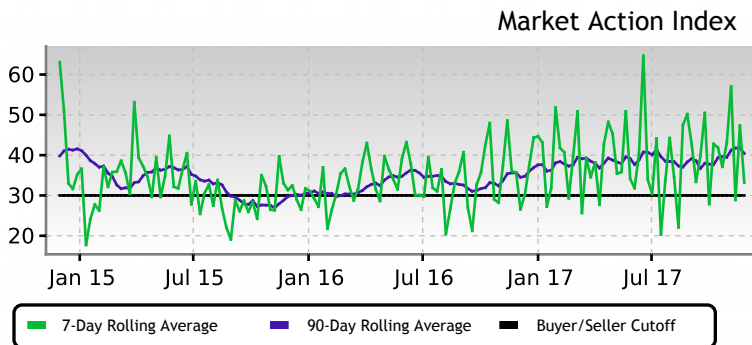
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 1,769,025	↔↔
Asking Price Per Square Foot	\$ 453	↔↔
Average Days on Market (DOM)	112	↓↓↓
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	25 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	4330	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index Seller's Advantage	40.4	↑↑

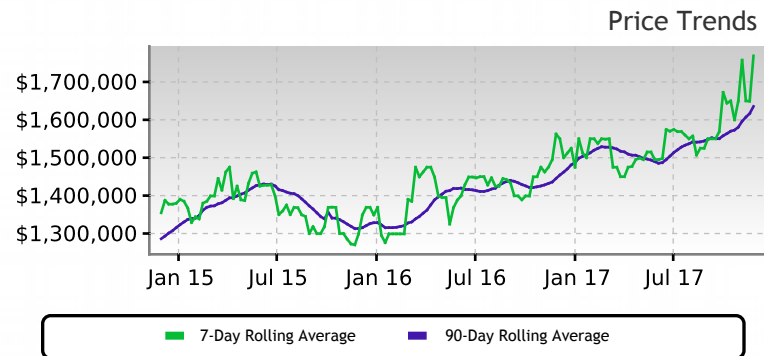
↔↔ No change    ↑↑ Strong upward trend    ↓↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



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	\$ 4,395,000	8114	0.50 - 1.0 acre	6.0	6.5	12	17	0	0	168	Most expensive 25% of properties
Upper/Second	\$ 2,399,800	5275	0.25 - 0.50 acre	5.0	4.5	13	17	0	0	97	Upper-middle 25% of properties
Lower/Third	\$ 1,549,000	3855	6,501 - 8,000 sqft	5.0	4.5	14	17	2	4	147	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,223,649	2840	4,501 - 6,500 sqft	4.0	3.0	17	18	2	3	40	Least expensive 25% of properties