

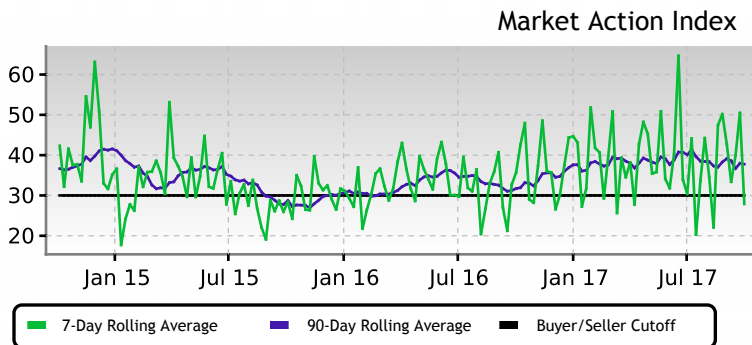
## This Week

The median list price in SAN DIEGO, CA 92130 this week is \$1,672,444.

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

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 4,045,000	7748	1.0 - 2.5 acres	5.5	6.2	12	22	2	0	180	Most expensive 25% of properties
Upper/Second	\$ 1,903,857	4338	0.25 - 0.50 acre	5.0	4.5	16	22	4	0	62	Upper-middle 25% of properties
Lower/Third	\$ 1,495,000	3672	6,501 - 8,000 sqft	5.0	4.0	16	22	1	4	83	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,097,500	2433	4,501 - 6,500 sqft	4.0	2.5	16	22	2	2	55	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	\$ 1,672,444	↔↔
Asking Price Per Square Foot	\$ 447	↔↔
Average Days on Market (DOM)	95	↓
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	19 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	4022	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index Seller's Advantage	37.8	↓↓

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

## Price

- We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

