

This Week

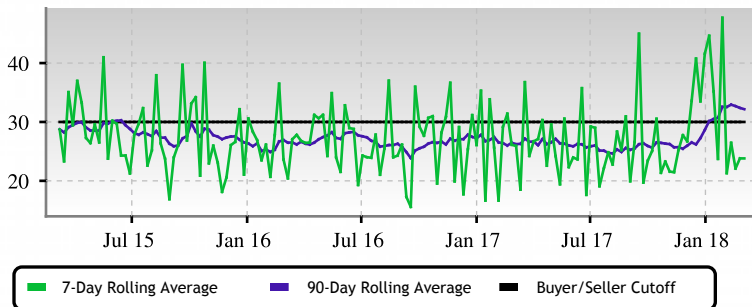
The median list price in DEL MAR, CA 92014 this week is \$2,722,500.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

- The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

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.

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	\$ 8,622,500	3765	0.25 - 0.50 acre	4.0	4.5	14	18	2	2	187	Most expensive 25% of properties
Upper/Second	\$ 3,295,000	2990	6,501 - 8,000 sqft	4.0	3.8	24	18	0	0	146	Upper-middle 25% of properties
Lower/Third	\$ 2,198,000	2651	0.25 - 0.50 acre	3.0	3.0	42	19	1	1	202	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,500,000	2408	6,501 - 8,000 sqft	4.0	2.5	38	19	5	0	154	Least expensive 25% of properties

ALTOS SD

Real-Time Market Profile

		Trend
Median List Price	\$ 2,722,500	↑↑
Asking Price Per Square Foot	\$ 992	↔
Average Days on Market (DOM)	172	↑↑
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	30 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2686	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 32.2	↔

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

Price

- In this zip code this week saw relatively little price change from last week. However, we continue to demonstrate a nice up trend over the last several weeks.

Price Trends

