

## This Week

The median list price in DEL MAR, CA 92014 this week is \$2,790,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

### Real-Time Market Profile

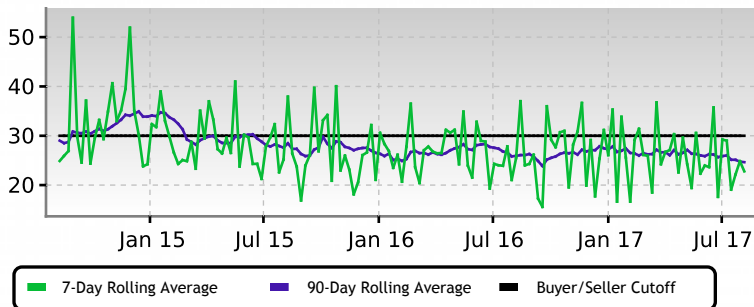
		Trend
Median List Price	\$ 2,790,000	↔↔
Asking Price Per Square Foot	\$ 922	↓↓↓
Average Days on Market (DOM)	126	↑
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	25 %	
Percent Flip (price increased)	10 %	
Median House Size (sq ft)	3047	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index Buyer's Advantage	24.6	↓↓↓

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

## Price

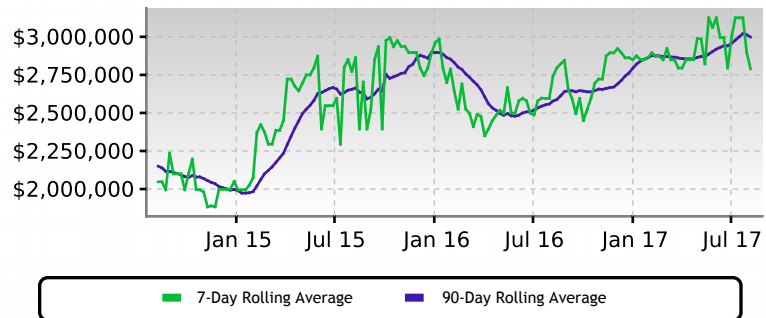
- We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

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	\$ 7,750,000	4000	0.25 - 0.50 acre	4.0	4.5	20	27	0	2	133	Most expensive 25% of properties
Upper/Second	\$ 3,900,000	3180	0.25 - 0.50 acre	4.0	3.5	30	28	2	1	113	Upper-middle 25% of properties
Lower/Third	\$ 2,470,000	3132	0.25 - 0.50 acre	4.0	3.2	32	28	3	0	120	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,647,000	2662	6,501 - 8,000 sqft	4.0	2.5	42	28	2	2	137	Least expensive 25% of properties