

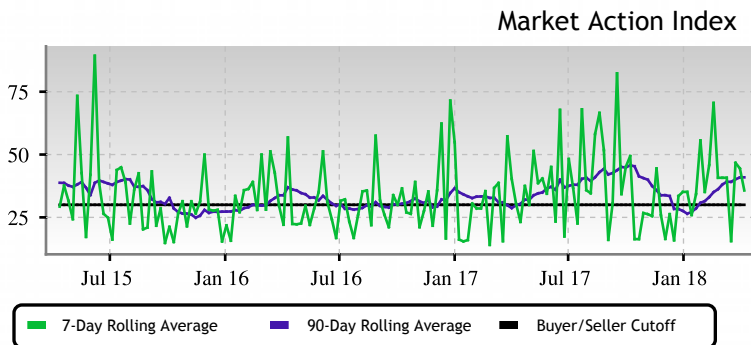
This Week

The median list price in SOLANA BEACH, CA 92075 this week is \$2,212,500.

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 strong for several consecutive weeks. Reflecting these inventory conditions, with the MAI in the Seller's zone, it is not surprising that prices have recently resumed their climb.



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	\$ 3,699,000	4210	0.50 - 1.0 acre	5.0	4.5	10	5	0	0	71	Most expensive 25% of properties
Upper/Second	\$ 2,470,000	2556	0.25 - 0.50 acre	4.0	3.0	31	5	1	0	64	Upper-middle 25% of properties
Lower/Third	\$ 2,150,000	2684	0.25 - 0.50 acre	3.0	3.5	9	5	0	0	36	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,799,000	1917	0.25 - 0.50 acre	3.0	2.5	40	5	1	2	54	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 2,212,500	↑
Asking Price Per Square Foot	\$ 870	↑↑
Average Days on Market (DOM)	56	↓↓
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2721	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Seller's Advantage 40.9	↑↑

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

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

