

This Week

The median list price in SOLANA BEACH, CA 92075 this week is \$1,850,000.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

Supply and Demand

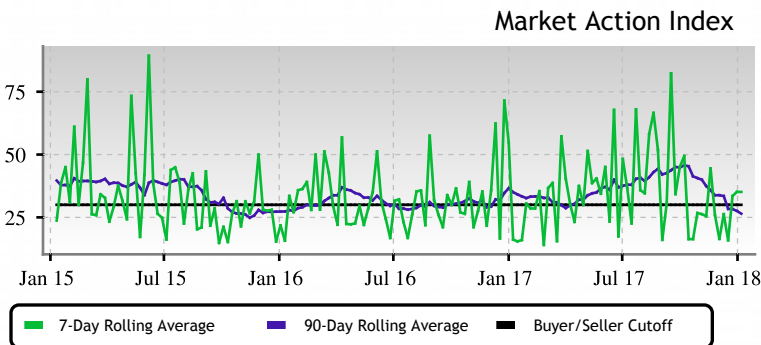
The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices have begun moving lower. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

Real-Time Market Profile		Trend
Median List Price	\$ 1,850,000	↓
Asking Price Per Square Foot	\$ 791	↓↓
Average Days on Market (DOM)	94	↓
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	16 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2576	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Buyer's Advantage 26.5	↓↓

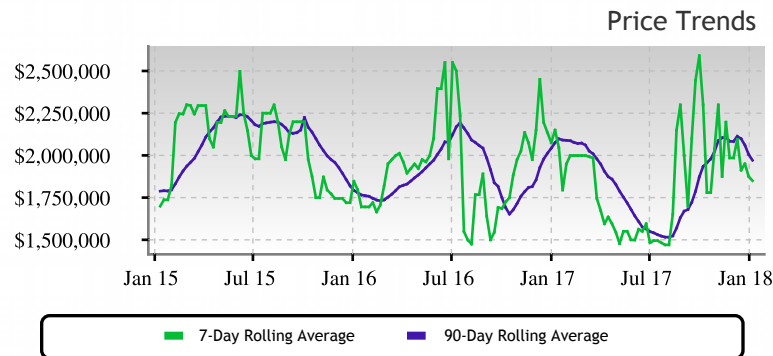
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

Again this week we see a downward notch for prices in this zip code. Pricing has been weak recently and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in 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

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	\$ 2,947,438	3549	0.25 - 0.50 acre	4.0	4.0	12	4	0	1	108	Most expensive 25% of properties
Upper/Second	\$ 2,095,000	2646	0.25 - 0.50 acre	3.0	2.5	38	5	0	0	97	Upper-middle 25% of properties
Lower/Third	\$ 1,549,000	2290	0.25 - 0.50 acre	4.0	2.0	42	5	0	0	67	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,200,000	1496	0.25 - 0.50 acre	3.0	2.0	52	5	1	1	105	Least expensive 25% of properties