

## This Week

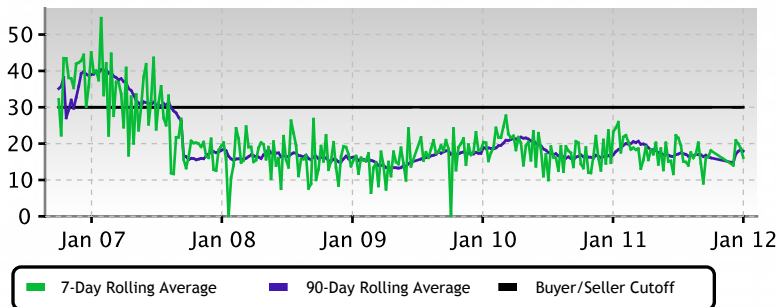
The median list price in RANCHO PALOS VERDES, CA 90275 this week is \$1,199,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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

| Quartile      | Median Price | Sq. Ft. | Lot Size           | Beds | Baths | Age | Inventory | New | Absorbed | DOM |                                   |
|---------------|--------------|---------|--------------------|------|-------|-----|-----------|-----|----------|-----|-----------------------------------|
| Top/First     | \$ 3,699,000 | 5905    | 0.50 - 1.0 acre    | 5.0  | 5.0   | 8   | 29        | 0   | 2        | 255 | Most expensive 25% of properties  |
| Upper/Second  | \$ 1,449,950 | 3047    | 0.25 - 0.50 acre   | 4.0  | 2.5   | 45  | 30        | 1   | 2        | 174 | Upper-middle 25% of properties    |
| Lower/Third   | \$ 1,082,061 | 2531    | 0.25 - 0.50 acre   | 4.0  | 2.5   | 50  | 30        | 0   | 1        | 101 | Lower-middle 25% of properties    |
| Bottom/Fourth | \$ 763,500   | 1856    | 6,501 - 8,000 sqft | 4.0  | 2.0   | 53  | 30        | 0   | 1        | 123 | 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                         | \$ 1,199,000        | ↔↔    |
| Asking Price Per Square Foot              | \$ 459              | ↔↔    |
| Average Days on Market (DOM)              | 162                 | ↑↑    |
| Percent of Properties with Price Decrease | 29 %                |       |
| Percent Relisted (reset DOM)              | n/a                 |       |
| Percent Flip (price increased)            | 3 %                 |       |
| Median House Size (sq ft)                 | 2825                |       |
| Median Lot Size                           | 0.25 - 0.50 acre    |       |
| Median Number of Bedrooms                 | 4.0                 |       |
| Median Number of Bathrooms                | 2.5                 |       |
| Market Action Index                       | Strong Buyer's 17.9 | ↑↑    |

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

## Price

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

Price Trends

