

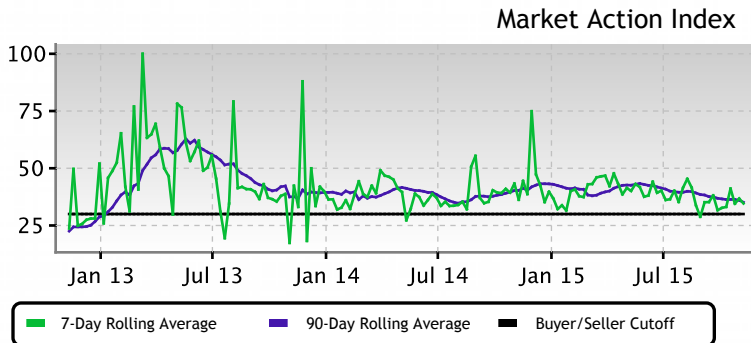
This Week

The median list price in SAN DIEGO, CA this week is \$699,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on 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	\$ 1,499,000	3595	0.25 - 0.50 acre	4.0	4.0	14	434	26	33	126	Most expensive 25% of properties
Upper/Second	\$ 829,500	2308	4,501 - 6,500 sqft	4.0	3.0	28	434	39	39	79	Upper-middle 25% of properties
Lower/Third	\$ 599,000	1637	4,501 - 6,500 sqft	3.0	2.0	47	434	44	54	68	Lower-middle 25% of properties
Bottom/Fourth	\$ 389,000	1248	4,501 - 6,500 sqft	3.0	2.0	56	435	38	55	69	Least expensive 25% of properties

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Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 699,000	↔↔
Asking Price Per Square Foot	\$ 365	↔↔
Average Days on Market (DOM)	86	↔↔
Percent of Properties with Price Decrease	48 %	
Percent Relisted (reset DOM)	19 %	
Percent Flip (price increased)	8 %	
Median House Size (sq ft)	1932	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	35.2	↕↕

- ↔↔ No change ↗↗ Strong upward trend ↘↘ Strong downward trend
 ↗ Slight upward trend ↘ Slight downward trend

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

