

## This Week

The median list price in SAN DIEGO, CA 92106 this week is \$892,254.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

## Supply and Demand

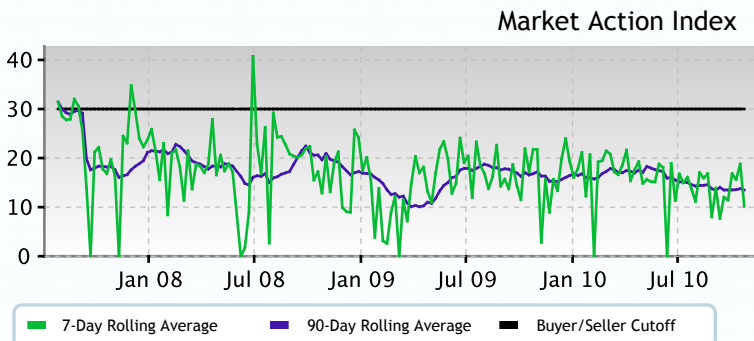
- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile			Trend
Median List Price	\$ 892,254		↔↔
Asking Price Per Square Foot	\$ 432		↔↔
Average Days on Market (DOM)	145		↔↔
Percent of Properties with Price Decrease	58 %		
Percent Relisted (reset DOM)	17 %		
Percent Flip (price increased)	16 %		
Median House Size (sq ft)	2197		
Median Lot Size	4,501 - 6,500 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Strong Buyer's	13.5	↓↓

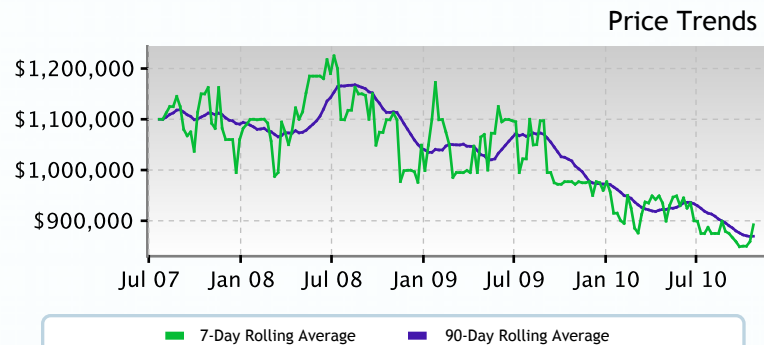
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.



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	\$ 2,299,876	3509	0.25 - 0.50 acre	4.0	3.5	36	29	1	0	175	Most expensive 25% of properties
Upper/Second	\$ 995,000	2588	4,501 - 6,500 sqft	3.0	2.5	52	29	3	0	149	Upper-middle 25% of properties
Lower/Third	\$ 754,250	1884	4,501 - 6,500 sqft	3.0	2.5	56	30	1	3	129	Lower-middle 25% of properties
Bottom/Fourth	\$ 594,500	1538	4,501 - 6,500 sqft	3.0	2.0	59	30	3	1	127	Least expensive 25% of properties