

# This Week

The median list price in SAN DIEGO, CA 92106 this week is \$850,000.

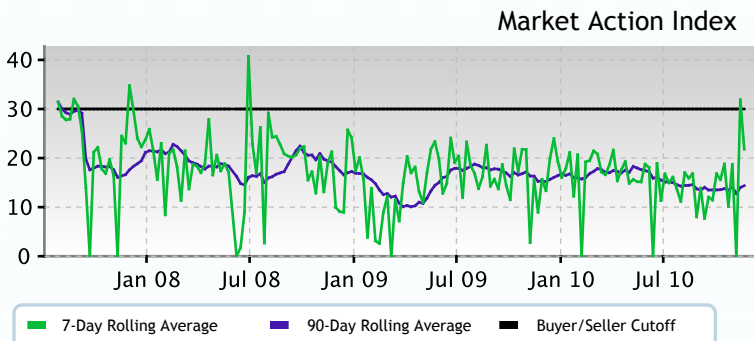
Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

# Supply and Demand

- 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.

Real-Time Market Profile			Trend
Median List Price	\$ 850,000		↔↔
Asking Price Per Square Foot	\$ 432		↔↔
Average Days on Market (DOM)	141		↔↔
Percent of Properties with Price Decrease	58 %		
Percent Relisted (reset DOM)	16 %		
Percent Flip (price increased)	14 %		
Median House Size (sq ft)	2168		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	14.4	↑↑

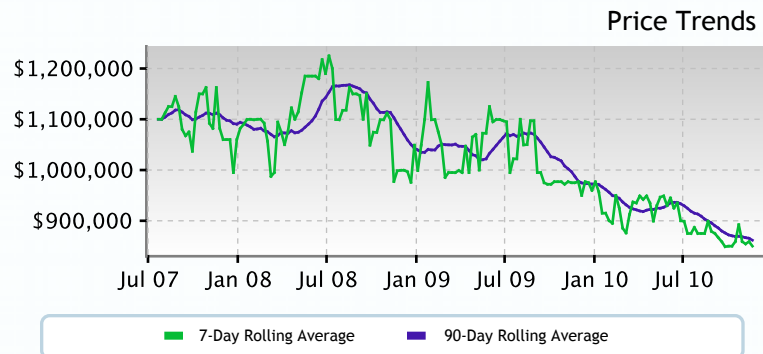
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend



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.

# Price

- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.



# 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	\$ 2,399,888	3496	0.25 - 0.50 acre	4.0	4.0	43	26	1	3	176	Most expensive 25% of properties
Upper/Second	\$ 970,000	2579	4,501 - 6,500 sqft	3.0	3.0	50	26	3	4	137	Upper-middle 25% of properties
Lower/Third	\$ 749,000	1958	4,501 - 6,500 sqft	3.0	3.0	58	26	2	5	129	Lower-middle 25% of properties
Bottom/Fourth	\$ 577,000	1386	4,501 - 6,500 sqft	3.0	2.0	58	26	1	2	119	Least expensive 25% of properties