

This Week

The median list price in SAN DIEGO, CA 92106 this week is \$839,900.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

Supply and Demand

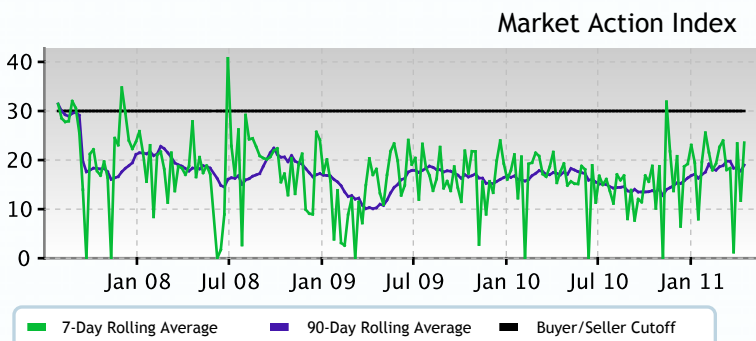
- Home sales have been exceeding new inventory for several weeks. While still a Buyer's market, prices seem to have responded by moving upward. If the demand trends continue, expect prices to keep marching upward, especially once we see a Seller's Market.

Real-Time Market Profile			Trend
Median List Price	\$ 839,900		↑↑
Asking Price Per Square Foot	\$ 431		↑↑
Average Days on Market (DOM)	137		↔
Percent of Properties with Price Decrease	34 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	5 %		
Median House Size (sq ft)	2035		
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	19.0	↑↑

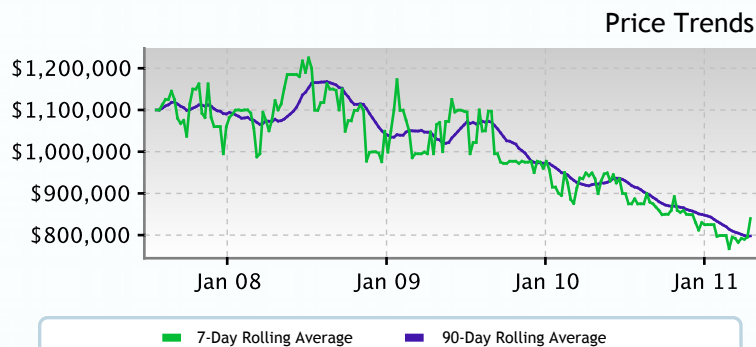
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.



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	Description
Top/First	\$ 1,595,000	3114	0.25 - 0.50 acre	3.0	3.0	59	21	3	0	104	Most expensive 25% of properties
Upper/Second	\$ 949,000	2389	4,501 - 6,500 sqft	3.0	2.0	62	21	2	0	185	Upper-middle 25% of properties
Lower/Third	\$ 725,000	1850	4,501 - 6,500 sqft	3.0	3.0	58	21	1	6	170	Lower-middle 25% of properties
Bottom/Fourth	\$ 572,450	1486	4,501 - 6,500 sqft	3.0	2.0	60	22	3	4	89	Least expensive 25% of properties