

This Week

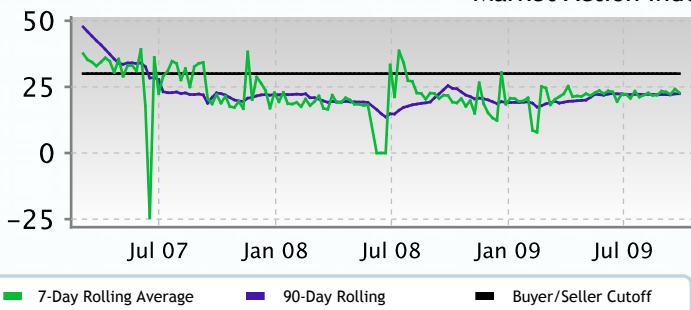
The median list price in SAN DIEGO, CA this week is \$615,438.

With inventory and days-on-market basically unchanged and the Market Action Index decreasing, the market is not sending strong directional signal for the near-term outlook.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

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

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	\$ 1,447,500	3646	0.25 - 0.50 acre	5.0	4.0	12	476	20	18	181	Most expensive 25% of properties
Upper/Second	\$ 750,000	2331	6,501 - 8,000 sqft	4.0	2.5	24	476	48	36	120	Upper-middle 25% of properties
Lower/Third	\$ 469,000	1597	4,501 - 6,500 sqft	3.0	2.0	39	476	72	74	108	Lower-middle 25% of properties
Bottom/Fourt	\$ 242,438	1288	4,501 - 6,500 sqft	3.0	2.0	49	476	68	68	123	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 615,438	↓↓
Asking Price Per Square Foot	\$ 303	↔
Average Days on Market (DOM)	133	↔
Percent of Properties with Price Decrease	31 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1900	
Median Lot Size	6,501 - 8,000	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action	Strong Buyer's	↓↓

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

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

