

This Week

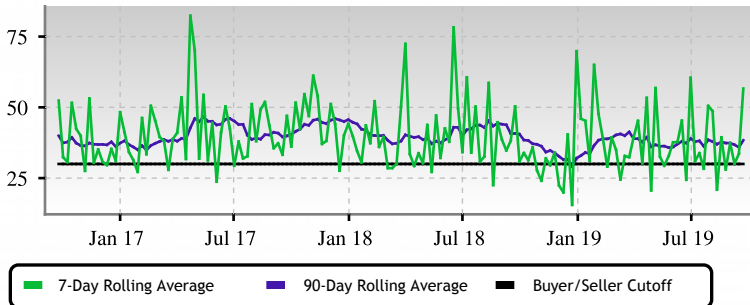
The median list price in MARINA DEL REY, CA this week is \$998,500.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,195,000	1730	2.0	2.5	31	15	2	2	89	Most expensive 25% of properties
Upper/Second	\$ 1,199,999	1875	2.0	2.5	20	15	1	5	87	Upper-middle 25% of properties
Lower/Third	\$ 954,000	1520	2.0	1.5	41	16	3	5	62	Lower-middle 25% of properties
Bottom/Fourth	\$ 752,000	1018	1.0	0.5	16	16	3	2	100	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 998,500	↔↔
Asking Price Per Square Foot	\$ 730	↔↔
Average Days on Market (DOM)	84	↑↑
Percent of Properties with Price Decrease	15 %	
Percent Relisted (reset DOM)	29 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1582	
Median Number of Bedrooms	2.0	
Median Number of Bathrooms	1.5	
Market Action Index	Seller's Advantage 38.4	↑

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

