

## This Week

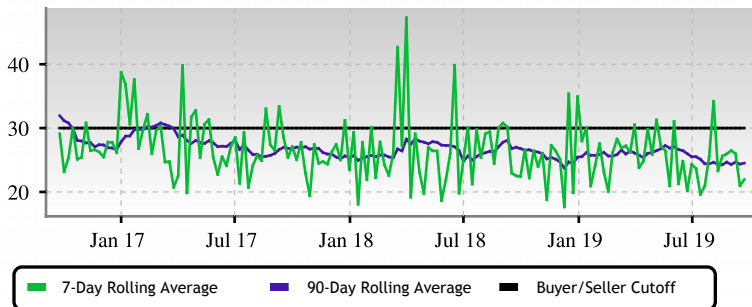
The median list price in BEVERLY HILLS, CA this week is \$7,122,500.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

## Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

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	\$ 25,000,000	10256	0.50 - 1.0 acre	6.0	8.0	26	67	5	0	230	Most expensive 25% of properties
Upper/Second	\$ 9,995,000	6102	0.50 - 1.0 acre	5.0	5.5	55	67	8	2	194	Upper-middle 25% of properties
Lower/Third	\$ 4,199,000	4167	0.25 - 0.50 acre	5.0	4.5	57	67	7	7	223	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,395,000	2400	8,001 - 10,000 sqft	3.0	2.5	63	67	5	1	129	Least expensive 25% of properties

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### Real-Time Market Profile

		Trend
Median List Price	\$ 7,122,500	↔
Asking Price Per Square Foot	\$ 1,335	↔
Average Days on Market (DOM)	194	↘
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	21 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	4950	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index	Buyer's Advantage 24.5	↔

↔ 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

