

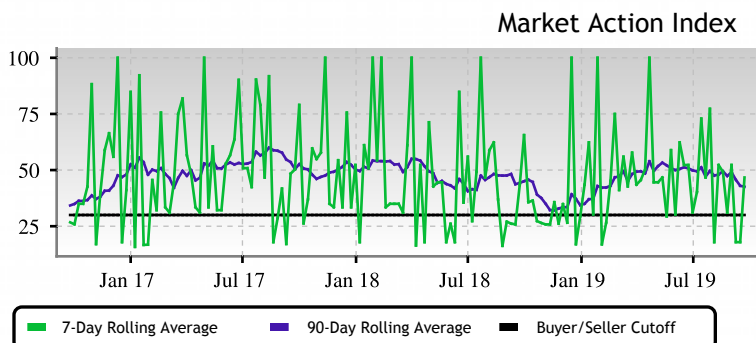
This Week

The median list price in EL SEGUNDO, CA this week is \$1,849,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.



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 | \$ 2,195,000 | 2846 | 6,501 - 8,000 sqft | 4.0 | 3.5 | 10 | 3 | 0 | 1 | 89 | Most expensive 25% of properties |
| Upper/Second | \$ 1,999,000 | 2781 | 4,501 - 6,500 sqft | 4.0 | 3.5 | 0 | 3 | 0 | 0 | 75 | Upper-middle 25% of properties |
| Lower/Third | \$ 1,610,000 | 2975 | 4,501 - 6,500 sqft | 4.0 | 3.5 | 1 | 3 | 1 | 0 | 86 | Lower-middle 25% of properties |
| Bottom/Fourth | \$ 1,174,750 | 994 | 4,501 - 6,500 sqft | 3.5 | 2.0 | 93 | 4 | 1 | 1 | 46 | Least expensive 25% of properties |

| Real-Time Market Profile | | Trend |
|---|-------------------------|-------|
| Median List Price | \$ 1,849,000 | ↑↑ |
| Asking Price Per Square Foot | \$ 790 | ↑↑ |
| Average Days on Market (DOM) | 72 | ↑↑ |
| Percent of Properties with Price Decrease | 54 % | |
| Percent Relisted (reset DOM) | 0 % | |
| Percent Flip (price increased) | 0 % | |
| Median House Size (sq ft) | 2437 | |
| Median Lot Size | 4,501 - 6,500 sqft | |
| Median Number of Bedrooms | 4.0 | |
| Median Number of Bathrooms | 3.5 | |
| Market Action Index | Seller's Advantage 42.6 | ↓↓ |

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

Price

- This week saw relatively little price change from last week. However, prices continue to demonstrate a nice up trend over the last several weeks.

