

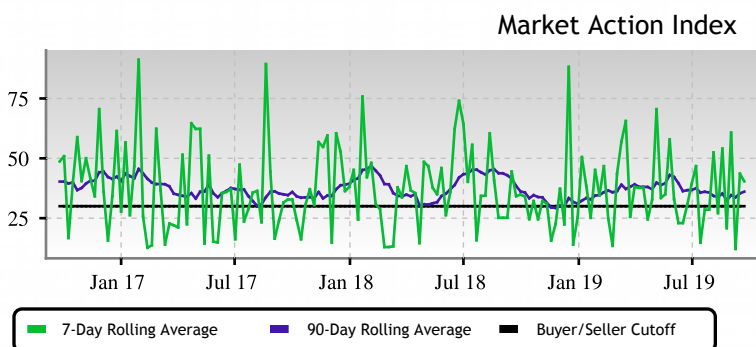
This Week

The median list price in LOS ANGELES, CA 90024 - Westwood this week is \$4,199,900.

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 settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 32,500,000	9404	1.0 - 2.5 acres	6.0	8.0	26	5	0	0	148	Most expensive 25% of properties
Upper/Second	\$ 4,750,000	5237	0.25 - 0.50 acre	5.0	4.5	79	5	0	1	118	Upper-middle 25% of properties
Lower/Third	\$ 3,495,000	3711	6,501 - 8,000 sqft	5.0	4.5	68	5	0	1	154	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,260,000	2577	6,501 - 8,000 sqft	3.0	3.0	68	6	0	1	74	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 4,199,900	↔
Asking Price Per Square Foot	\$ 971	↓↓
Average Days on Market (DOM)	121	↑↑
Percent of Properties with Price Decrease	57 %	
Percent Relisted (reset DOM)	29 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	4100	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index Seller's Advantage	36.1	↑

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

