

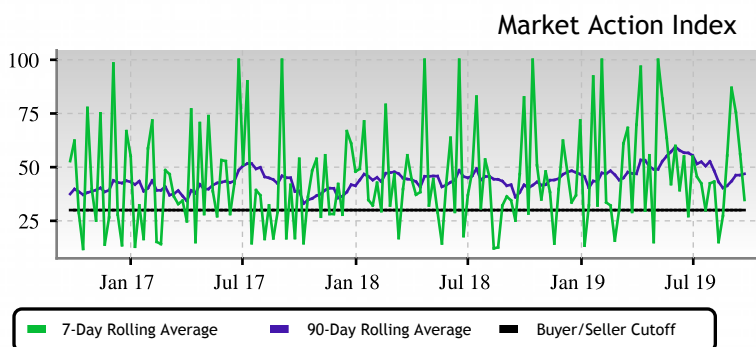
This Week

The median list price in LOS ANGELES, CA 90025 this week is \$1,820,000.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

Supply and Demand

- In the last few weeks, the Market Action Index has resumed a climb. Despite the fact that we're in a Seller's market, prices have not yet resumed upward momentum. However, it is likely that given these conditions, prices will at least level off very soon. If the increasing trend continues, expect that prices could shift higher quickly.



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	\$ 2,697,000	2662	6,501 - 8,000 sqft	4.5	4.5	36	2	0	1	49	Most expensive 25% of properties
Upper/Second	\$ 1,995,000	2916	4,501 - 6,500 sqft	5.0	1.5	80	3	0	0	40	Upper-middle 25% of properties
Lower/Third	\$ 1,795,000	1638	6,501 - 8,000 sqft	3.0	1.5	79	3	2	0	5	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,399,000	960	4,501 - 6,500 sqft	2.0	0.5	80	3	0	0	51	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 1,820,000	↓↓
Asking Price Per Square Foot	\$ 1,038	↑↑
Average Days on Market (DOM)	35	↓↓
Percent of Properties with Price Decrease	18 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1951	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	1.5	
Market Action Index	Strong Seller's 46.9	↑

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

Price

- Again this week in this zip code we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. At this point, we will be looking for a persistent upward shift in the Market Action Index as a leading indicator for a trough in prices.

