

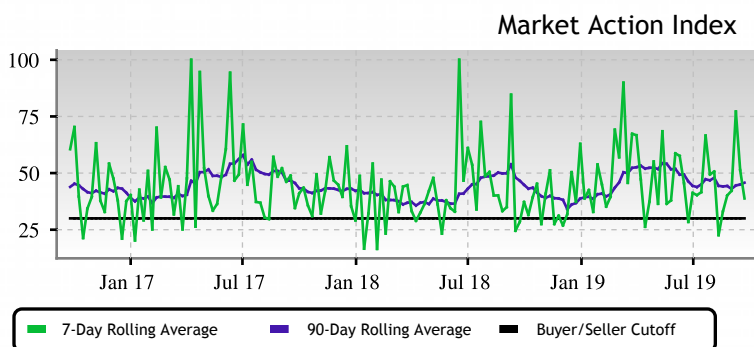
This Week

The median list price in LOS ANGELES, CA 90064 this week is \$1,849,500.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.



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	\$ 3,299,999	4062	6,501 - 8,000 sqft	5.0	4.5	15	7	1	1	142	Most expensive 25% of properties
Upper/Second	\$ 1,999,999	2600	6,501 - 8,000 sqft	4.0	2.5	72	7	0	1	117	Upper-middle 25% of properties
Lower/Third	\$ 1,695,000	2249	4,501 - 6,500 sqft	4.0	2.5	70	7	1	1	56	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,390,000	1771	4,501 - 6,500 sqft	3.0	1.5	80	7	0	1	51	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 1,849,500	↔↔
Asking Price Per Square Foot	\$ 814	↓↓↓
Average Days on Market (DOM)	92	↑↑
Percent of Properties with Price Decrease	57 %	
Percent Relisted (reset DOM)	39 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2542	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Seller's 45.8	↑↑

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

Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

