

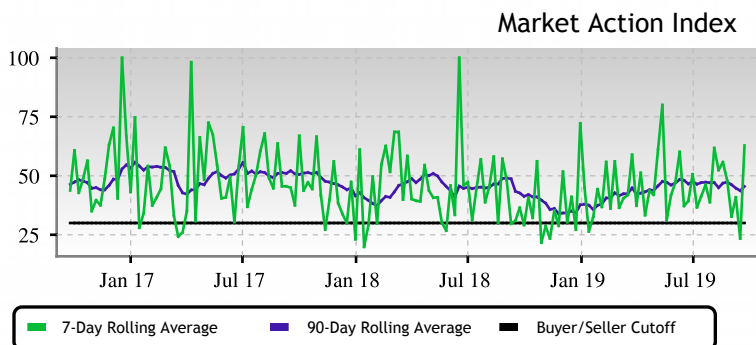
This Week

The median list price in LOS ANGELES, CA 90066 this week is \$1,945,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 2,979,000	3698	6,501 - 8,000 sqft	5.0	4.5	14	15	2	3	62	Most expensive 25% of properties
Upper/Second	\$ 2,295,000	2825	4,501 - 6,500 sqft	4.0	2.5	66	15	4	3	75	Upper-middle 25% of properties
Lower/Third	\$ 1,599,980	1774	4,501 - 6,500 sqft	3.0	2.5	68	15	0	4	72	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,299,000	1319	4,501 - 6,500 sqft	3.0	1.5	68	15	3	5	144	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,945,000	↔↔
Asking Price Per Square Foot	\$ 831	↔↔
Average Days on Market (DOM)	88	↑↑
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	22 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2371	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Seller's 45.5	↓↓

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

Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

