

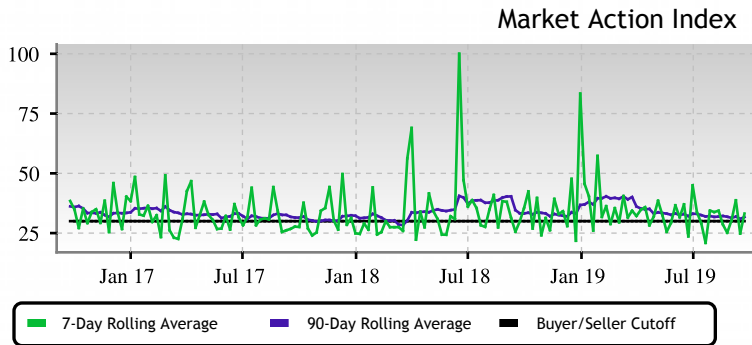
## This Week

The median list price in LOS ANGELES, CA 90068 this week is \$1,798,500.

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

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



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	\$ 3,499,000	4012	0.25 - 0.50 acre	4.0	3.5	64	31	3	0	144	Most expensive 25% of properties
Upper/Second	\$ 2,185,000	3353	6,501 - 8,000 sqft	4.0	3.5	64	31	5	4	129	Upper-middle 25% of properties
Lower/Third	\$ 1,495,000	2142	4,501 - 6,500 sqft	3.0	2.5	63	31	4	6	104	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,065,000	1438	4,501 - 6,500 sqft	2.0	1.5	74	31	6	3	84	Least expensive 25% of properties

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### Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 1,798,500	↔
Asking Price Per Square Foot	\$ 760	↔
Average Days on Market (DOM)	115	↑↑
Percent of Properties with Price Decrease	53 %	
Percent Relisted (reset DOM)	29 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2556	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	31.7	↔

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

## Price

Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

