

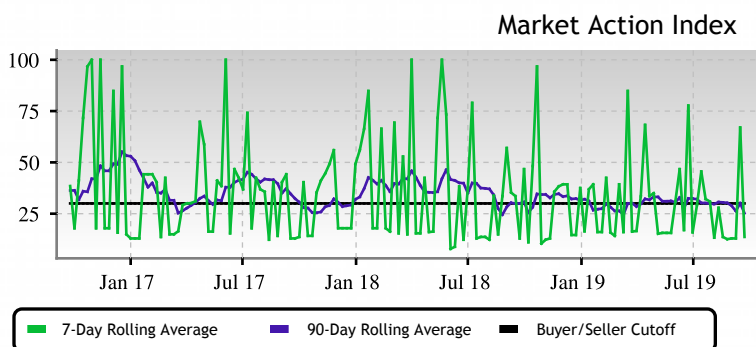
This Week

The median list price in LOS ANGELES, CA 90094 this week is \$2,892,500.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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	\$ 3,998,888	4288	Less than 4,500 sqft	3.0	4.0	3	3	0	0	133	Most expensive 25% of properties
Upper/Second	\$ 3,190,000	3639	Less than 4,500 sqft	4.0	4.0	0	3	0	0	107	Upper-middle 25% of properties
Lower/Third	\$ 2,564,500	2936	Less than 4,500 sqft	4.0	3.8	3	4	0	0	98	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,141,500	2580	0.50 - 1.0 acre	3.5	3.5	2	4	0	0	72	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 2,892,500	↔↔
Asking Price Per Square Foot	\$ 872	↔↔
Average Days on Market (DOM)	100	↑
Percent of Properties with Price Decrease	50 %	
Percent Relisted (reset DOM)	29 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	3289	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.8	
Market Action Index	Buyer's Advantage 25.2	↓↓

- ↔↔ 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.

