

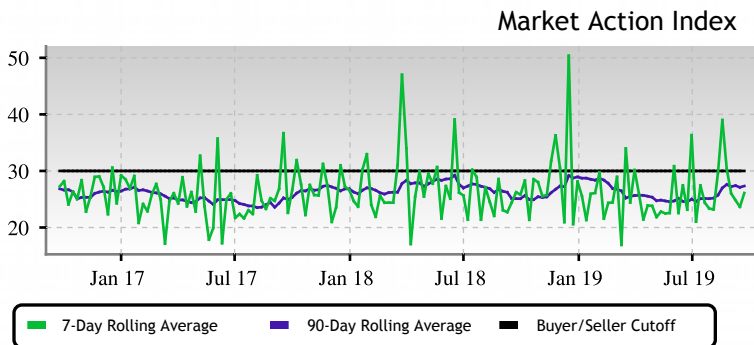
This Week

The median list price in MALIBU, CA this week is \$5,995,000.

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

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



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	\$ 15,472,500	5326	1.0 - 2.5 acres	5.0	5.5	29	46	2	4	291	Most expensive 25% of properties
Upper/Second	\$ 7,295,000	3908	0.50 - 1.0 acre	5.0	4.5	39	47	5	1	231	Upper-middle 25% of properties
Lower/Third	\$ 4,600,000	2932	0.50 - 1.0 acre	4.0	2.5	47	47	5	3	235	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,295,000	2346	0.25 - 0.50 acre	4.0	2.5	41	47	2	4	182	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 5,995,000	↔↔
Asking Price Per Square Foot	\$ 1,593	↓↓↓
Average Days on Market (DOM)	234	↑↑↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	27 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	3478	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Buyer's Advantage 27.3	↔↔

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

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

