

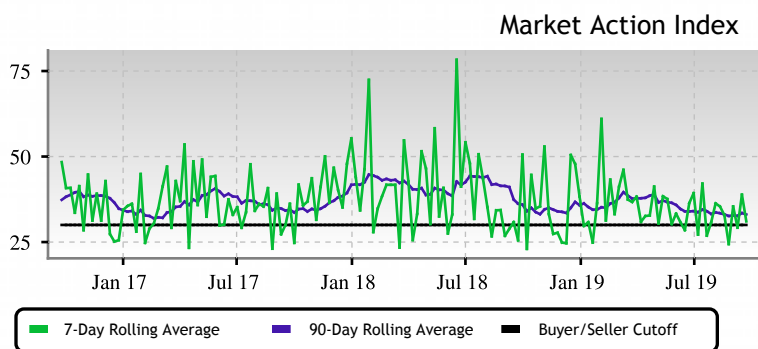
This Week

The median list price in MANHATTAN BEACH, CA this week is \$3,485,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

Supply and Demand

- The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. 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 persistently, 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	
Top/First	\$ 7,195,000	4250	Less than 4,500 sqft	5.0	4.0	7	25	1	1	126	Most expensive 25% of properties
Upper/Second	\$ 3,999,000	3775	Less than 4,500 sqft	5.0	3.5	18	25	3	1	101	Upper-middle 25% of properties
Lower/Third	\$ 2,899,000	3095	4,501 - 6,500 sqft	4.0	3.5	21	25	2	1	85	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,199,000	1625	4,501 - 6,500 sqft	3.0	1.5	59	25	4	5	55	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 3,485,000	↔↔
Asking Price Per Square Foot	\$ 1,196	↑↑
Average Days on Market (DOM)	92	↔↔
Percent of Properties with Price Decrease	43 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	3392	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index Seller's Advantage	33.1	↔↔

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

