

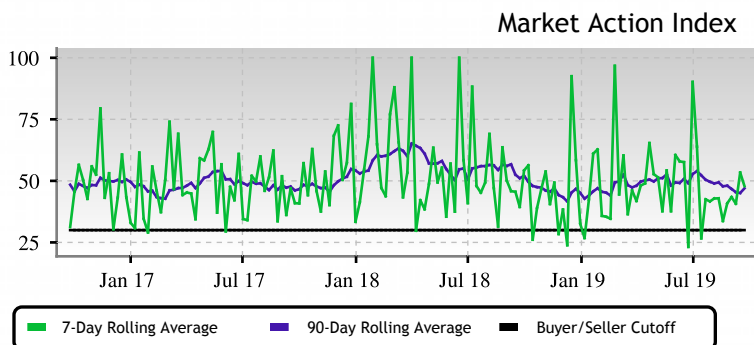
## This Week

The median list price in REDONDO BEACH, CA this week is \$1,599,000.

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 plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its 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	\$ 3,099,500	3968	6,501 - 8,000 sqft	4.0	4.0	24	16	1	0	144	Most expensive 25% of properties
Upper/Second	\$ 1,937,500	2554	6,501 - 8,000 sqft	4.0	2.5	63	16	5	3	59	Upper-middle 25% of properties
Lower/Third	\$ 1,349,000	1945	4,501 - 6,500 sqft	3.0	1.5	54	17	3	4	50	Lower-middle 25% of properties
Bottom/Fourth	\$ 999,000	1376	4,501 - 6,500 sqft	3.0	1.5	64	17	6	4	48	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,599,000	↔↔
Asking Price Per Square Foot	\$ 763	↔↔
Average Days on Market (DOM)	74	↑↑
Percent of Properties with Price Decrease	42 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2165	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	1.5	
Market Action Index	Strong Seller's 47.0	↓↓

↔↔ 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.

