

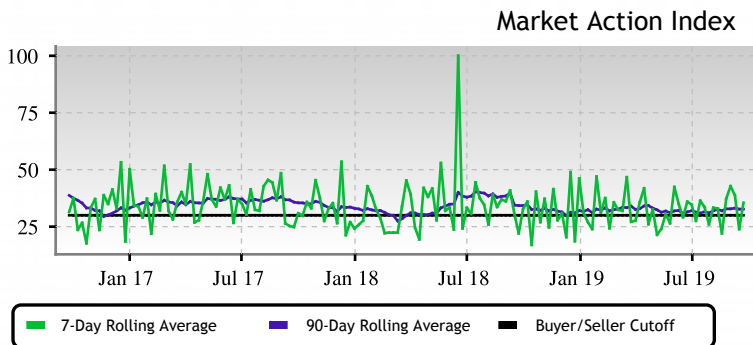
This Week

The median list price in VENICE, CA this week is \$2,795,000.

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 remains in a relative stasis in terms of sales to inventory and prices have been relatively stable for a few 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, 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	\$ 4,995,000	3510	4,501 - 6,500 sqft	4.0	4.5	42	21	3	2	104	Most expensive 25% of properties
Upper/Second	\$ 3,299,000	2989	Less than 4,500 sqft	4.0	3.5	16	21	2	2	77	Upper-middle 25% of properties
Lower/Third	\$ 2,375,000	2150	Less than 4,500 sqft	3.0	2.5	64	21	0	2	105	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,739,000	1320	Less than 4,500 sqft	3.0	1.5	90	21	2	4	95	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 2,795,000	↔
Asking Price Per Square Foot	\$ 1,196	↔
Average Days on Market (DOM)	95	↑↑
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	31 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2493	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	32.7	↔

- ↔ 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.

