

This Week

The median list price in LOS ANGELES, CA 90065 this week is \$409,420.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs 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.

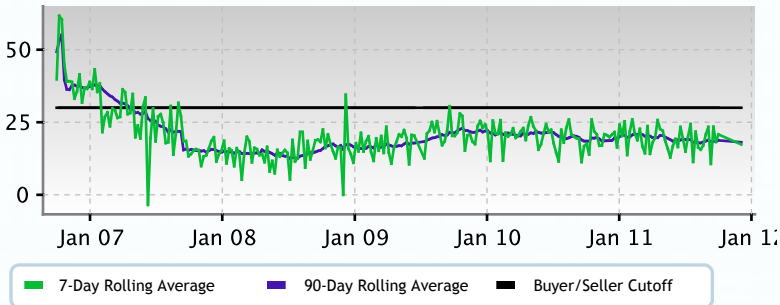
Real-Time Market Profile			Trend
Median List Price	\$ 409,420		↔↔
Asking Price Per Square Foot	\$ 271		↓↓↓
Average Days on Market (DOM)	148		↑↑
Percent of Properties with Price Decrease	40 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	7 %		
Median House Size (sq ft)	1426		
Median Lot Size	4,501 - 6,500 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	18.1	↓↓↓

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

Price

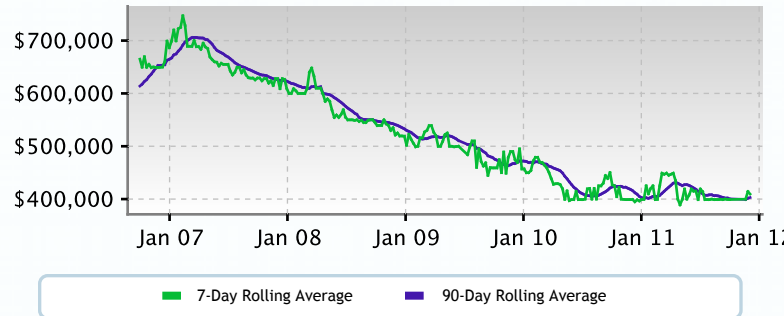
- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

Market Action Index



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.

Price Trends



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	\$ 597,500	2076	4,501 - 6,500 sqft	3.0	2.5	46	30	1	0	152	Most expensive 25% of properties
Upper/Second	\$ 456,700	1616	4,501 - 6,500 sqft	3.0	2.0	56	30	2	3	101	Upper-middle 25% of properties
Lower/Third	\$ 367,500	1334	4,501 - 6,500 sqft	3.0	2.0	80	30	1	4	147	Lower-middle 25% of properties
Bottom/Fourth	\$ 250,000	956	4,501 - 6,500 sqft	2.0	1.0	87	31	3	1	192	Least expensive 25% of properties