

This Week

The median list price in MURRIETA, CA this week is \$259,900.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

Supply and Demand

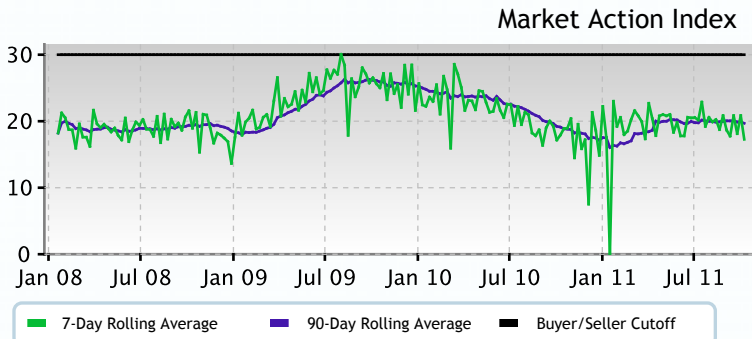
- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile			Trend
Median List Price	\$ 259,900		↔↔
Asking Price Per Square Foot	\$ 104		↓↓
Average Days on Market (DOM)	152		↔↔
Percent of Properties with Price Decrease	40 %		
Percent Relisted (reset DOM)	8 %		
Percent Flip (price increased)	9 %		
Median House Size (sq ft)	2617		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	19.7	↓↓

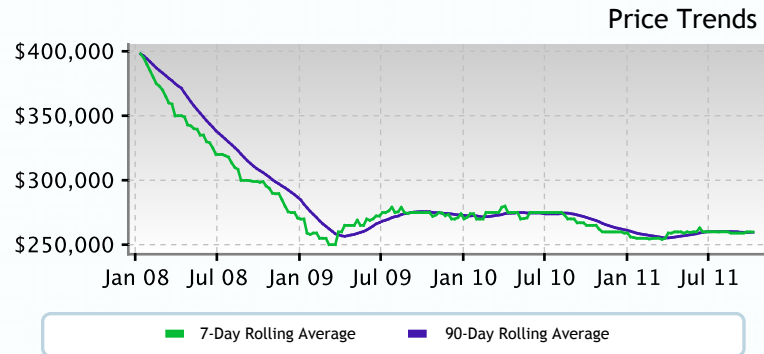
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

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.



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	\$ 498,000	3586	0.50 - 1.0 acre	4.0	4.0	9	195	15	9	213	Most expensive 25% of properties
Upper/Second	\$ 284,945	2995	6,501 - 8,000 sqft	4.0	3.0	8	196	19	13	119	Upper-middle 25% of properties
Lower/Third	\$ 239,900	2506	6,501 - 8,000 sqft	4.0	3.0	9	196	23	15	129	Lower-middle 25% of properties
Bottom/Fourth	\$ 193,950	1750	4,501 - 6,500 sqft	3.0	3.0	16	196	15	16	148	Least expensive 25% of properties