

This Week

The median list price in TEMECULA, CA this week is \$289,900.

The Market Action Index has been basically flat recently, and days-on-market decreasing, there are not strong signals for the direction of the market.

Supply and Demand

- The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.

Real-Time Market Profile

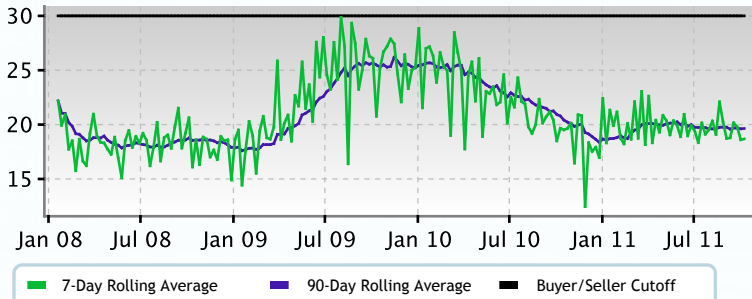
		Trend
Median List Price	\$ 289,900	↔
Asking Price Per Square Foot	\$ 124	↓↓
Average Days on Market (DOM)	132	↓↓
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	2478	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Strong Buyer's 19.6	↔

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

Price

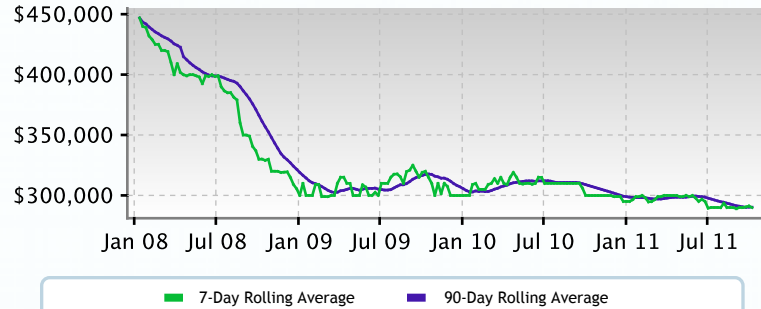
- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

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	\$ 599,000	3700	2.5 - 5.0 acres	4.0	4.0	9	177	11	12	155	Most expensive 25% of properties
Upper/Second	\$ 325,000	2816	6,501 - 8,000 sqft	4.0	3.0	8	177	20	17	124	Upper-middle 25% of properties
Lower/Third	\$ 261,000	2276	6,501 - 8,000 sqft	4.0	3.0	12	177	13	13	110	Lower-middle 25% of properties
Bottom/Fourth	\$ 199,700	1598	6,501 - 8,000 sqft	3.0	3.2	18	178	18	11	137	Least expensive 25% of properties