



This Week

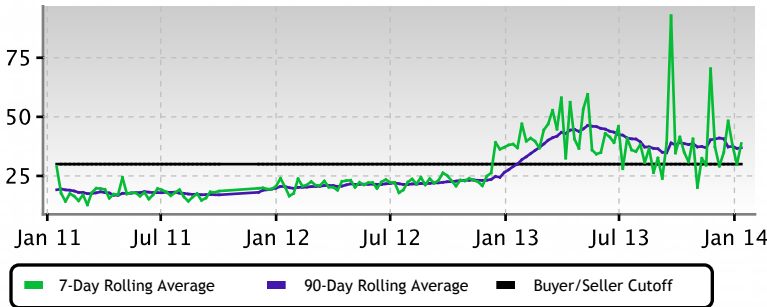
The median list price in IRVINE, CA this week is \$1,169,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

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.

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	\$ 4,695,000	6300	0.50 - 1.0 acre	5.0	5.0	9	47	4	2	205	Most expensive 25% of properties
Upper/Second	\$ 1,333,000	3029	4,501 - 6,500 sqft	4.0	3.0	12	47	7	5	108	Upper-middle 25% of properties
Lower/Third	\$ 988,800	2488	4,501 - 6,500 sqft	4.0	3.0	14	47	12	5	69	Lower-middle 25% of properties
Bottom/Fourth	\$ 749,350	1980	Less than 4,500 sqft	3.0	2.0	36	48	9	11	80	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 1,169,000	↓↓
Asking Price Per Square Foot	\$ 461	↔
Average Days on Market (DOM)	115	↑↑
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	2630	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 36.9	↓↓

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

Price

- This week prices remained relatively flat. However the recent trends have us pulling back from the market's high points. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

