



This Week

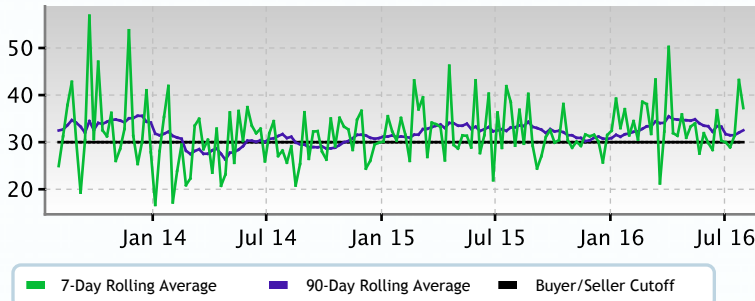
The median list price in NEWPORT BEACH, CA 92660 this week is \$2,649,000.

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

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

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	\$ 5,199,000	5910	0.25 - 0.50 acre	5.0	5.5	34	37	3	3	123	Most expensive 25% of properties
Upper/Second	\$ 2,995,000	4020	6,501 - 8,000 sqft	5.0	4.0	20	38	3	1	116	Upper-middle 25% of properties
Lower/Third	\$ 1,989,494	2946	6,501 - 8,000 sqft	4.0	3.0	45	38	5	4	91	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,288,500	1969	Less than 4,500 sqft	3.0	3.0	49	38	4	9	93	Least expensive 25% of properties

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Real-Time Market Profile

Real-Time Market Profile	Trend
Median List Price	\$ 2,649,000 ↔
Asking Price Per Square Foot	\$ 761 ↑↑
Average Days on Market (DOM)	106 ↑↑
Percent of Properties with Price Decrease	45 %
Percent Relisted (reset DOM)	11 %
Percent Flip (price increased)	6 %
Median House Size (sq ft)	3266
Median Lot Size	6,501 - 8,000 sqft
Median Number of Bedrooms	4.0
Median Number of Bathrooms	3.5
Market Action Index Seller's Advantage	32.5 ↑

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

