

## This Week

The median list price in CORONADO, CA this week is \$1,495,000.

Inventory has been lightening lately and the Market Action Index has been trending up. These are mildly positive indications for the market.

## Supply and Demand

- Home sales have begun exceeding new inventory. While still a Buyer's market, prices seem to have already started to respond. If the trend continues, expect prices to keep marching upward.

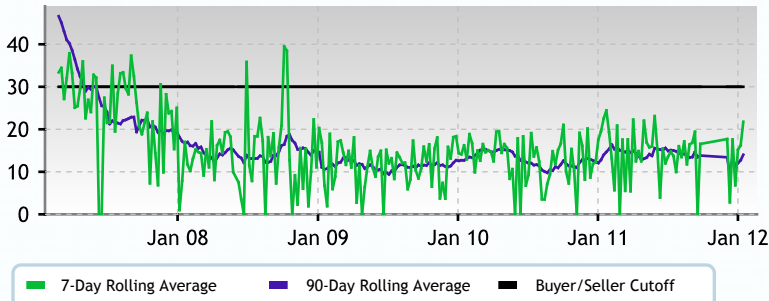
Real-Time Market Profile			Trend
Median List Price	\$ 1,495,000		↑
Asking Price Per Square Foot	\$ 747		↔↔
Average Days on Market (DOM)	216		↔↔
Percent of Properties with Price Decrease	42 %		
Percent Relisted (reset DOM)	n/a		
Percent Flip (price increased)	24 %		
Median House Size (sq ft)	1960		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	3.0		
Market Action Index	Strong Buyer's	14.0	↑

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

## Price

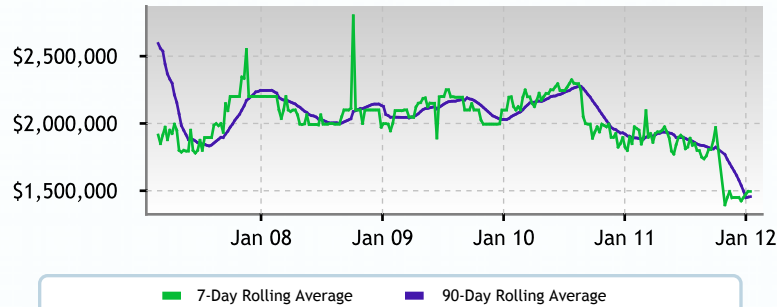
- This week saw relatively little price change from last week. However the market appears to be trying to establish an uptrend. The Market Action Index is a good leading indicator for the durability of this trend.

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	\$ 3,197,500	4224	6,501 - 8,000 sqft	4.5	5.0	14	32	6	5	288	Most expensive 25% of properties
Upper/Second	\$ 1,795,000	2398	6,501 - 8,000 sqft	4.0	3.0	36	33	2	3	224	Upper-middle 25% of properties
Lower/Third	\$ 1,232,000	1712	4,501 - 6,500 sqft	3.0	2.0	36	33	5	3	165	Lower-middle 25% of properties
Bottom/Fourth	\$ 749,000	1238	Less than 4,500 sqft	2.0	2.0	36	33	2	4	189	Least expensive 25% of properties