



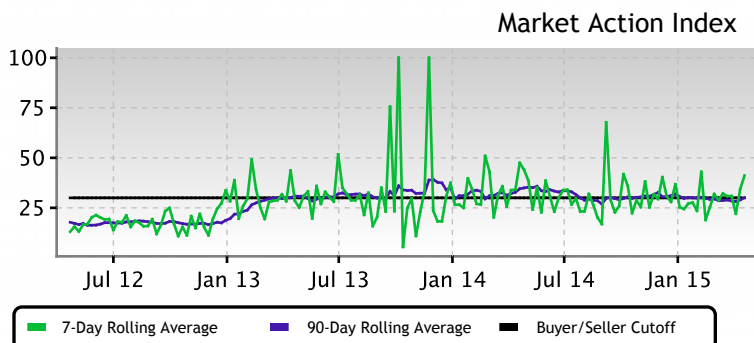
## This Week

The median list price in CORONA DEL MAR, CA 92625 this week is \$3,975,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

## Supply and Demand

- Market conditions have recently resumed tightening. As the rate of home sales increases relative to the number of homes on the market, the Market Action Index increases. Even though the MAI is technically in the Seller's zone, prices have not yet started climbing along with the changes in Market Action, but expect them to do so if the trend continues.



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	\$ 8,899,500	4680	0.25 - 0.50 acre	4.5	4.2	12	16	0	1	242	Most expensive 25% of properties
Upper/Second	\$ 4,695,000	3484	4,501 - 6,500 sqft	4.0	3.5	33	17	1	0	155	Upper-middle 25% of properties
Lower/Third	\$ 3,498,000	3100	8,001 - 10,000 sqft	4.0	3.0	36	17	3	3	107	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,299,000	2306	4,501 - 6,500 sqft	4.0	3.0	44	17	0	5	69	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 3,975,000	↓
Asking Price Per Square Foot	\$ 1,166	↑
Average Days on Market (DOM)	142	↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	7 %	
Median House Size (sq ft)	3245	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 30.1	↑

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

## Price

- Prices in this zip code been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle. Watch the Market Action Index for any signs of demand increasing.

