



This Week

The median list price in NEWPORT BEACH, CA this week is \$2,586,500.

Inventory is up and Market Action is trending down recently. While days-on-market appears to be trending lower, the overall conditions are weakening a bit.

Supply and Demand

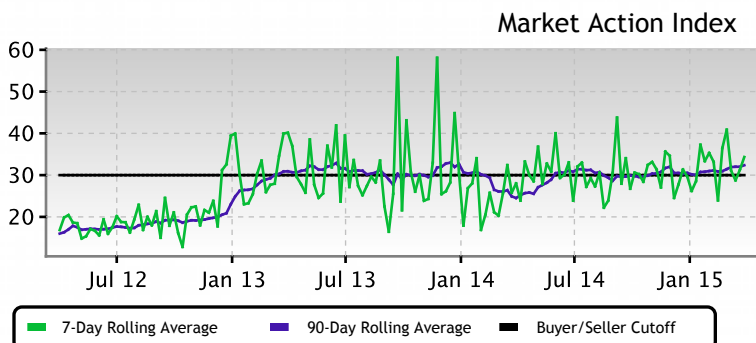
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 2,586,500	↔↔
Asking Price Per Square Foot	\$ 834	↓
Average Days on Market (DOM)	135	↓↓
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2847	
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 32.4	↑↑

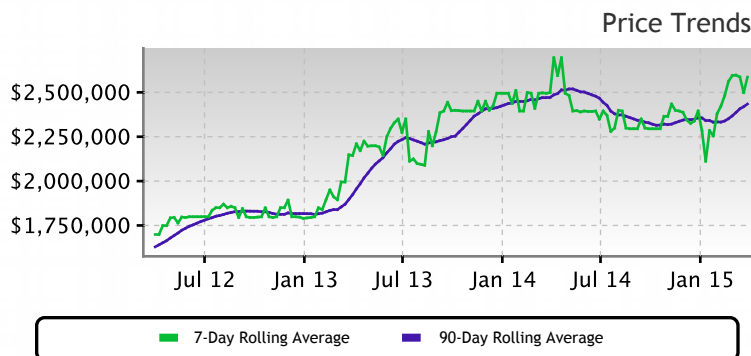
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



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	\$ 5,695,000	4166	4,501 - 6,500 sqft	4.0	3.5	29	63	3	4	243	Most expensive 25% of properties
Upper/Second	\$ 3,100,000	3623	6,501 - 8,000 sqft	4.0	4.0	27	63	5	4	96	Upper-middle 25% of properties
Lower/Third	\$ 1,999,000	2522	4,501 - 6,500 sqft	4.0	2.5	51	63	5	8	92	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,250,000	1688	Less than 4,500 sqft	3.0	2.0	51	63	4	8	108	Least expensive 25% of properties