

This Week

The median list price in SOLANA BEACH, CA this week is \$639,000.

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

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

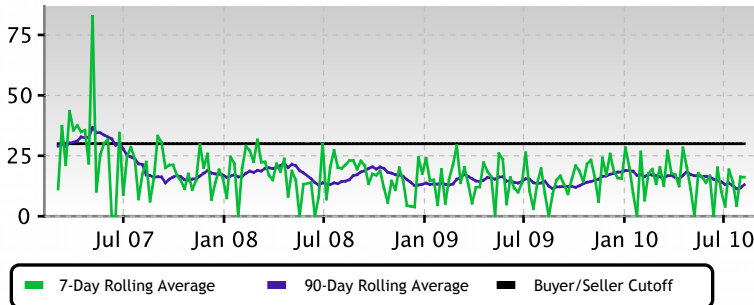
Real-Time Market Profile			Trend
Median List Price	\$ 639,000		↓↓
Asking Price Per Square Foot	\$ 436		↔
Average Days on Market (DOM)	133		↓↓
Percent of Properties with Price Decrease	40 %		
Percent Relisted (reset DOM)	15 %		
Percent Flip (price increased)	4 %		
Median House Size (sq ft)	1382		
Median Number of Bedrooms	2.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	13.0	↓↓

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

Price

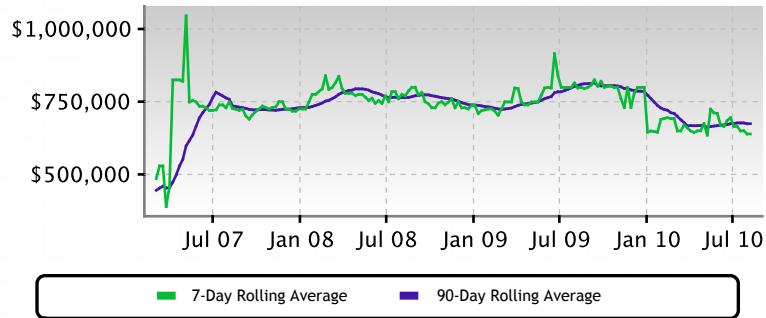
- The market has been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

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	Square Feet	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,271,500	1504	2.0	2.5	34	16	3	3	195	Most expensive 25% of properties
Upper/Second	\$ 699,500	1564	3.0	2.5	35	17	2	1	112	Upper-middle 25% of properties
Lower/Third	\$ 585,000	1420	2.0	2.0	38	17	1	0	93	Lower-middle 25% of properties
Bottom/Fourth	\$ 399,900	1218	2.0	2.0	31	17	0	0	133	Least expensive 25% of properties