



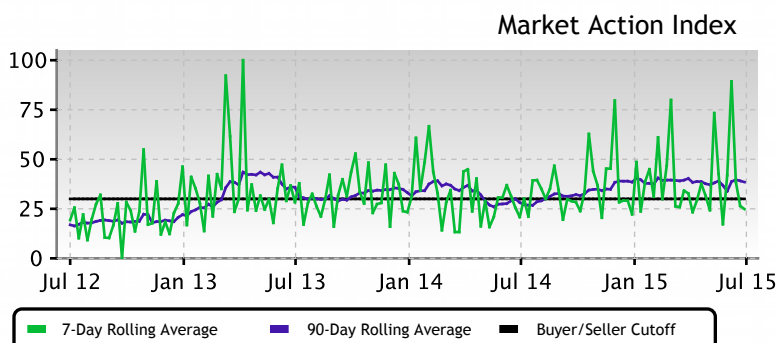
This Week

The median list price in SOLANA BEACH, CA 92075 this week is \$1,999,500.

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

- 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.



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	\$ 5,395,000	4277	0.25 - 0.50 acre	5.0	5.0	16	5	1	0	148	Most expensive 25% of properties
Upper/Second	\$ 2,548,000	4023	0.25 - 0.50 acre	4.0	4.0	13	6	0	0	63	Upper-middle 25% of properties
Lower/Third	\$ 1,935,000	3006	0.25 - 0.50 acre	3.5	3.5	42	6	0	1	163	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,114,000	2063	0.25 - 0.50 acre	3.5	2.5	39	6	1	0	42	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,999,500	↔
Asking Price Per Square Foot	\$ 671	↔
Average Days on Market (DOM)	102	↓
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	3000	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index Seller's Advantage	38.5	↑

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

Price

- We continue to see prices in this zip code at a plateau even though prices dipped this week. Look for a persistent change in the Market Action Index (up or down) before we see prices significantly deviate from these levels.

