



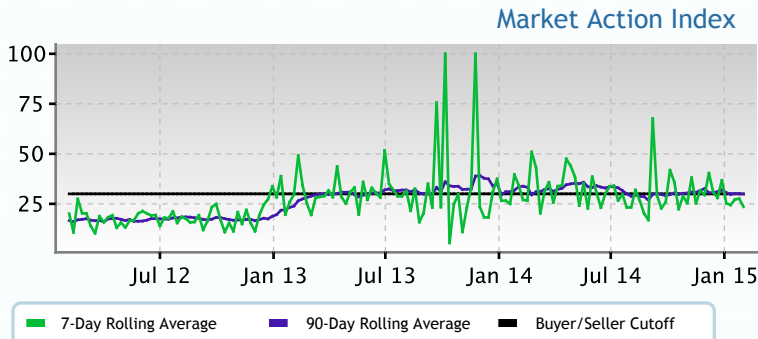
This Week

The median list price in CORONA DEL MAR, CA 92625 this week is \$4,227,500.

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

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 9,875,000	6000	0.25 - 0.50 acre	4.0	4.5	10	13	1	0	243	Most expensive 25% of properties
Upper/Second	\$ 5,495,000	4311	0.25 - 0.50 acre	4.0	4.0	49	13	1	0	135	Upper-middle 25% of properties
Lower/Third	\$ 3,695,000	3100	6,501 - 8,000 sqft	4.0	3.5	25	13	3	0	142	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,239,000	2629	8,001 - 10,000 sqft	4.0	2.8	46	13	0	2	112	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 4,227,500	↔↔
Asking Price Per Square Foot	\$ 1,234	↓
Average Days on Market (DOM)	158	↓
Percent of Properties with Price Decrease	25 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	3328	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Market Action Index	Buyer's Advantage 29.9	↓↓

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

Price

- While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

