



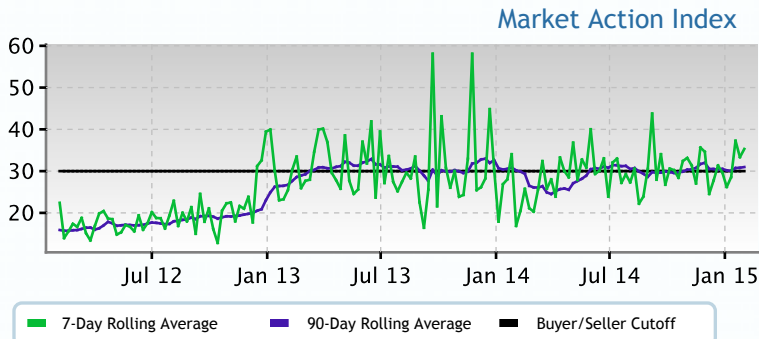
This Week

The median list price in NEWPORT BEACH, CA this week is \$2,380,000.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook for the market.

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	\$ 5,547,500	4500	4,501 - 6,500 sqft	4.0	3.5	26	52	4	1	304	Most expensive 25% of properties
Upper/Second	\$ 2,899,000	3600	4,501 - 6,500 sqft	4.0	4.0	33	53	8	10	145	Upper-middle 25% of properties
Lower/Third	\$ 1,849,000	2450	6,501 - 8,000 sqft	4.0	3.0	51	53	6	5	103	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,195,000	1841	Less than 4,500 sqft	3.0	2.0	51	53	3	6	98	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 2,380,000	↔
Asking Price Per Square Foot	\$ 802	↓
Average Days on Market (DOM)	162	↓↓
Percent of Properties with Price Decrease	28 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2669	
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	31.0	↑

- ↔ 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.

