



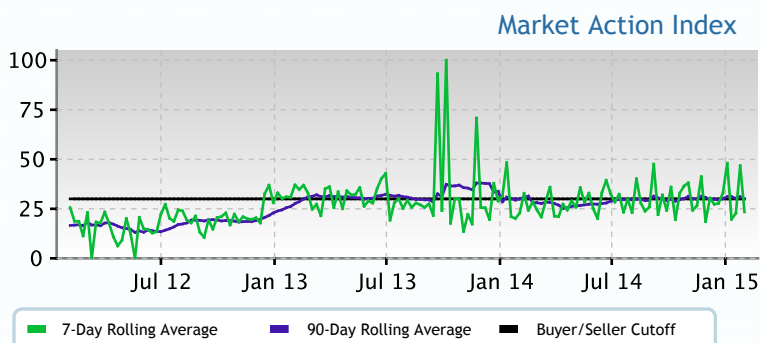
This Week

The median list price in NEWPORT COAST, CA 92657 this week is \$4,799,950.

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 prices have been at a plateau for a number of weeks, this is a Buyer's market and the supply of homes listed has started growing relative to demand. This indicates that prices could easily resume a downward trend in conjunction with the MAI. Prices are unlikely to move significantly higher until there is a persistent upward shift in 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	Description
Top/First	\$ 16,888,888	11878	0.50 - 1.0 acre	6.0	7.0	7	13	2	1	261	Most expensive 25% of properties
Upper/Second	\$ 5,395,000	5000	0.25 - 0.50 acre	5.0	5.0	15	13	2	0	129	Upper-middle 25% of properties
Lower/Third	\$ 3,895,000	4400	0.25 - 0.50 acre	4.0	4.5	13	13	2	1	163	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,993,500	2720	4,501 - 6,500 sqft	4.0	2.5	15	14	0	0	128	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 4,799,950	↔↔
Asking Price Per Square Foot	\$ 950	↔↔
Average Days on Market (DOM)	169	↓↓
Percent of Properties with Price Decrease	26 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	4805	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.5	
Market Action Index	Buyer's Advantage 30.0	↓

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

