

This Week

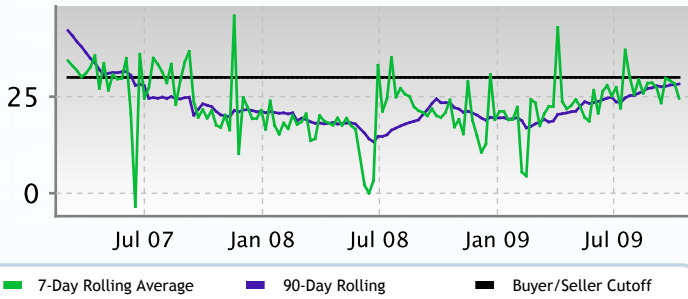
The median list price in OCEANSIDE, CA this week is \$350,000.

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

- Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market prices are not yet moving higher as excess inventory is consumed. However, the as supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

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.

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	\$ 544,975	3058	8,001 - 10,000 sqft	4.0	3.5	9	56	1	8	150	Most expensive 25% of properties
Upper/Second	\$ 380,000	2198	6,501 - 8,000 sqft	4.0	2.5	12	57	6	5	136	Upper-middle 25% of properties
Lower/Third	\$ 306,000	1610	6,501 - 8,000 sqft	3.0	2.0	21	57	5	3	118	Lower-middle 25% of properties
Bottom/Fourt	\$ 205,000	1196	4,501 - 6,500 sqft	3.0	2.0	36	57	4	2	176	Least expensive 25% of properties

Real-Time Market Profile

Real-Time Market Profile	Trend
Median List Price	\$ 350,000 ↔
Asking Price Per Square Foot	\$ 175 ↔
Average Days on Market (DOM)	145 ↓↓
Percent of Properties with Price Decrease	17 %
Percent Relisted (reset DOM)	10 %
Percent Flip (price increased)	11 %
Median House Size (sq ft)	1797
Median Lot Size	6,501 - 8,000
Median Number of Bedrooms	4.0
Median Number of Bathrooms	2.5
Market Action	Buyer's 28.3 ↑↑

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

Price Trends

