

## This Week

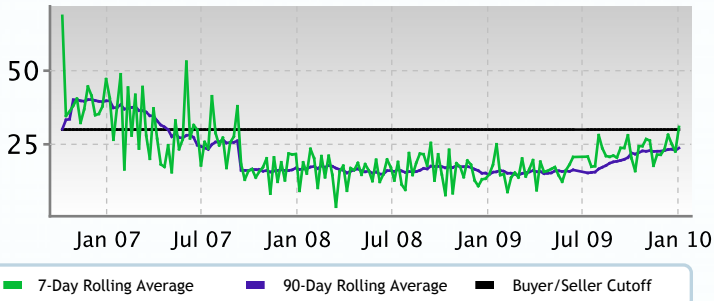
The median list price in ALISO VIEJO, CA 92656 this week is \$559,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

## Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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	
Top/First	\$ 749,000	2759	4,501 - 6,500 sqft	4.5	2.8	12	18	3	4	252	Most expensive 25% of properties
Upper/Second	\$ 600,000	2000	Less than 4,500 sqft	4.0	2.5	16	19	2	1	223	Upper-middle 25% of properties
Lower/Third	\$ 539,000	1841	Less than 4,500 sqft	3.0	2.5	19	19	2	5	227	Lower-middle 25% of properties
Bottom/Fourth	\$ 224,900	1234	Less than 4,500 sqft	3.0	1.5	28	19	2	2	244	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 559,000	↓↓
Asking Price Per Square Foot	\$ 280	↔
Average Days on Market (DOM)	236	↑↑
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	9 %	
Median House Size (sq ft)	1904	
Median Lot Size	Less than 4,500	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index	Buyer's Advantage 23.7	↑↑

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

## Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

