



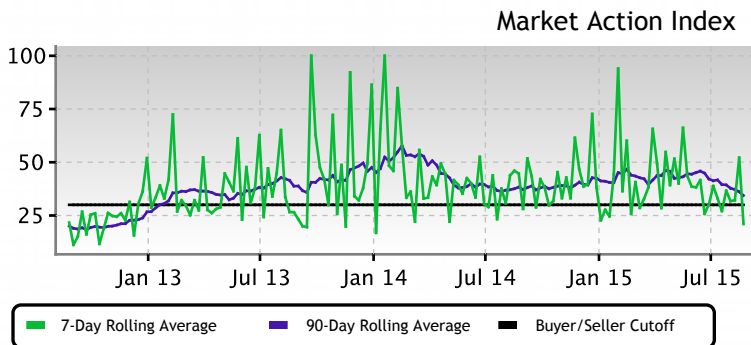
## This Week

The median list price in LOS ANGELES, CA 90004 this week is \$1,599,000.

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 has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	\$ 2,799,000	3497	0.25 - 0.50 acre	4.0	4.0	93	9	3	0	135	Most expensive 25% of properties
Upper/Second	\$ 1,875,000	2644	8,001 - 10,000 sqft	3.0	2.0	95	9	0	0	82	Upper-middle 25% of properties
Lower/Third	\$ 1,299,000	2117	6,501 - 8,000 sqft	4.0	2.0	94	10	3	0	59	Lower-middle 25% of properties
Bottom/Fourth	\$ 812,500	1760	6,501 - 8,000 sqft	3.0	2.0	96	10	2	1	75	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 1,599,000	↔
Asking Price Per Square Foot	\$ 664	↑↑
Average Days on Market (DOM)	87	↓↓
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2440	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	34.4	↓↓

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

## Price

- We continue to see prices in this zip code settled at a plateau. This week prices bumped down a bit but not significantly enough to change the overall outlook. Look for a persistent change (up or down) in the Market Action Index before we see prices significantly deviate from these levels.

