

This Week

The median list price in MALIBU, CA 90265 this week is \$3,297,000.

Inventory and days-on-market are climbing, while the Market Action Index has been flat recently. The trends point to a weakening market.

Supply and Demand

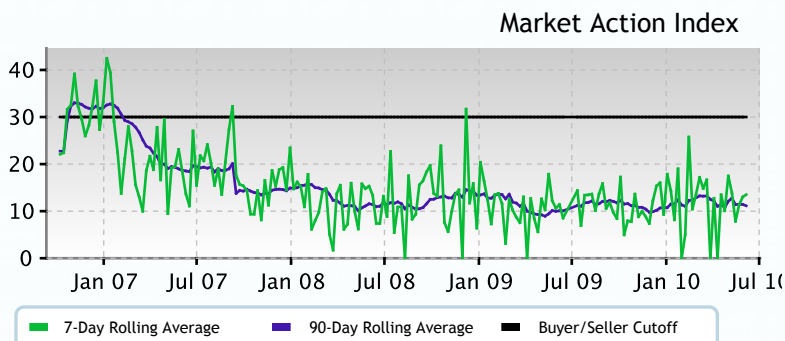
- Inventory levels have been relatively consistent relative to sales. Despite the fact that there is a relatively high amount of available inventory, this Buyer's market is still seeing prices move higher. Given inventory levels, these price conditions are relatively fragile. If the market cools off further, the price trend is likely to reverse.

Real-Time Market Profile			Trend
Median List Price	\$ 3,297,000		↑↑
Asking Price Per Square Foot	\$ 939		↔
Average Days on Market (DOM)	238		↑↑
Percent of Properties with Price Decrease	32 %		
Percent Relisted (reset DOM)	12 %		
Percent Flip (price increased)	4 %		
Median House Size (sq ft)	3128		
Median Lot Size	0.50 - 1.0 acre		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.5		
Market Action Index	Strong Buyer's	11.1	↔

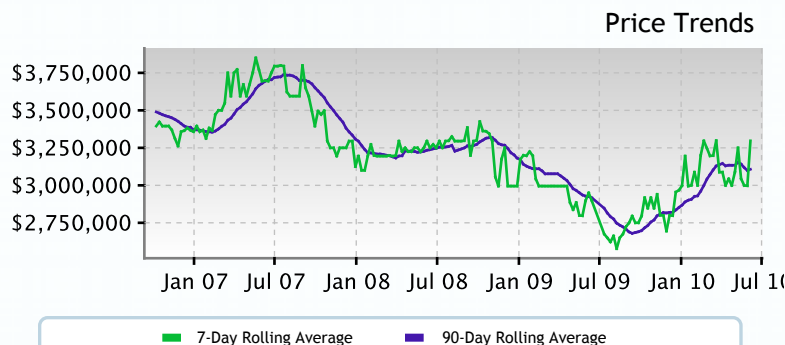
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.



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	\$ 10,925,000	5000	0.50 - 1.0 acre	5.0	5.0	20	80	5	0	204	Most expensive 25% of properties
Upper/Second	\$ 4,262,500	3876	1.0 - 2.5 acres	4.0	4.0	22	80	3	1	244	Upper-middle 25% of properties
Lower/Third	\$ 2,495,000	3080	0.50 - 1.0 acre	4.0	3.5	31	80	4	5	243	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,452,000	2138	0.25 - 0.50 acre	3.0	2.5	34	80	3	7	260	Least expensive 25% of properties