

This Week

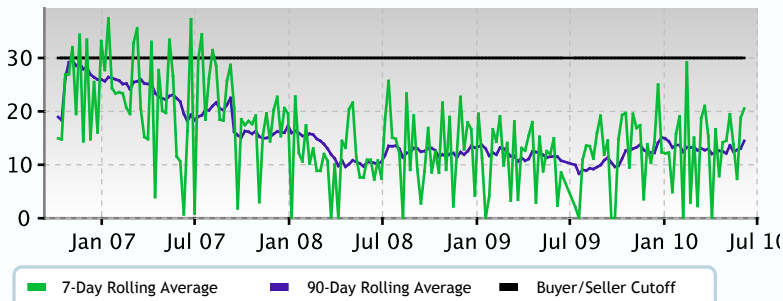
The median list price in TOPANGA, CA this week is \$982,500.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there. Watch prices as the market transitions from a Buyer's market to a Seller's market.

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	\$ 1,995,000	3500	2.5 - 5.0 acres	4.0	4.0	16	22	1	3	270	Most expensive 25% of properties
Upper/Second	\$ 1,049,000	2442	0.50 - 1.0 acre	3.0	2.8	26	22	3	3	169	Upper-middle 25% of properties
Lower/Third	\$ 895,000	2112	0.25 - 0.50 acre	3.0	2.0	39	23	3	1	122	Lower-middle 25% of properties
Bottom/Fourth	\$ 599,000	1300	4,501 - 6,500 sqft	2.0	2.0	37	23	4	2	167	Least expensive 25% of properties

Real-Time Market Profile			Trend
Median List Price	\$ 982,500		↓↓
Asking Price Per Square Foot	\$ 463		↔
Average Days on Market (DOM)	181		↓↓
Percent of Properties with Price Decrease	42 %		
Percent Relisted (reset DOM)	10 %		
Percent Flip (price increased)	1 %		
Median House Size (sq ft)	2102		
Median Lot Size	0.50 - 1.0 acre		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Buyer's	14.5	↑↑

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

Price

- Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.

Price Trends

