

This Week

The median list price in LA CRESCENTA, CA 91214 this week is \$515,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

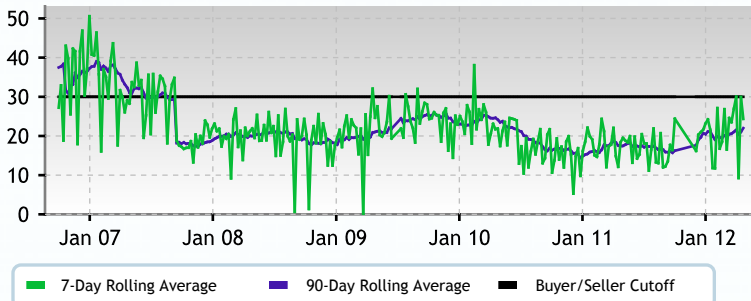
Real-Time Market Profile		Trend
Median List Price	\$ 515,000	↔↔
Asking Price Per Square Foot	\$ 346	↑↑
Average Days on Market (DOM)	133	↑↑
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	n/a	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	1588	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Buyer's 22.0	↓↓

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

Price

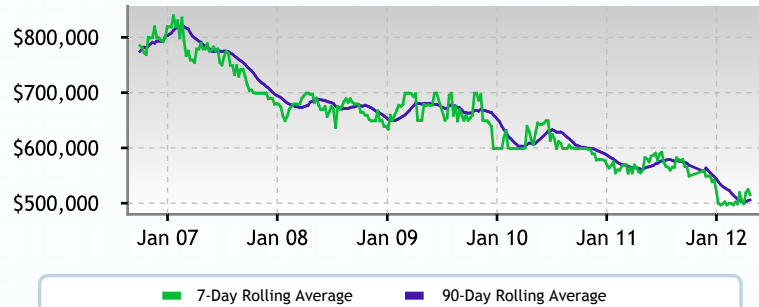
- Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.

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.

Price Trends



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	\$ 739,000	2151	8,001 - 10,000 sqft	4.0	2.0	49	19	2	2	153	Most expensive 25% of properties
Upper/Second	\$ 560,000	1673	6,501 - 8,000 sqft	3.0	2.0	54	19	0	2	128	Upper-middle 25% of properties
Lower/Third	\$ 482,950	1432	4,501 - 6,500 sqft	3.0	2.0	66	20	3	1	98	Lower-middle 25% of properties
Bottom/Fourth	\$ 399,000	1060	4,501 - 6,500 sqft	3.0	1.0	64	20	3	3	155	Least expensive 25% of properties