



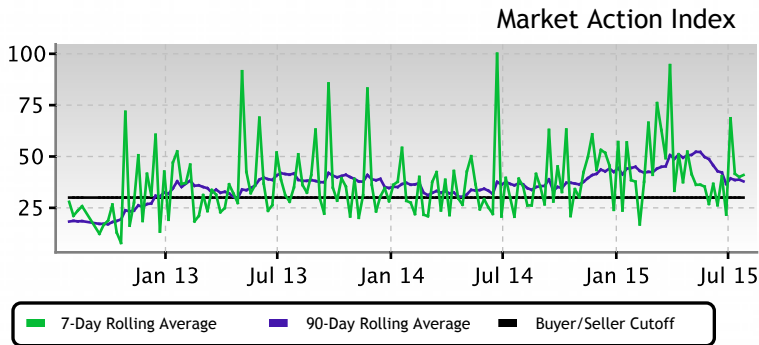
This Week

The median list price in HALF MOON BAY, CA this week is \$1,495,000.

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

- While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We currently in a Seller's market so prices will likely resume their climb should this trend persist.



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	\$ 2,230,000	3353	0.25 - 0.50 acre	4.0	3.0	26	9	1	1	100	Most expensive 25% of properties
Upper/Second	\$ 1,697,000	3315	8,001 - 10,000 sqft	4.0	3.0	27	10	0	0	97	Upper-middle 25% of properties
Lower/Third	\$ 1,385,000	2455	4,501 - 6,500 sqft	3.0	2.5	26	10	0	1	107	Lower-middle 25% of properties
Bottom/Fourth	\$ 814,000	1320	4,501 - 6,500 sqft	3.0	2.0	44	10	3	3	17	Least expensive 25% of properties

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Real-Time Market Profile		Trend
Median List Price	\$ 1,495,000	↔↔
Asking Price Per Square Foot	\$ 562	↔↔
Average Days on Market (DOM)	80	↑↑
Percent of Properties with Price Decrease	21 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2510	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 37.9	↑

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

Price

- Despite this week's up tic, the market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this shift.

