



Real-Time Market Profile		Trend
Median List Price	\$ 925,000	↔
Asking Price per Square Foot	\$ 481	↓ ↓
Average Days on Market	133	↓ ↓
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2,218	
Median Lot Size	4,501 - 6500 Sq. Feet	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index*	<b>Cold! Buyer's</b> 10	↔

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in MONTARA 94037 this week is \$925,000.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

**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.

**SUPPLY AND DEMAND**

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 10. With several months of inventory available at the current sales rate, buyers should find ample choice.

**QUARTILES**

Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

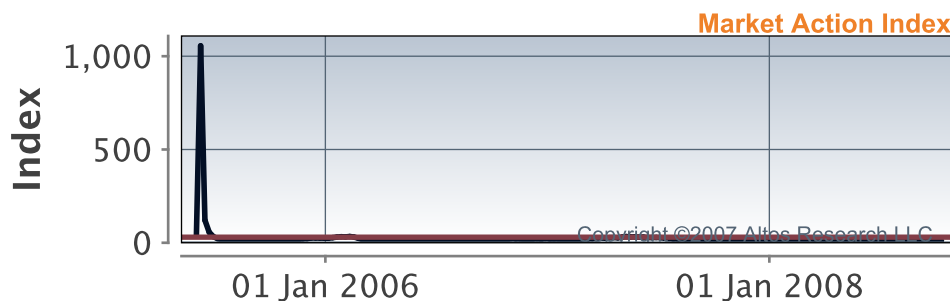
Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

**Characteristics per Quartile**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 2,185,000	3,220	0.25 - 0.50 acre	3.5	3.0	42	6	1	1	174
2	\$ 1,198,000	2,592	4,501 - 6,500 sq ft	4.0	3.0	7	7	0	0	139
3	\$ 875,000	1,820	4,501 - 6,500 sq ft	4.0	2.0	34	7	0	0	158
4	\$ 650,000	1,195	4,501 - 6,500 sq ft	3.0	2.0	47	7	1	0	70

## About Altos Research Corporation

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