



Real-Time Market Profile		Trend
Median List Price	\$ 675,000	↓ ↓
Asking Price per Square Foot	\$ 446	↓ ↓
Average Days on Market	109	↑ ↑
Percent of Properties with Price Decrease	43 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1,441	
Median Lot Size	4,501 - 6500 Sq. Feet	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index*	Cold! Buyer's 16	↔

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in PACIFICA 94044 this week is \$675,000.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

PRICE

Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

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 16. 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	\$ 987,444	2,210	4,501 - 6,500 sq ft	4.0	3.0	31	26	4	2	118
2	\$ 749,000	1,725	4,501 - 6,500 sq ft	3.5	2.0	43	26	0	3	104
3	\$ 611,000	1,220	4,501 - 6,500 sq ft	3.0	2.0	50	26	1	2	125
4	\$ 499,000	1,125	4,501 - 6,500 sq ft	3.0	2.0	53	27	2	4	93

About Altos Research Corporation

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