

## This Week

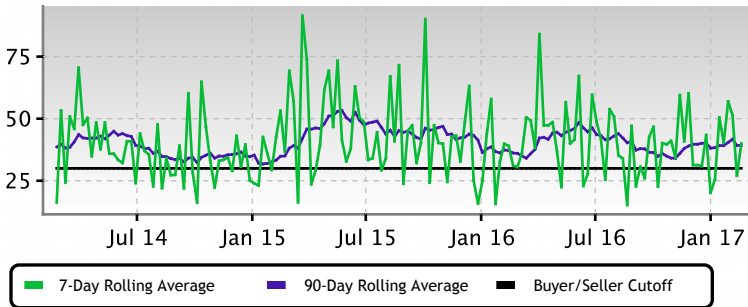
The median list price in GOLETA, CA 93117 this week is \$1,250,000.

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

## Supply and Demand

- The market has achieved a relative stasis point in terms of supply and demand - conditions don't seem to be getting hotter or cooler. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as a result.

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	\$ 17,770,000	2459	20+ acres	5.0	7.0	37	7	1	0	375	Most expensive 25% of properties
Upper/Second	\$ 2,795,000	3000	20+ acres	3.0	3.0	10	7	1	2	74	Upper-middle 25% of properties
Lower/Third	\$ 1,045,000	2068	0.25 - 0.50 acre	3.0	2.0	16	7	1	1	108	Lower-middle 25% of properties
Bottom/Fourth	\$ 747,450	1365	6,501 - 8,000 sqft	3.0	2.0	34	8	0	1	62	Least expensive 25% of properties

### Real-Time Market Profile

		Trend
Median List Price	\$ 1,250,000	↑↑
Asking Price Per Square Foot	\$ 546	↑
Average Days on Market (DOM)	152	↓↓
Percent of Properties with Price Decrease	38 %	
Percent Relisted (reset DOM)	24 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1950	
Median Lot Size	20+ acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 39.2	↔

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

## Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

Price Trends

