

This Week

The median list price in CORONA, CA this week is \$499,000.

Inventory is tightening and days-on-market is falling. But demand as measured by the Market Action Index is also trending down. The market is not giving strong up or down signals from these data.

Supply and Demand

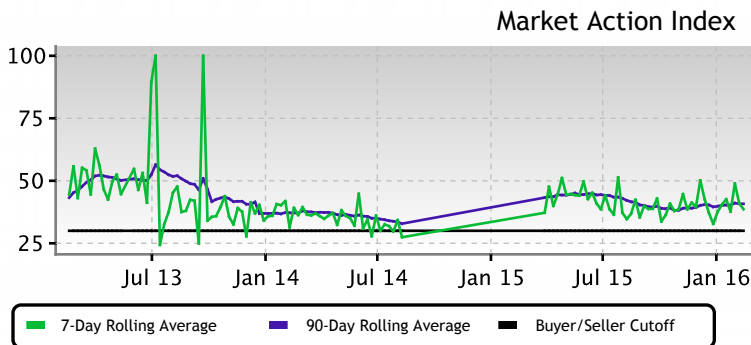
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 499,000	↔
Asking Price Per Square Foot	\$ 205	↔
Average Days on Market (DOM)	95	↓
Percent of Properties with Price Decrease	34 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2566	
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	40.8	↔

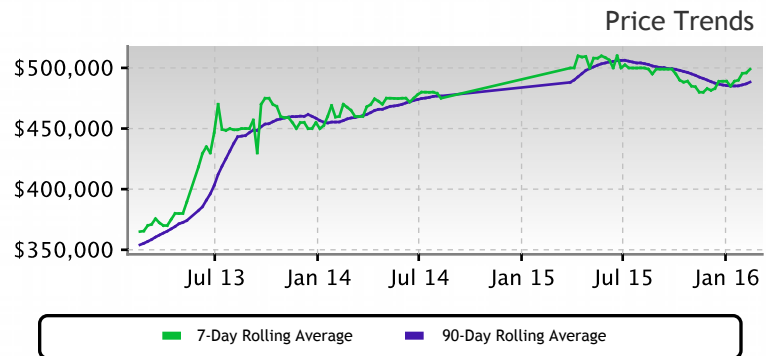
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



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	\$ 679,500	3666	0.25 - 0.50 acre	5.0	3.5	12	138	12	6	108	Most expensive 25% of properties
Upper/Second	\$ 537,750	3110	6,501 - 8,000 sqft	4.5	3.0	13	138	10	11	97	Upper-middle 25% of properties
Lower/Third	\$ 459,000	2200	6,501 - 8,000 sqft	4.0	2.5	17	138	10	23	89	Lower-middle 25% of properties
Bottom/Fourth	\$ 380,000	1522	6,501 - 8,000 sqft	3.0	2.0	30	138	25	24	85	Least expensive 25% of properties