

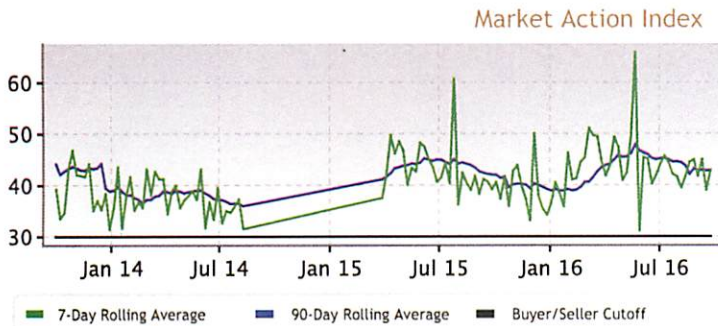
This Week

The median list price in RIVERSIDE, CA this week is \$425,000.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

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.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Characteristics per Quartile							Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.
				Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 740,490	3850	0.50 - 1.0 acre	4.0	3.5	15	205	6	10	135	Most expensive 25% of properties
Upper/Second	\$ 484,935	2626	0.25 - 0.50 acre	4.0	3.0	22	206	19	29	81	Upper-middle 25% of properties
Lower/Third	\$ 379,000	1681	6,501 - 8,000 sqft	3.0	2.0	39	206	39	37	58	Lower-middle 25% of properties
Bottom/Fourth	\$ 305,000	1224	6,501 - 8,000 sqft	3.0	2.0	59	206	43	40	55	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 425,000	↔↔
Asking Price Per Square Foot	\$ 214	↔↔
Average Days on Market (DOM)	82	↔↔
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2095	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 42.9	↔↔

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

Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

