

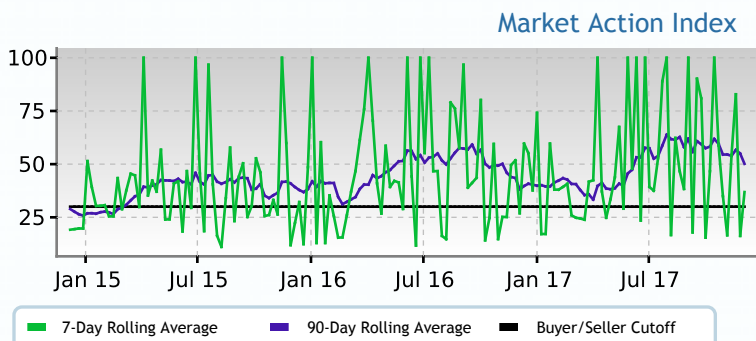
This Week

The median list price in DINUBA, CA this week is \$219,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 851,750	2975	1.0 - 2.5 acres	4.0	2.8	15	2	0	0	56	Most expensive 25% of properties
Upper/Second	\$ 335,000	1952	5.0 - 10 acres	3.5	2.0	32	2	1	0	28	Upper-middle 25% of properties
Lower/Third	\$ 209,475	1300	6,501 - 8,000 sqft	3.0	2.0	25	2	0	1	60	Lower-middle 25% of properties
Bottom/Fourth	\$ 169,999	1054	0.25 - 0.50 acre	3.0	2.0	50	3	0	0	89	Least expensive 25% of properties

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile			Trend
Median List Price	\$ 219,000		↔↔
Asking Price Per Square Foot	\$ 161		↑↑
Average Days on Market (DOM)	61		↑↑
Percent of Properties with Price Decrease	33 %		
Percent Relisted (reset DOM)	11 %		
Percent Flip (price increased)	11 %		
Median House Size (sq ft)	1500		
Median Lot Size	0.50 - 1.0 acre		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.0		
Market Action Index	Strong Seller's	50.1	↓↓

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

Price

- The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.

