

## This Week

The median list price in DINUBA, CA this week is \$239,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

## Supply and Demand

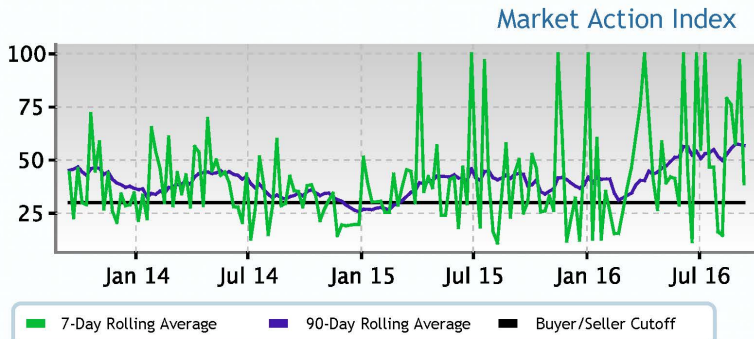
- Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

Real-Time Market Profile		Trend
Median List Price	\$ 239,000	↓
Asking Price Per Square Foot	\$ 135	↔
Average Days on Market (DOM)	68	↑
Percent of Properties with Price Decrease	24 %	
Percent Relisted (reset DOM)	38 %	
Percent Flip (price increased)	10 %	
Median House Size (sq ft)	1843	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Seller's 56.9	↑↑

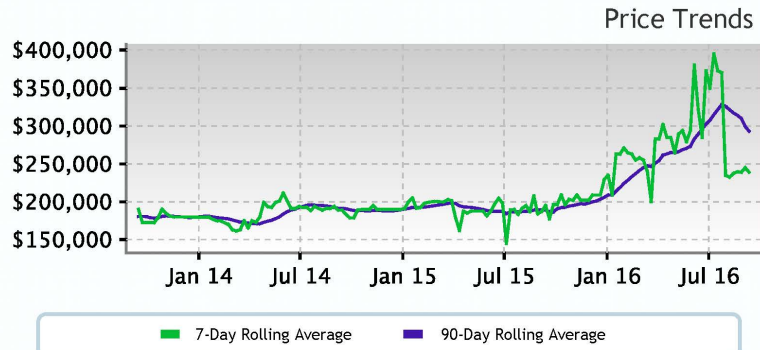
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high level. The Market Action Index is a good leading indicator for the durability of this trend.



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	Description
Top/First	\$ 395,000	2600	1.0 - 2.5 acres	4.0	2.5	33	5	2	1	174	Most expensive 25% of properties
Upper/Second	\$ 275,000	2003	8,001 - 10,000 sqft	4.0	2.0	7	5	1	0	27	Upper-middle 25% of properties
Lower/Third	\$ 224,900	1664	4,501 - 6,500 sqft	4.0	2.0	6	5	3	1	27	Lower-middle 25% of properties
Bottom/Fourth	\$ 141,945	1336	6,501 - 8,000 sqft	3.0	1.2	52	6	4	1	48	Least expensive 25% of properties