

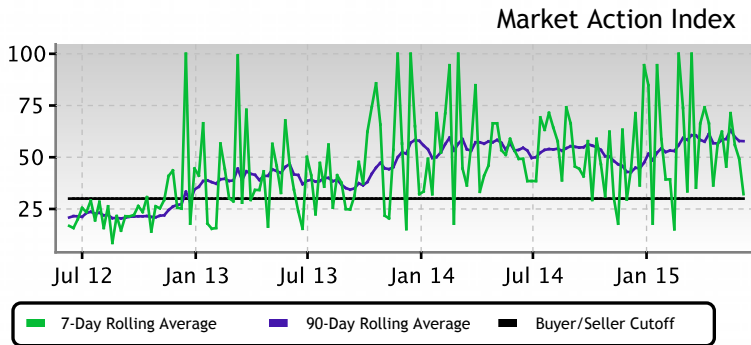
This Week

The median list price in LOS ANGELES, CA 90024 - Westwood this week is \$2,422,000.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications 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

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	\$ 5,950,000	5700	0.25 - 0.50 acre	5.0	4.5	83	3	0	1	28	Most expensive 25% of properties
Upper/Second	\$ 2,850,000	3818	0.25 - 0.50 acre	4.0	2.0	79	3	0	0	54	Upper-middle 25% of properties
Lower/Third	\$ 1,650,000	2257	not available	3.0	2.5	89	3	0	0	42	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,399,000	1785	4,501 - 6,500 sqft	3.0	2.0	84	3	1	0	12	Least expensive 25% of properties

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Real-Time Market Profile

Metric	Value	Trend
Median List Price	\$ 2,422,000	↔
Asking Price Per Square Foot	\$ 895	↔
Average Days on Market (DOM)	34	↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	2776	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.5	
Median Number of Bathrooms	2.2	
Market Action Index	Strong Seller's 57.8	↔

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

Price

- We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

