

Real-Time Market Profile		Trend
Median List Price	\$ 3,995,000	↔ ↔
Asking Price per Square Foot	\$ 819	↔ ↔
Average Days on Market	184	↓ ↓
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	5,063	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index*	Cold! Buyer's Market 13	↔ ↔

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in BEVERLY HILLS 90210 this week is \$3,995,000.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

PRICE

In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent downshift in the Market Action Index before we see prices deviate from these levels.

SUPPLY AND DEMAND

Local conditions are currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 13. With several months of inventory available at the current sales rate, buyers should find ample choice.

QUARTILES

Investigate the market in quartiles—where each quartile is 25% of the homes listed.

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 11,922,500	8,500	0.50 - 1.0 acre	6.0	8.0	21	64	2	2	185
2	\$ 5,495,000	6,150	0.50 - 1.0 acre	5.0	5.6	40	64	1	3	176
3	\$ 3,345,000	4,618	0.25 - 0.50 acre	4.0	4.5	49	64	1	2	155
4	\$ 1,650,000	2,773	0.25 - 0.50 acre	3.0	3.0	53	64	1	5	221