



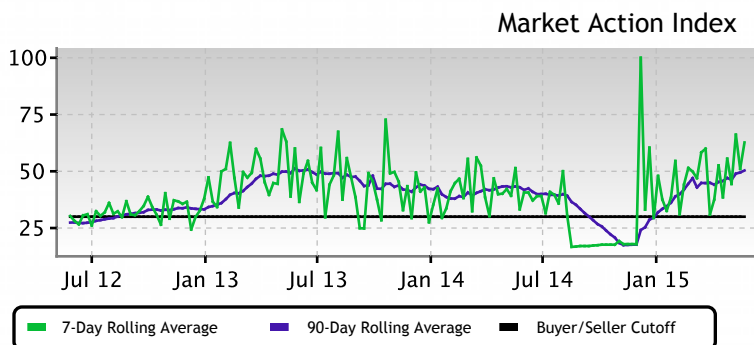
This Week

The median list price in RIVERSIDE, CA 92509 this week is \$324,950.

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

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.



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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 434,900	2103	0.25 - 0.50 acre	4.0	2.5	26	21	2	3	110	Most expensive 25% of properties
Upper/Second	\$ 355,000	1850	8,001 - 10,000 sqft	4.0	2.0	35	21	1	4	48	Upper-middle 25% of properties
Lower/Third	\$ 299,900	1532	6,501 - 8,000 sqft	3.0	2.0	36	21	3	7	102	Lower-middle 25% of properties
Bottom/Fourth	\$ 238,000	1240	6,501 - 8,000 sqft	3.0	2.0	58	21	4	6	107	Least expensive 25% of properties

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

Real-Time Market Profile

		Trend
Median List Price	\$ 324,950	↔↔
Asking Price Per Square Foot	\$ 197	↔↔
Average Days on Market (DOM)	92	↑↑
Percent of Properties with Price Decrease	25 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	1648	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Strong Seller's 50.4	↑↑

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

Price

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

