

This Week

The median list price in OCEANSIDE, CA 92054 this week is \$835,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

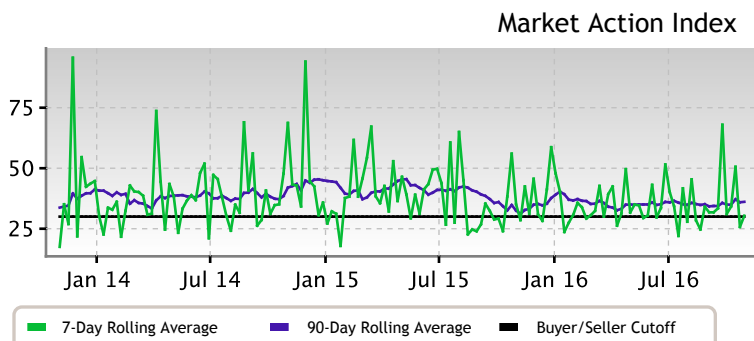
While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We currently in a Seller's market so prices will likely resume their climb should this trend persist.

Real-Time Market Profile		Trend
Median List Price	\$ 835,000	↔↔
Asking Price Per Square Foot	\$ 398	↔↔
Average Days on Market (DOM)	99	↑↑
Percent of Properties with Price Decrease	51 %	
Percent Relisted (reset DOM)	31 %	
Percent Flip (price increased)	15 %	
Median House Size (sq ft)	2192	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 36.1	↑

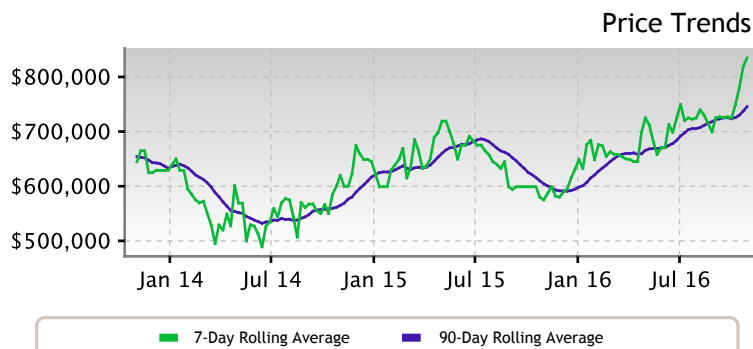
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



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	\$ 2,695,000	3028	4,501 - 6,500 sqft	4.0	3.0	17	13	0	0	201	Most expensive 25% of properties
Upper/Second	\$ 889,500	2508	6,501 - 8,000 sqft	3.0	3.0	13	14	0	0	80	Upper-middle 25% of properties
Lower/Third	\$ 727,500	2261	0.25 - 0.50 acre	3.5	3.0	47	14	1	1	78	Lower-middle 25% of properties
Bottom/Fourth	\$ 587,000	1554	6,501 - 8,000 sqft	3.0	2.0	53	14	1	4	44	Least expensive 25% of properties