

This Week

The median list price in MALIBU, CA 90265 this week is \$4,450,000.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

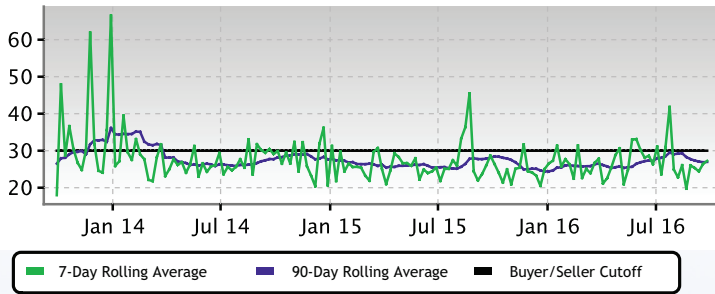
		Trend
Median List Price	\$ 4,450,000	↔
Asking Price Per Square Foot	\$ 1,162	↔
Average Days on Market (DOM)	215	↑↑
Percent of Properties with Price Decrease	32 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	3752	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	
Market Action Index	Buyer's Advantage	↓↓

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

Price

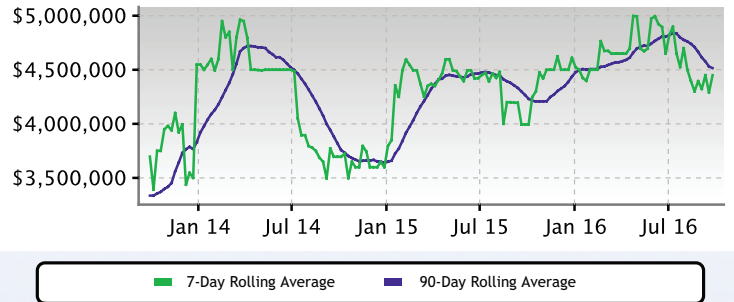
In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Market Action Index



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.

Price Trends



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	\$ 11,995,000	5590	1.0 - 2.5 acres	5.0	5.2	28	58	6	3	296	Most expensive 25% of properties
Upper/Second	\$ 6,397,000	4782	0.50 - 1.0 acre	4.0	4.0	30	58	4	3	239	Upper-middle 25% of properties
Lower/Third	\$ 3,322,500	3529	1.0 - 2.5 acres	4.0	4.0	36	58	3	4	169	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,795,000	2320	8,001 - 10,000 sqft	3.0	3.0	38	59	6	4	158	Least expensive 25% of properties



DIRECT: (310) 924-5769

EMAIL: mark@malibumark.com

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Mark S. Gruskin

Realtor • Attorney • Malibu Resident

