



This Week

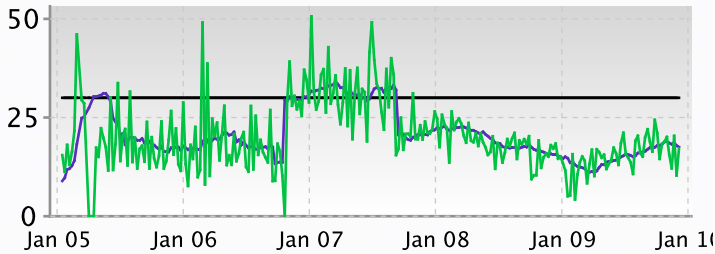
The median list price in SARATOGA, CA this week is \$1,999,888.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

Supply and Demand

- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

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.

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	\$ 3,739,975	4756	1.0 - 2.5 acres	4.0	4.5	28	24	0	0	270	Most expensive 25% of properties
Upper/Second	\$ 2,595,000	3782	0.50 - 1.0 acre	5.0	4.5	43	25	1	1	260	Upper-middle 25% of properties
Lower/Third	\$ 1,650,000	2794	0.25 - 0.50 acre	4.0	3.0	42	25	0	5	166	Lower-middle 25% of properties
Bottom/Fourth	\$ 998,800	1820	0.25 - 0.50 acre	3.0	2.0	55	25	4	0	179	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 1,999,888	↓↓
Asking Price Per Square Foot	\$ 644	↔
Average Days on Market (DOM)	218	↑↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	67 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	3402	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.5	
Market Action Index	Strong Buyer's 17.5	↔

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

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

