

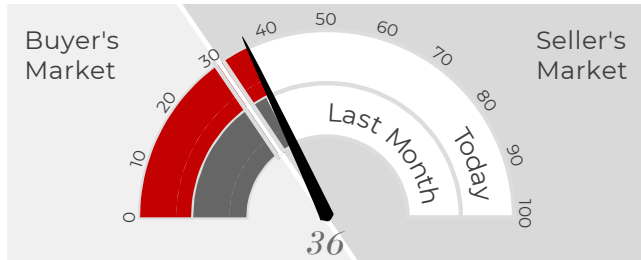


# Newport Beach, CA

This week the median list price for Newport Beach, CA is \$5,250,000 with the market action index hovering around 36. This is an increase over last month's market action index of 35. Inventory has held steady at or around 121.

### MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



SLIGHT SELLER'S ADVANTAGE

The market remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up persistently, prices are likely to resume an upward climb.

### REAL-TIME MARKET PROFILE

Median List Price		\$5,250,000
Median Price of New Listings		\$4,495,000
Per Square Foot		\$1,846
Average Days on Market		101
Median Days on Market		63
Price Decreased		31%
Price Increased		1%
Relisted		11%
Inventory		121
Median Rent		\$10,500
Market Action		36

SLIGHT SELLER'S ADVANTAGE

### MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

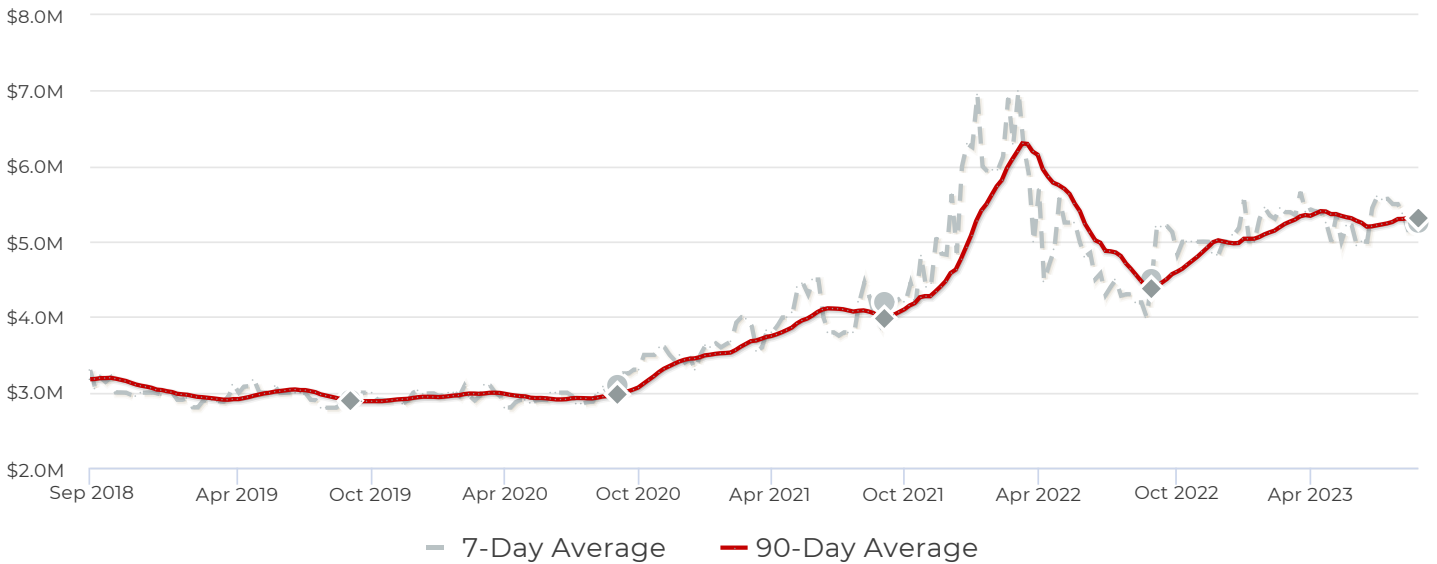
MEDIAN PRICE	SQ. FT.	LOT SIZE	BEDS	BATH	AGE	NEW	ABSORBED	DOM
\$14,122,500	4,415	4,500 - 6,500 sqft	4	6	12	1	2	101
\$6,595,000	3,087	0 - 4,500 sqft	4	4.3	63	4	0	63
\$4,722,500	3,049	0 - 4,500 sqft	4	4	51	4	3	52
\$2,850,000	1,887	0 - 4,500 sqft	3	3	63	4	6	35



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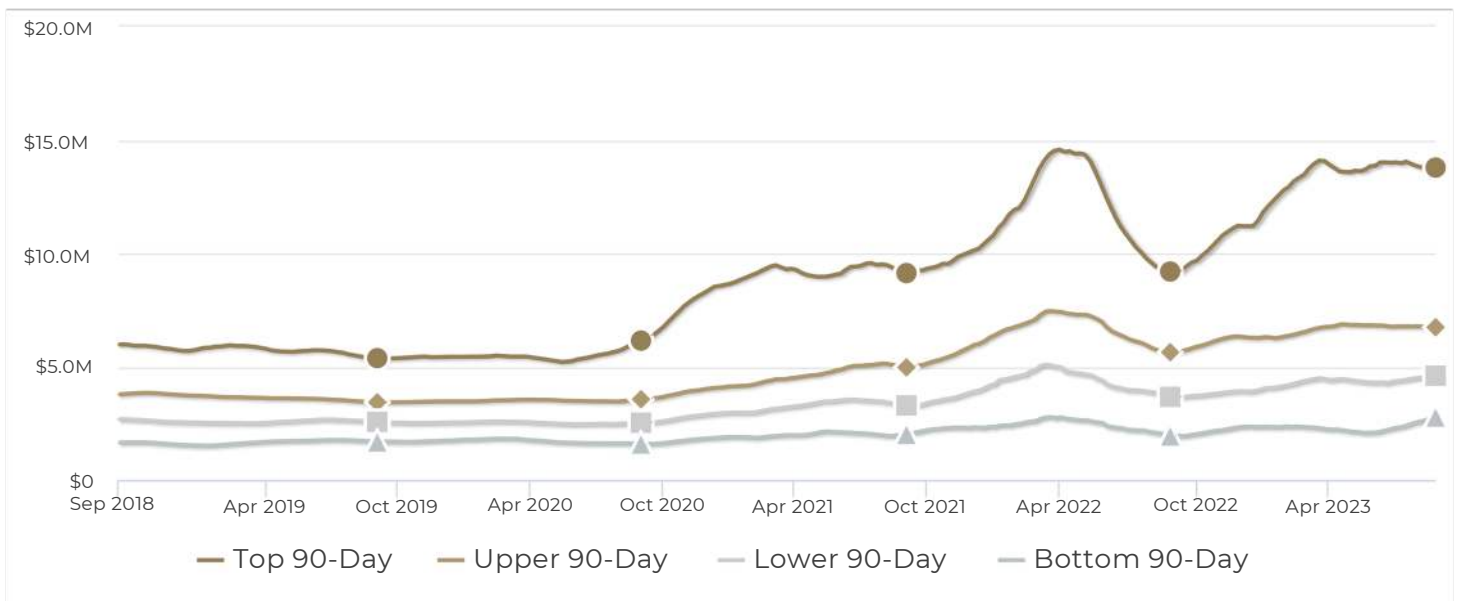
## MEDIAN LIST PRICE

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



## SEGMENTS

Prices in most of the market have stabilized recently. Only Quartile 4 shows any price increases in the last few weeks. Often this condition happens in markets where demand has fallen (for example, due to micro-location variables) but supply is still relatively short. Buyers are focusing on the lowest price homes in the area.

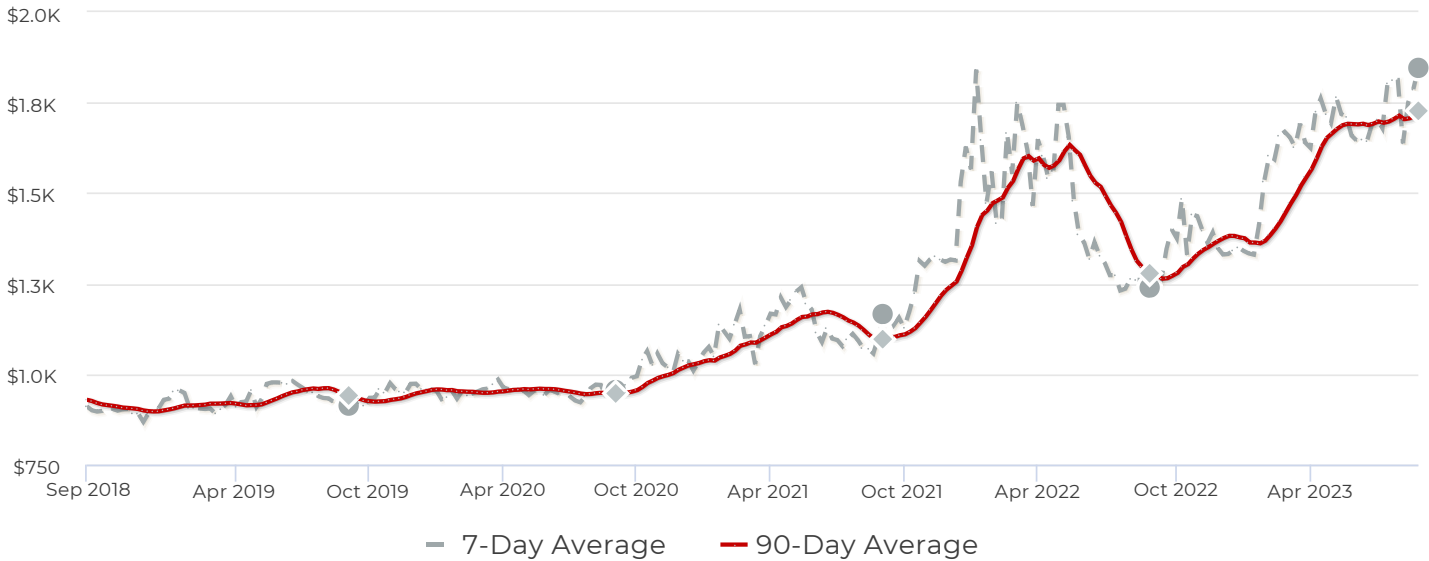




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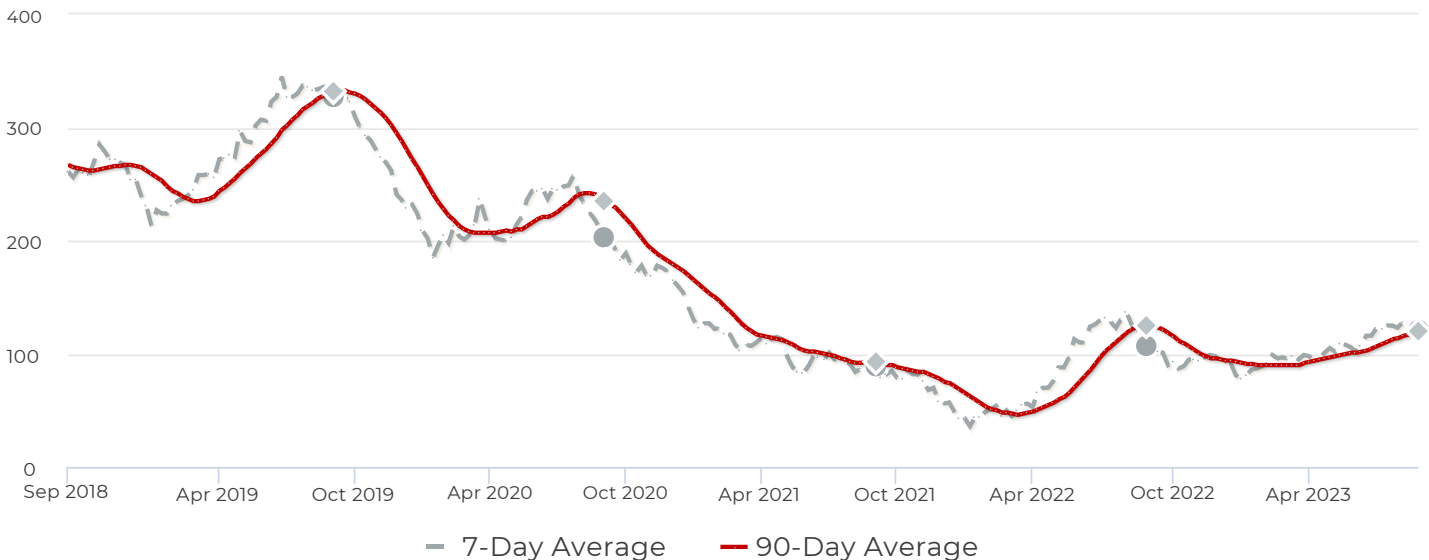
## PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



## INVENTORY

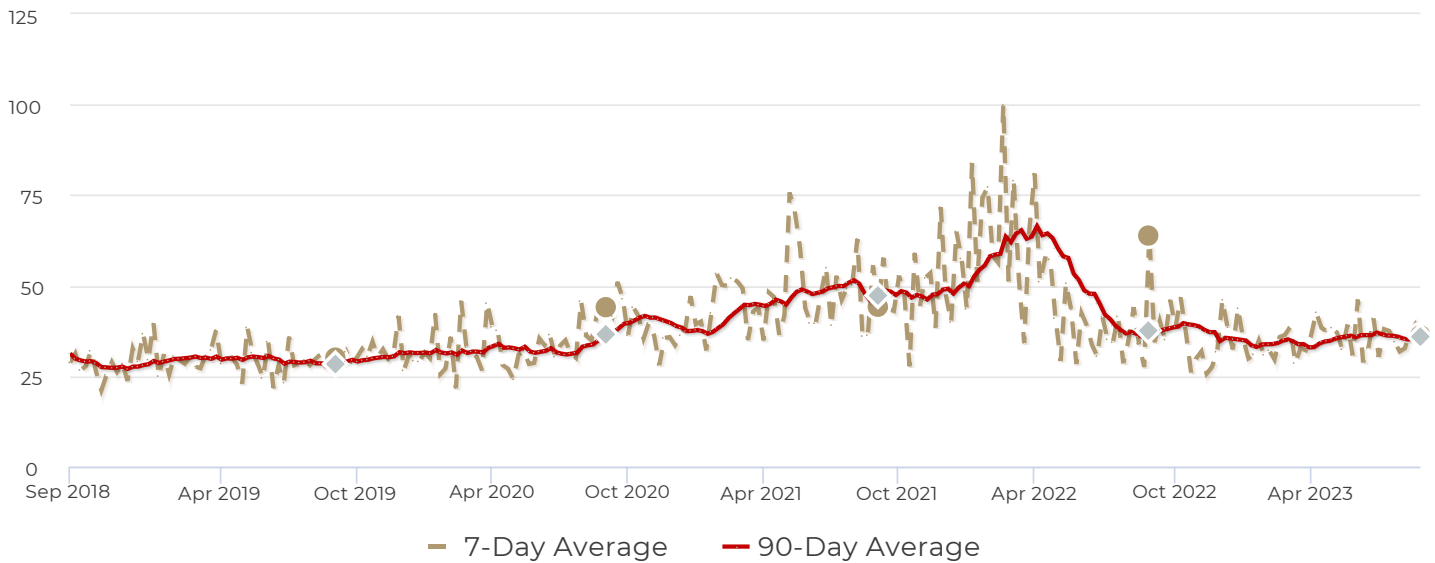
Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.





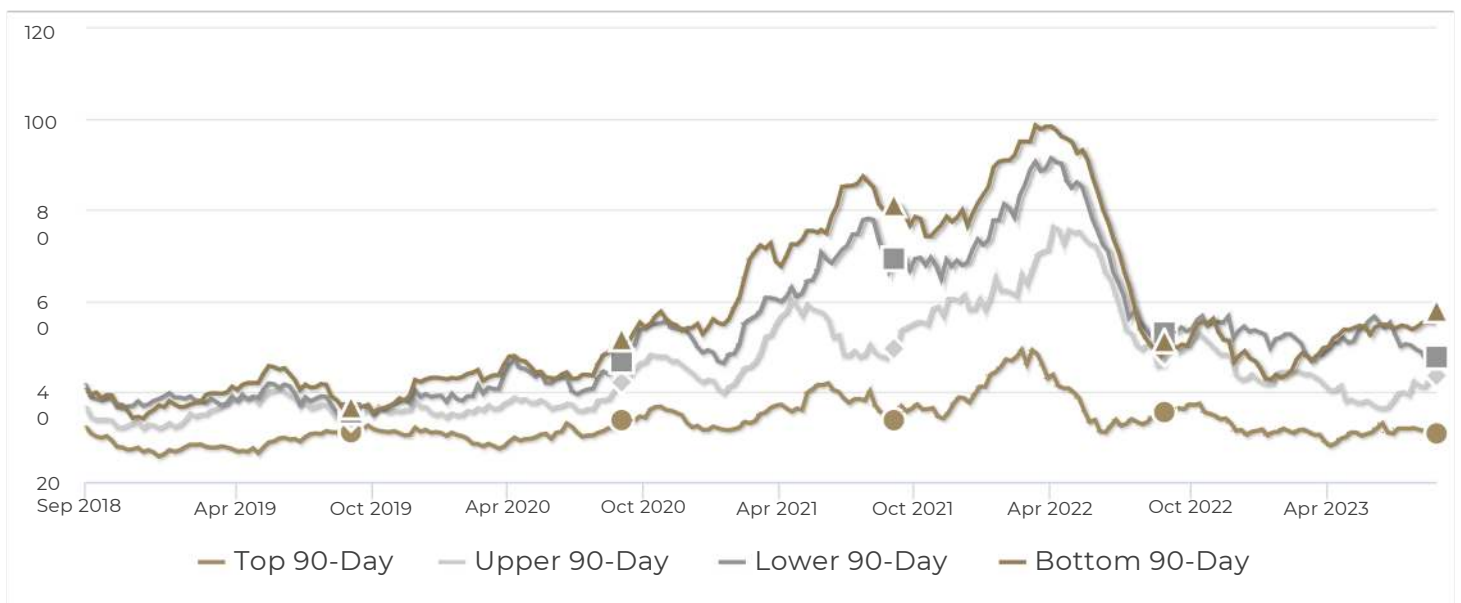
MARKET ACTION INDEX

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MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.

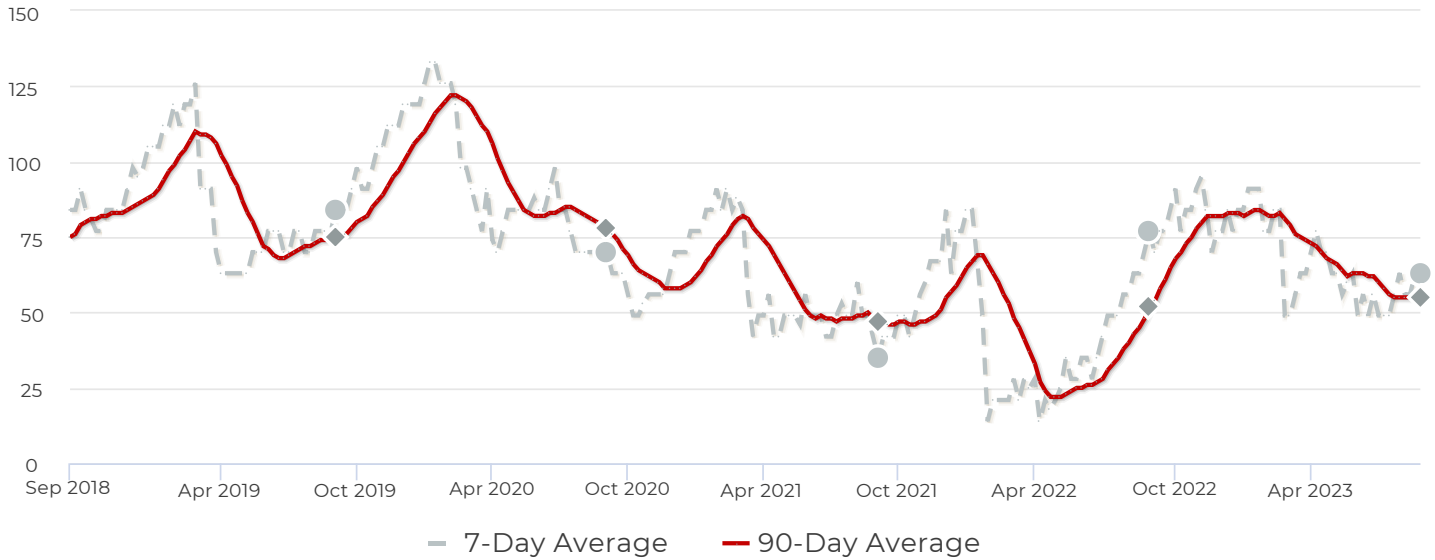




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## MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 101 days. Half of the listings have come newly on the market in the past 55 or so days. Watch the 90-day DOM trend for signals of a changing market.



## SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

