

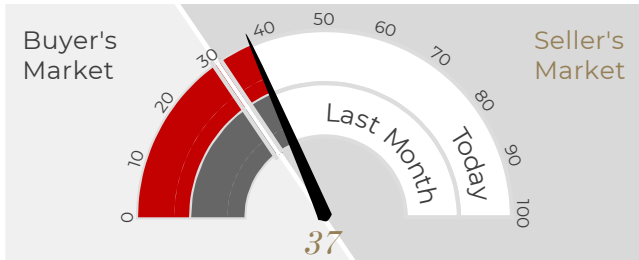


# Newport Beach, CA

This week the median list price for Newport Beach, CA is \$4,992,500 with the market action index hovering around 37. This is about the same as last month's market action index of 37. Inventory has decreased to 116.

## 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		\$4,992,500
Median Price of New Listings		\$2,998,000
Per Square Foot		\$1,601
Average Days on Market		105
Median Days on Market		7
Price Decreased		43%
Price Increased		0%
Relisted		9%
Inventory		116
Median Rent		\$10,500
Market Action		37

SLIGHT SELLER'S ADVANTAGE

## MARKET SEGMENTS

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

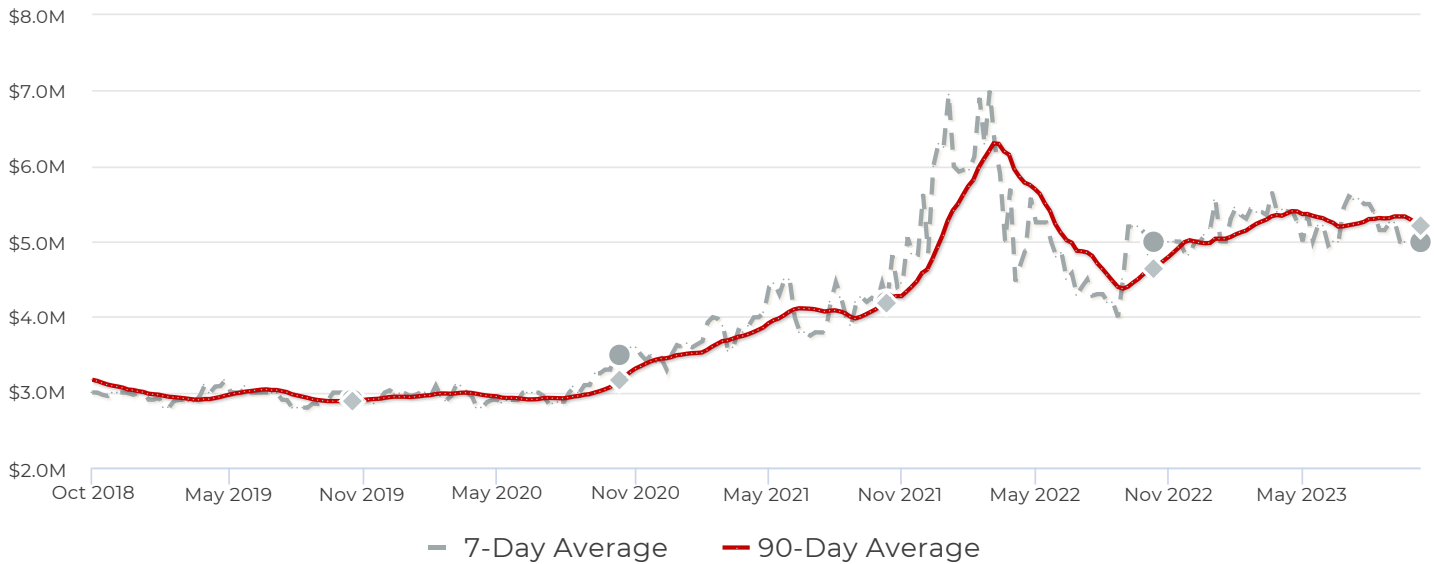
MEDIAN PRICE	SQ. FT.	LOT SIZE	BEDS	BATH	AGE	NEW	ABSORBED	DOM
\$9,995,000	4,229	4,500 - 6,500 sqft	4	5	19	2	1	98
\$5,950,000	3,275	0 - 4,500 sqft	4	5	26	0	4	42
\$4,395,000	3,316	4,500 - 6,500 sqft	4	4	59	0	3	7
\$2,685,000	1,864	0 - 4,500 sqft	3	3	56	5	3	35



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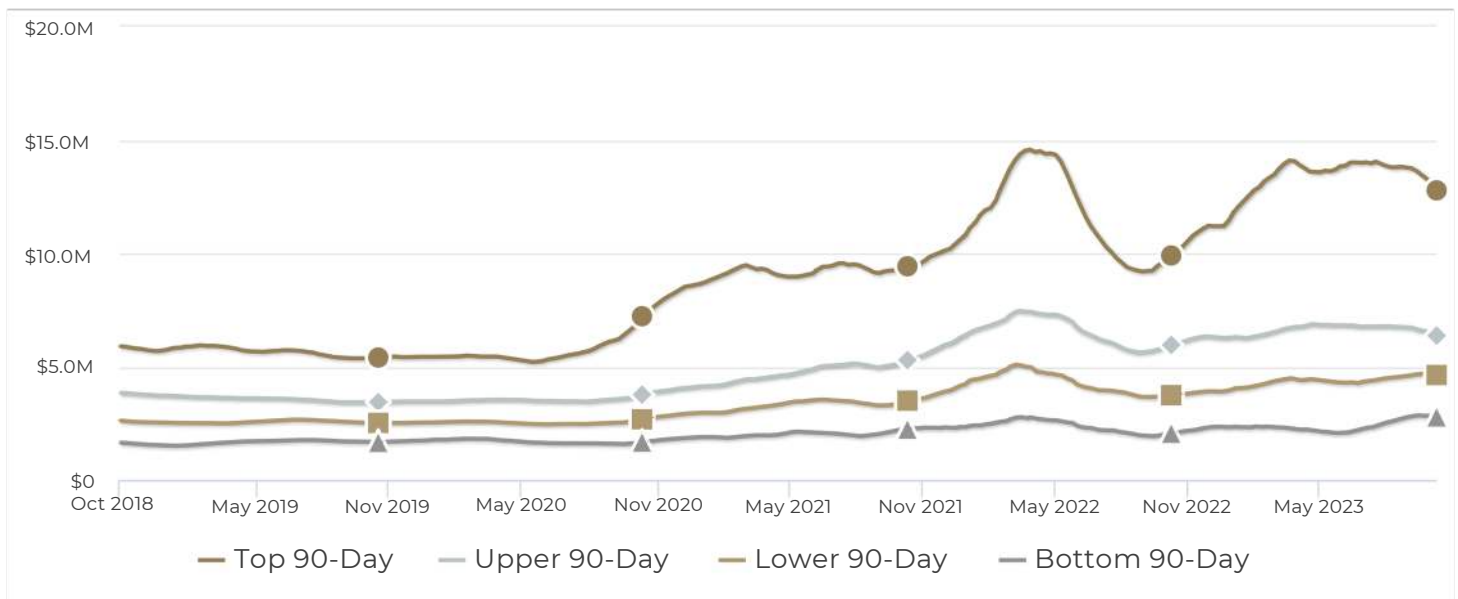
## MEDIAN LIST PRICE

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 at the upper end of the market have been showing weakness. While there is enough demand in the low end (Quartiles 3 and 4) to keep prices flat, unless there is a persistent up-shift in the Market Action Index, the entire market may resume a down trend soon.

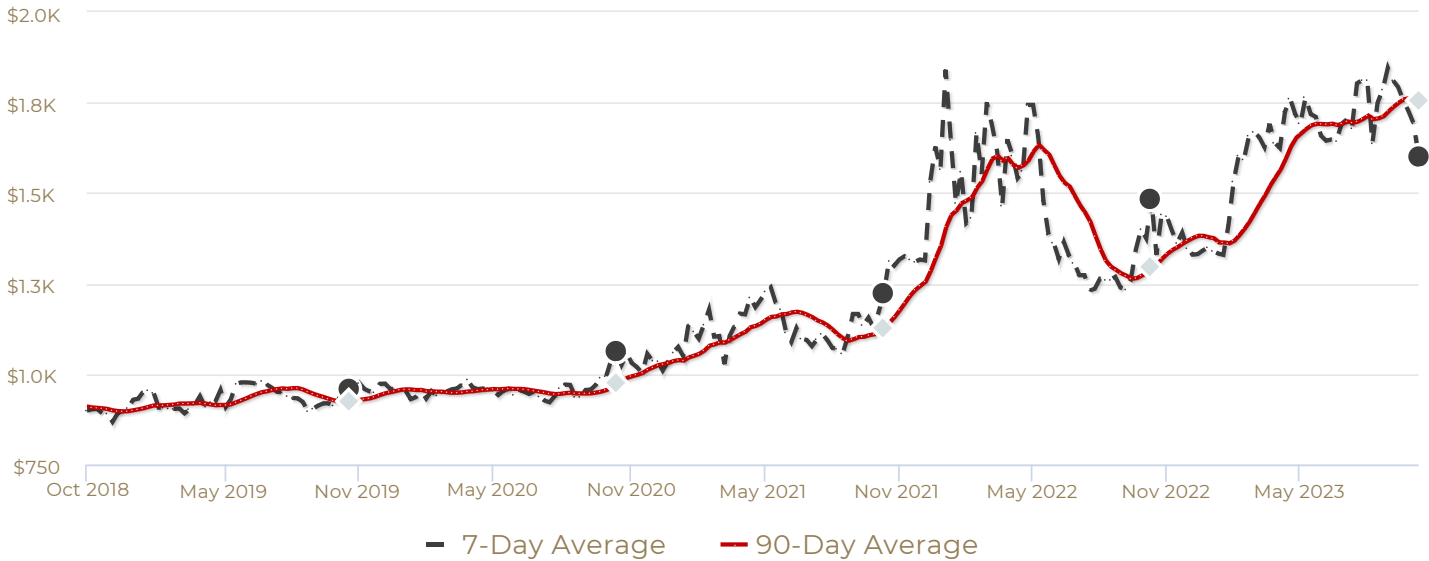




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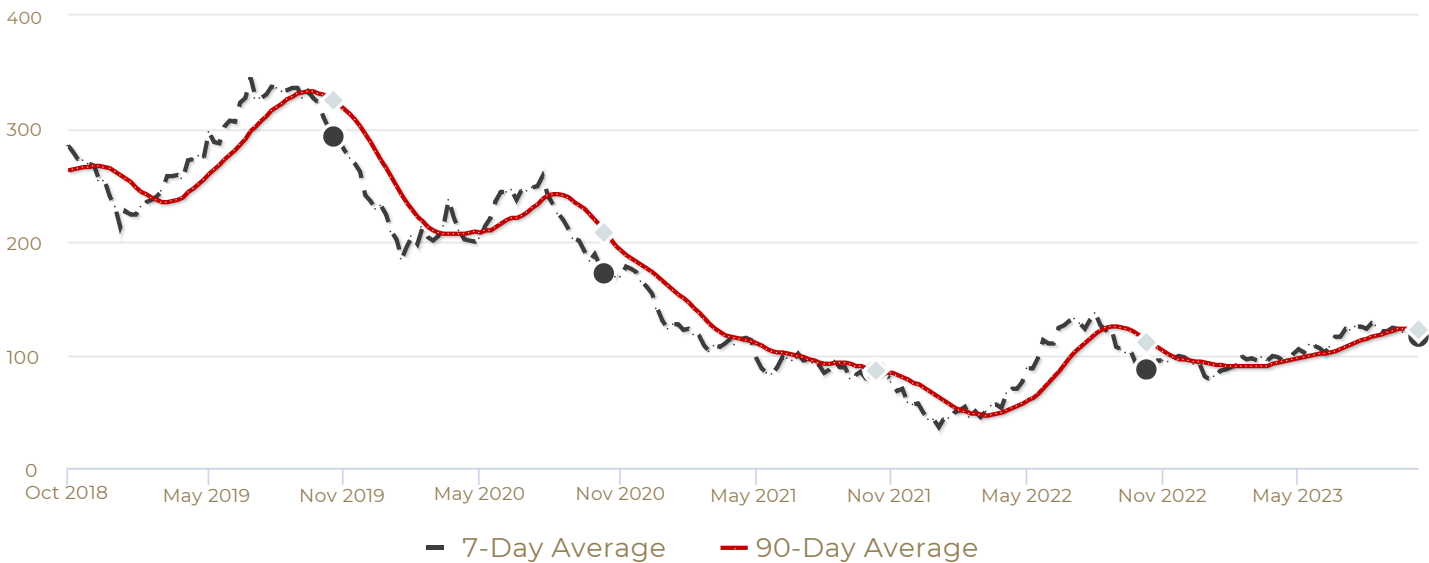
## PRICE PER SQUARE FOOT

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 relatively steady around these levels in recent weeks.

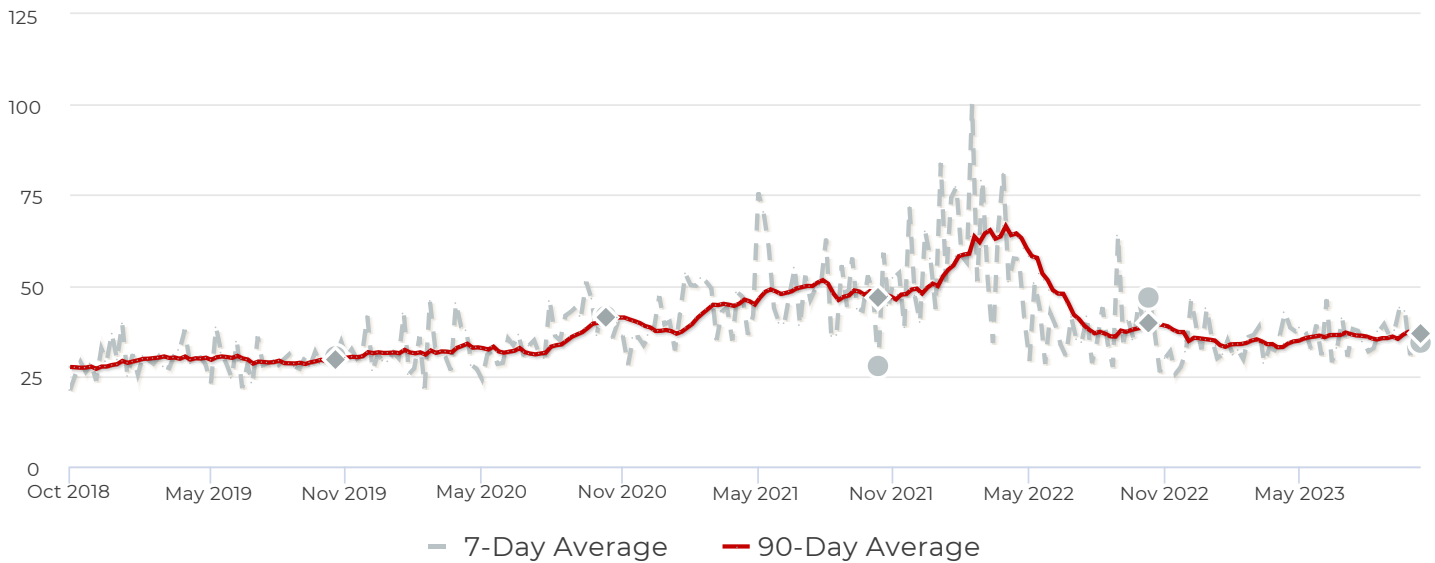




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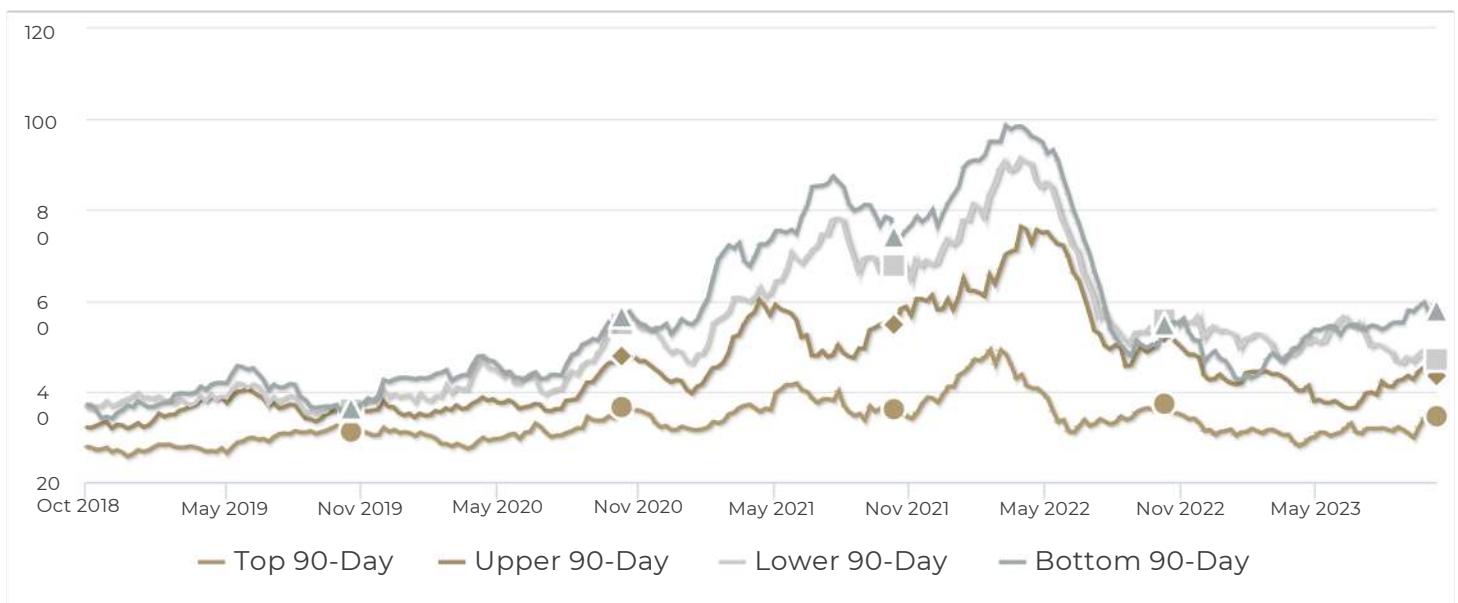
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## MARKET ACTION SEGMENTS

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.

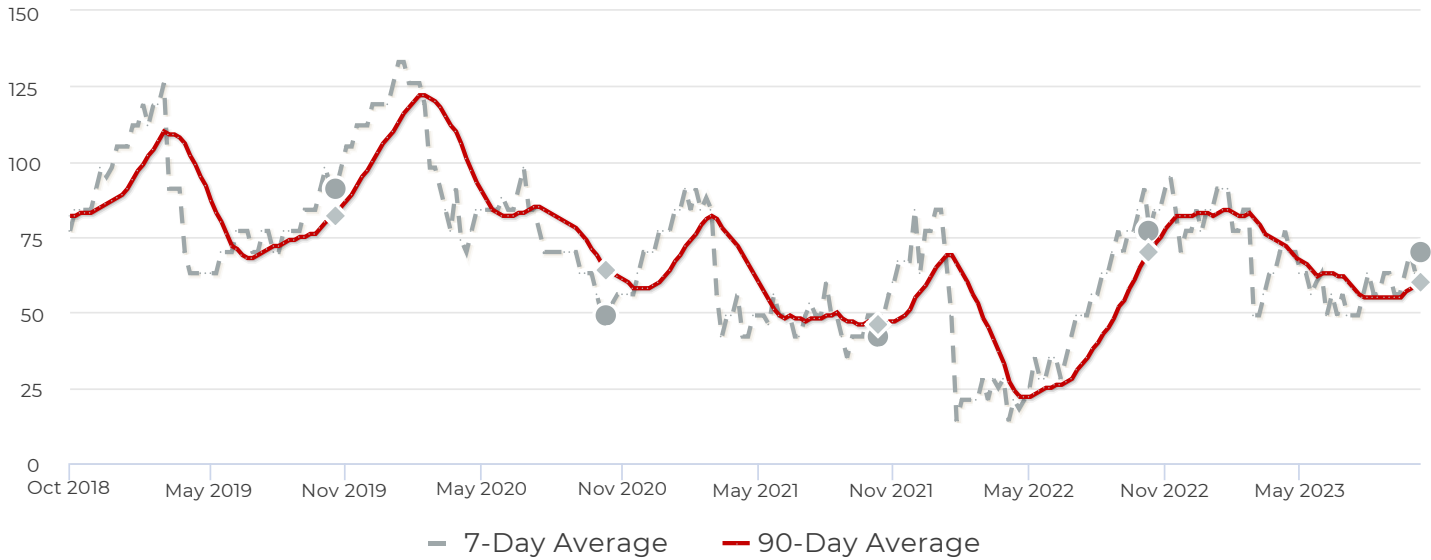




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## MEDIAN DAYS ON MARKET (DOM)

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 60 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.

