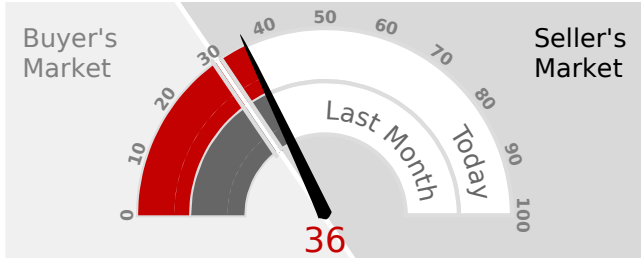


# Newport Beach, CA

This week the median list price for Newport Beach, CA is \$5,864,800 with the market action index hovering around 36. This is about the same as last month's market action index of 36. Inventory has held steady at or around 110.

## Market Action Index

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



**Slight Seller's Advantage**

While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

## Real-Time Market Profile

Median List Price	\$5,864,800
Median Price of New Listings	\$4,295,000
Per Square Foot	\$1,780
Average Days on Market	95
Median Days on Market	49
Price Decreased	17%
Price Increased	8%
Relisted	11%
Inventory	110
Median Rent	\$9,000
Market Action	<b>36</b>

**Slight Seller's Advantage**

## Market Segments

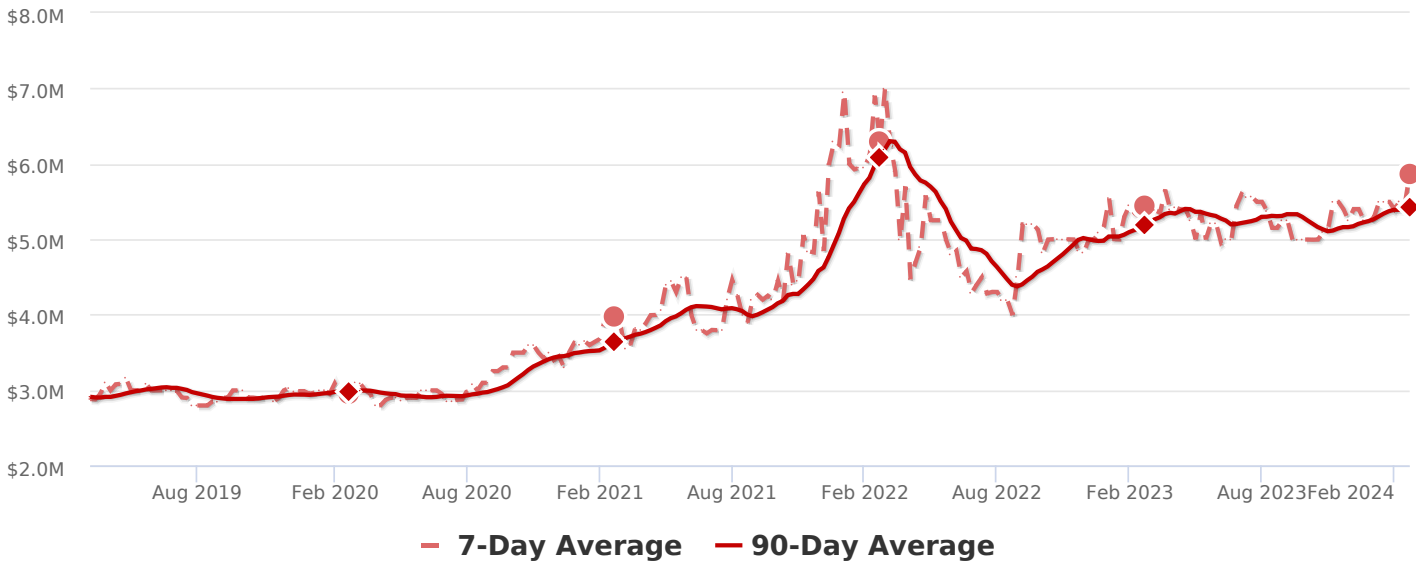
Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$11,900,000	5,416	6,500 - 8,000 sqft	5	6	10	4	0	98
\$6,995,000	3,450	0 - 4,500 sqft	4	5	21	1	2	42
\$4,825,000	3,062	4,500 - 6,500 sqft	4	4	30	3	5	94
\$2,597,500	1,870	0 - 4,500 sqft	3	3	58	7	6	14

# Newport Beach, CA

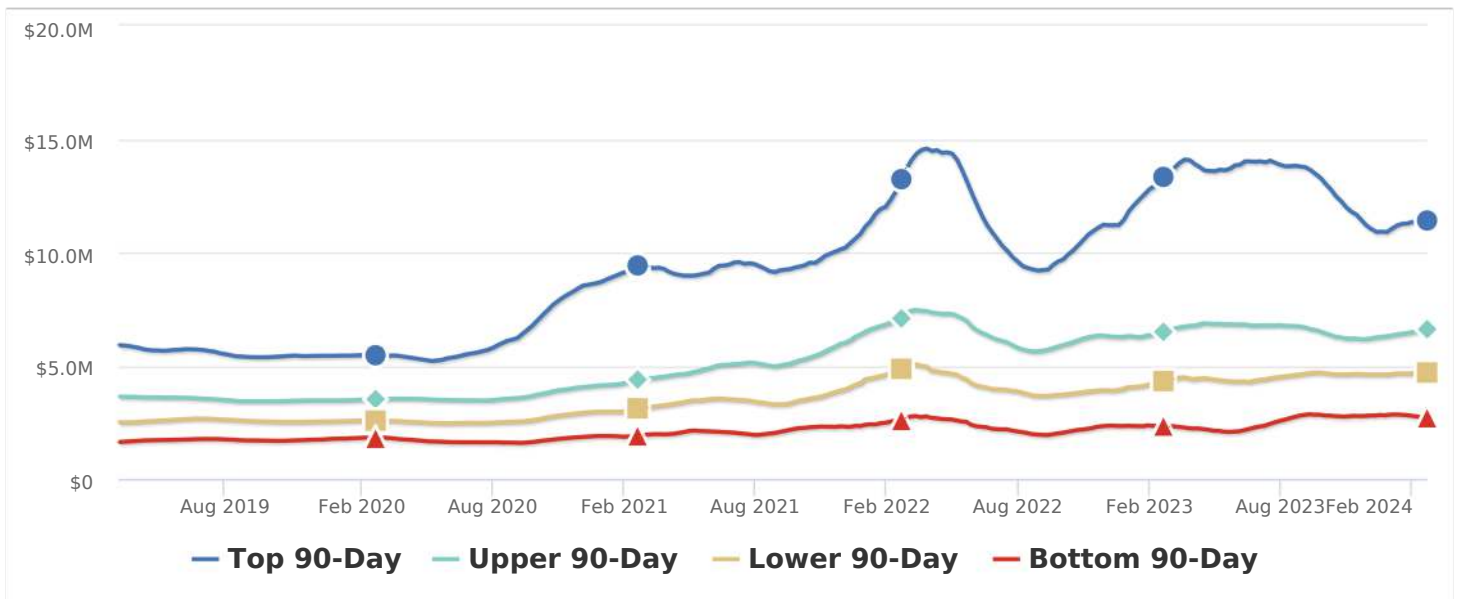
## Median List Price

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



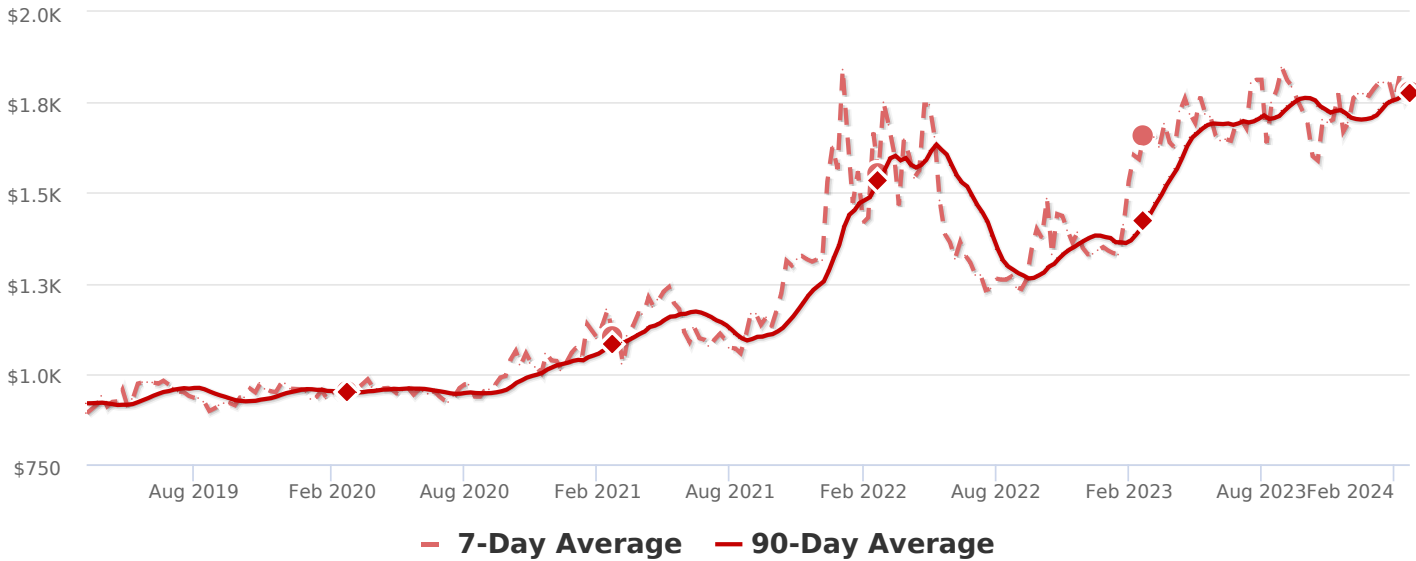
## Segments

Prices have been mixed-to-negative trends in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



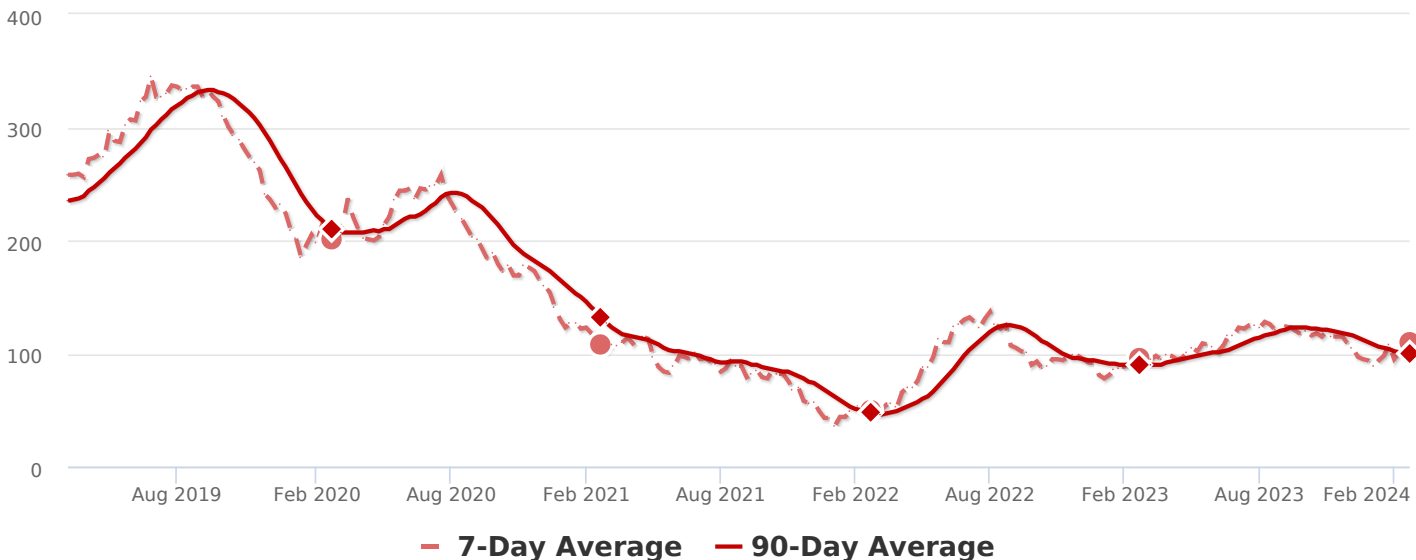
## Price Per Square Foot

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.



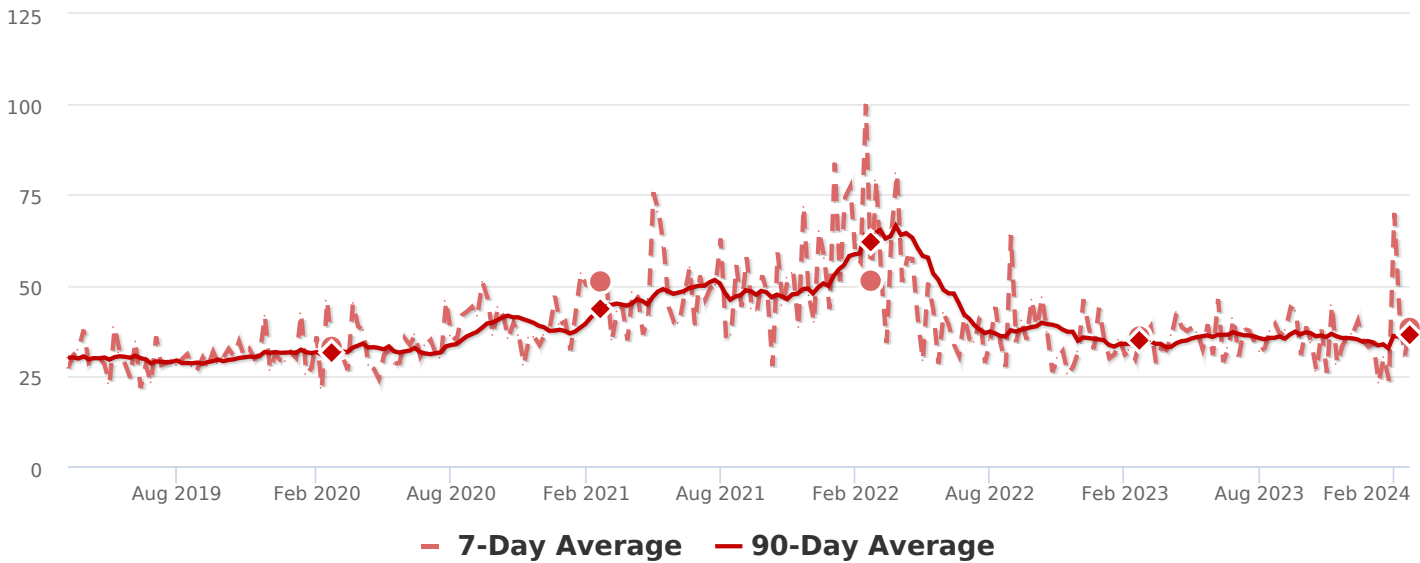
## Inventory

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



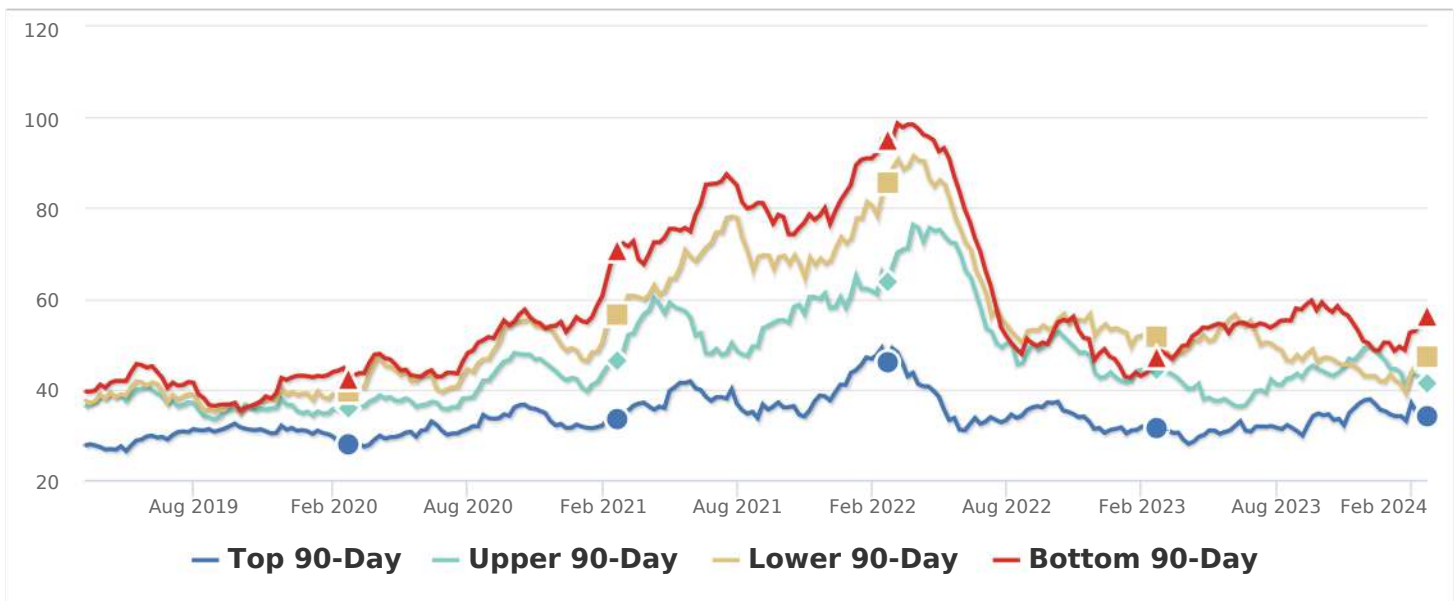
Market Action Index

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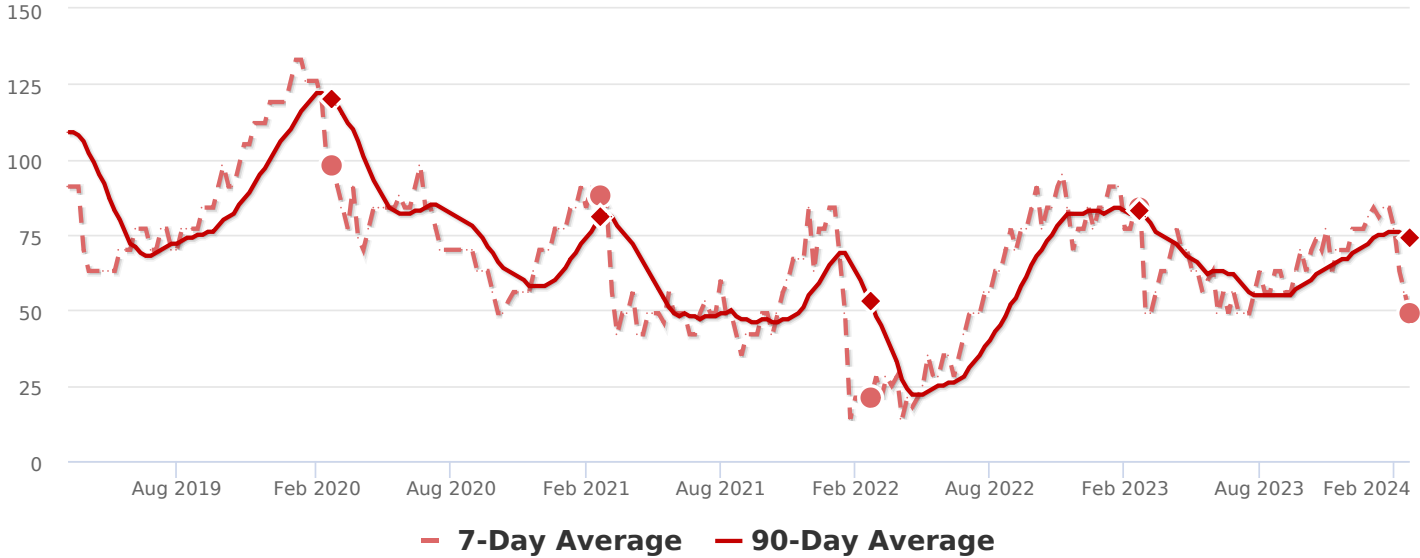
Market Action Segments

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.



## Median Days on Market (DOM)

The properties have been on the market for an average of 105 days. Half of the listings have come newly on the market in the past 74 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.

