

## This Week

The median list price in PALM DESERT, CA this week is \$549,250.

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

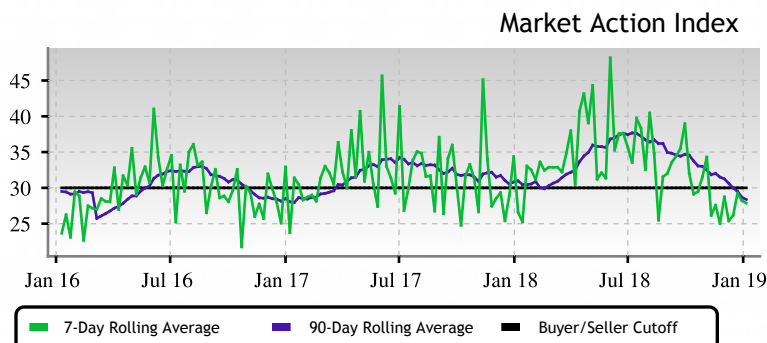
- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile		Trend
Median List Price	\$ 549,250	↔↔
Asking Price Per Square Foot	\$ 240	↔↔
Average Days on Market (DOM)	117	↑↑
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2414	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index Buyer's Advantage	28.4	↓↓

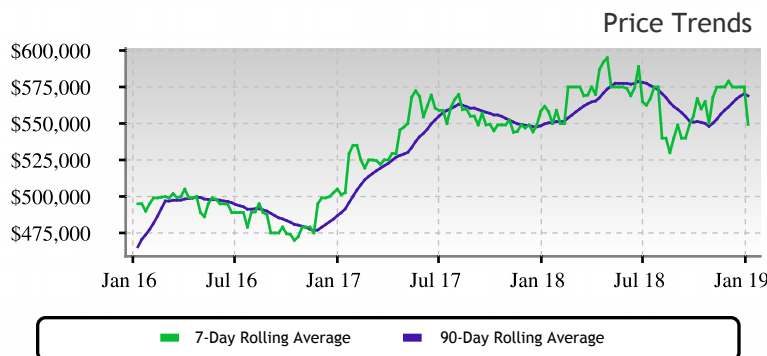
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



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	\$ 1,295,000	3926	0.25 - 0.50 acre	4.0	4.0	21	95	4	3	179	Most expensive 25% of properties
Upper/Second	\$ 649,000	2640	0.25 - 0.50 acre	3.0	3.0	23	95	10	11	114	Upper-middle 25% of properties
Lower/Third	\$ 489,000	2135	8,001 - 10,000 sqft	3.0	2.5	23	96	12	1	100	Lower-middle 25% of properties
Bottom/Fourth	\$ 348,500	1638	6,501 - 8,000 sqft	2.0	2.0	27	96	19	8	78	Least expensive 25% of properties

### MARKET UPDATE