



This Week

The median list price in PALM DESERT, CA this week is \$494,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

Supply and Demand

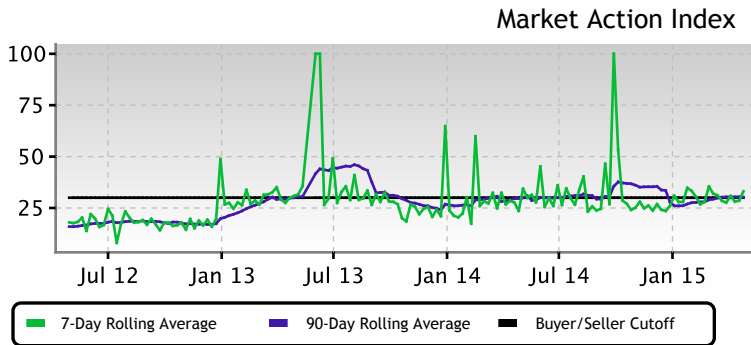
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile			Trend
Median List Price	\$ 494,900		↔
Asking Price Per Square Foot	\$ 212		↑
Average Days on Market (DOM)	121		↑↑
Percent of Properties with Price Decrease	47 %		
Percent Relisted (reset DOM)	7 %		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	2351		
Median Lot Size	8,001 - 10,000 sqft		
Median Number of Bedrooms	3.0		
Median Number of Bathrooms	2.5		
Market Action Index	Seller's Advantage	30.3	↔

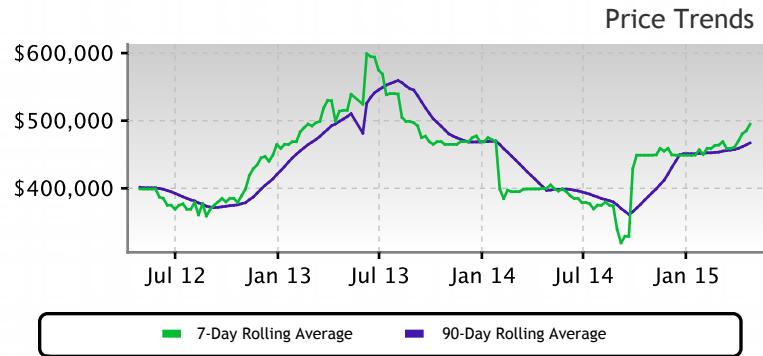
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices appear to be hovering around their high point. Look for a persistent down-shift 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	Description
Top/First	\$ 1,095,000	3402	0.25 - 0.50 acre	4.0	3.5	17	139	3	2	160	Most expensive 25% of properties
Upper/Second	\$ 574,000	2614	0.25 - 0.50 acre	3.0	2.5	18	139	5	6	119	Upper-middle 25% of properties
Lower/Third	\$ 425,000	2142	8,001 - 10,000 sqft	3.0	2.5	18	139	6	12	109	Lower-middle 25% of properties
Bottom/Fourth	\$ 289,000	1564	4,501 - 6,500 sqft	2.0	2.0	23	140	17	29	98	Least expensive 25% of properties