

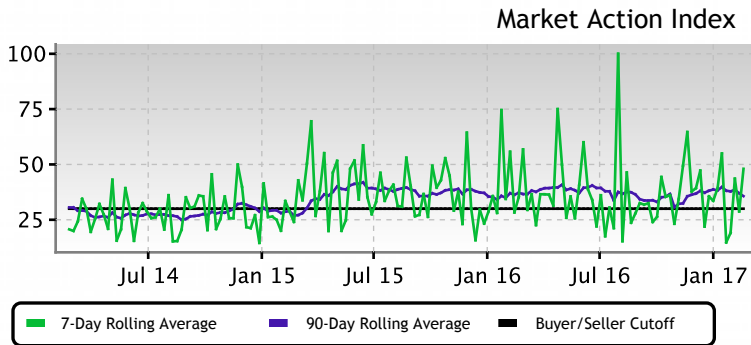
This Week

The median list price in CARPINTERIA, CA 93013 this week is \$1,840,000.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

- Market appears to have begun to cool. As we're still notably in a Seller's market, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.



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	\$ 12,200,000	2238	1.0 - 2.5 acres	3.5	3.0	42	8	1	0	163	Most expensive 25% of properties
Upper/Second	\$ 2,992,500	2256	2.5 - 5.0 acres	3.0	3.0	52	8	1	2	150	Upper-middle 25% of properties
Lower/Third	\$ 895,000	1630	Less than 4,500 sqft	3.0	2.0	45	9	1	4	117	Lower-middle 25% of properties
Bottom/Fourth	\$ 389,000	1372	not available	3.0	2.0	15	9	0	0	132	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,840,000	↑
Asking Price Per Square Foot	\$ 589	↔
Average Days on Market (DOM)	140	↓
Percent of Properties with Price Decrease	18 %	
Percent Relisted (reset DOM)	21 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1600	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index Seller's Advantage	35.7	↓

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

Price

- The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

