



Real-Time Market Profile		Trend
Median List Price	\$ 899,900	↑↑
Asking Price per Square Foot	\$ 342	↑↑
Average Days on Market	172	↑↑
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	18 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2,728	
Median Lot Size	6,501 - 8,000 Sq. Feet	
Median Number of Bedrooms	3.5	
Median Number of Bathrooms	2.7	
Market Action Index*	Cool. Buyer's Market 22	↔

\* see below for details on the Market Action Index

**THIS WEEK**

The median single family home price in OAKLAND 94611 this week is \$899,900.

Inventory has been tightening and days-on-market increasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

**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.

**SUPPLY AND DEMAND**

Local conditions are currently in the Buyer's Market zone (below 30), though not strongly so. The 90-day Market Action Index stands this week at 22 so buyers should expect find reasonable levels of selection.

**QUARTILES**

Investigate the market in quartiles—where each quartile is 25% of the homes listed.

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

**Characteristics per Quartile**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,542,000	4,347	8,001 - 10,000 sq ft	4.0	3.8	6	12	2	0	131
2	\$ 1,034,000	3,102	8,001 - 10,000 sq ft	4.0	3.5	10	12	3	1	165
3	\$ 759,000	2,640	0.25 - 0.50 acre	4.0	2.8	44	12	0	1	248
4	\$ 539,900	1,543	4,501 - 6,500 sq ft	3.0	2.0	67	13	0	1	146

## About Altos Research Corporation

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