

## This Week

The median list price in ROSEVILLE, CA this week is \$519,000.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

## Supply and Demand

- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

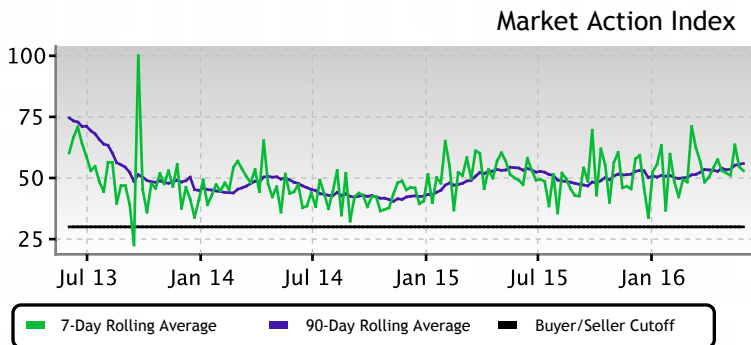
### Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 519,000	↔↔
Asking Price Per Square Foot	\$ 196	↔↔
Average Days on Market (DOM)	56	↑↑
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2670	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 56.0	↑↑

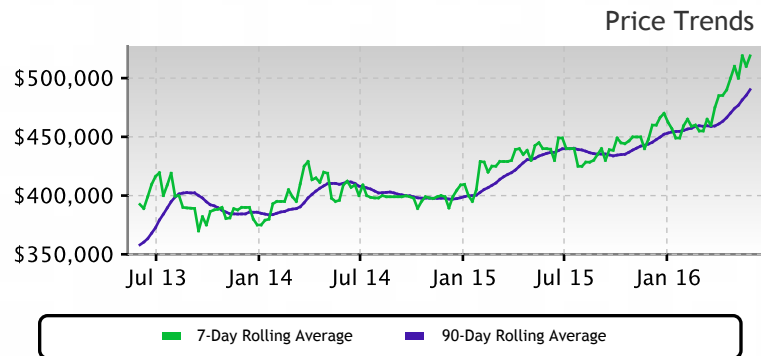
↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market seems to have paused around its 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	
Top/First	\$ 699,990	3855	0.25 - 0.50 acre	5.0	4.0	12	79	5	4	84	Most expensive 25% of properties
Upper/Second	\$ 554,520	3120	6,501 - 8,000 sqft	4.0	3.0	13	79	8	8	61	Upper-middle 25% of properties
Lower/Third	\$ 475,000	2515	6,501 - 8,000 sqft	4.0	3.0	13	79	16	16	35	Lower-middle 25% of properties
Bottom/Fourth	\$ 359,900	1578	4,501 - 6,500 sqft	3.0	2.0	26	79	21	33	44	Least expensive 25% of properties