

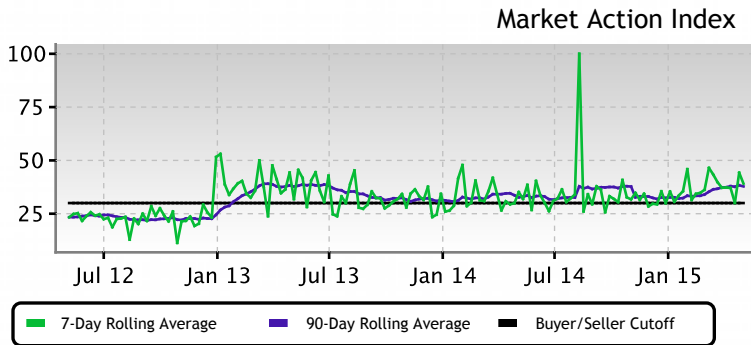
This Week

The median list price in PASO ROBLES, CA 93446 this week is \$525,000.

The Market Action Index has been climbing lately while days-on-market are trending down, these point to a positive near-term outlook 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.



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	\$ 899,750	3126	10 - 20 acres	4.0	4.0	0	52	3	2	183	Most expensive 25% of properties
Upper/Second	\$ 585,000	2468	0.50 - 1.0 acre	3.0	3.0	0	52	7	2	111	Upper-middle 25% of properties
Lower/Third	\$ 449,000	2051	0.25 - 0.50 acre	3.0	3.0	0	52	2	11	86	Lower-middle 25% of properties
Bottom/Fourth	\$ 286,450	1351	4,501 - 6,500 sqft	3.0	2.0	0	52	4	10	70	Least expensive 25% of properties

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Real-Time Market Profile

		Trend
Median List Price	\$ 525,000	↔↔
Asking Price Per Square Foot	\$ 238	↔↔
Average Days on Market (DOM)	112	↓↓↓
Percent of Properties with Price Decrease	29 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2096	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 37.8	↔↔

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

Price

- We continue to see prices in this zip code hover around their high point. Look for a persistent shift in the Market Action Index before we see prices deviate from these levels.

