



Real-Time Market Profile		Trend
Median List Price	\$ 819,500	↑↑
Asking Price per Square Foot	\$ 313	↓↓
Average Days on Market	129	↓↓
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2,590	
Median Lot Size	6,501 - 8,000 Sq. Feet	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index*	Cool. Buyer's	↑↑

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in SAN RAMON this week is \$819,500.

Inventory is tightening and days-on-market is falling. The Market Action Index shows demand heating up. These are relatively bullish signs for prices.

PRICE

This week saw relatively little price change from last week. However, prices continue demonstrate a nice up trend in general over the last several weeks.

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 21 so buyers should expect find reasonable levels of selection.

QUARTILES

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

Most expensive 25% of homes

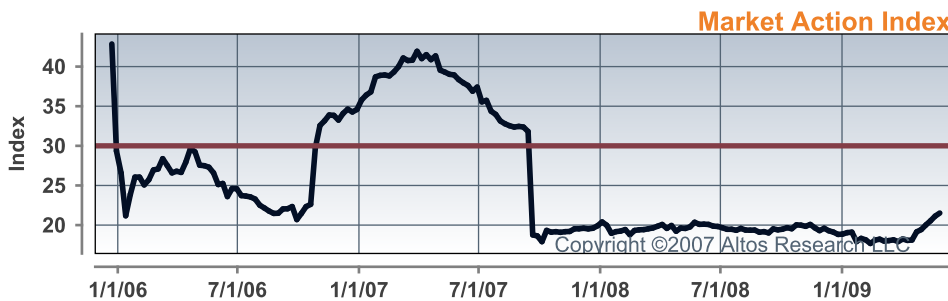
Upper-middle 25% of homes

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	\$ 1,375,000	4,184	0.25 - 0.50 acre	5.0	4.0	6	46	2	5	139
2	\$ 917,500	3,002	6,501 - 8,000 sq ft	4.0	3.0	7	46	4	3	118
3	\$ 735,000	2,406	4,501 - 6,500 sq ft	4.0	3.0	20	47	8	6	119
4	\$ 580,000	1,839	6,501 - 8,000 sq ft	3.0	2.5	33	47	7	9	142

About Altos Research Corporation

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