



Real-Time Market Profile		Trend
Median List Price	\$ 799,000	↔ ↔
Asking Price per Square Foot	\$ 313	↓ ↓
Average Days on Market	134	↑ ↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	4 %	
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 \$799,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

PRICE

Despite this week's down tic, the market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this shift.

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

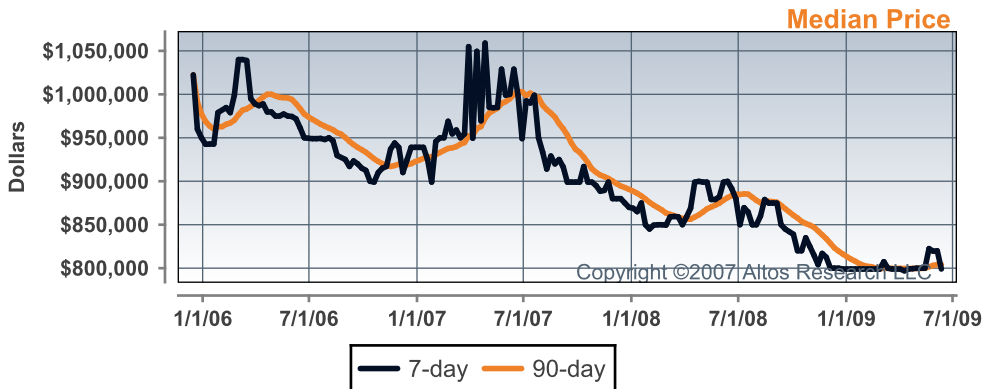
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

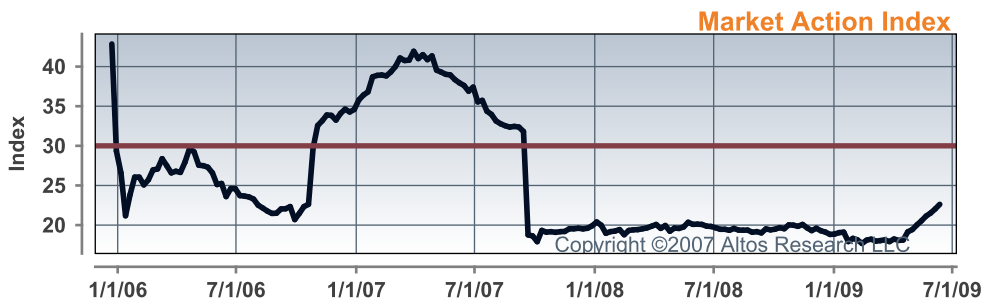
Upper-middle 25% of homes

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	\$ 1,399,000	4,215	0.25 - 0.50 acre	5.0	4.0	6	43	0	2	151
2	\$ 899,000	3,054	6,501 - 8,000 sq ft	4.0	3.0	9	44	2	8	119
3	\$ 734,500	2,356	4,501 - 6,500 sq ft	4.0	3.0	15	44	6	5	139
4	\$ 575,000	1,767	6,501 - 8,000 sq ft	3.0	2.5	32	44	9	8	132

About Altos Research Corporation

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