

ARLENE BAXTER'S MARKET UPDATE

ALBANY, CA 94706

- Current Real Estate Market Conditions for Single Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

- Report for the week of
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This Week

- The median list price in ALBANY, CA 94706 this week is \$522,500. The 6 properties have been on the market for an average of 50 days.

Even though the days-on-market is trending higher, so is the Market Action Index at these inventory levels, providing a neutral outlook for the market.

Supply and Demand

- The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

Real-Time Market Profile

		Trend
Median List Price	\$ 522,500	↓↓
Average List Price	\$ 635,483	
Asking Price Per Square Foot	\$ 610	↓↓
Average Days on Market (DoM)	50	↑↑
Inventory of Properties Listed	6	↔
Most Expensive Listing	\$ 1,120,000	
Least Expensive Listing	\$ 399,000	
Average Age of Listing	77	
Percent of Properties with Price Decrease	0 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	790	
Median Lot Size	Less than 4,500 sqft	
Median Number of Bedrooms	2.5	
Median Number of Bathrooms	2.0	

Altos Research Value Statistics

Market Action Index Strong Seller's 52.0 ↓↓

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

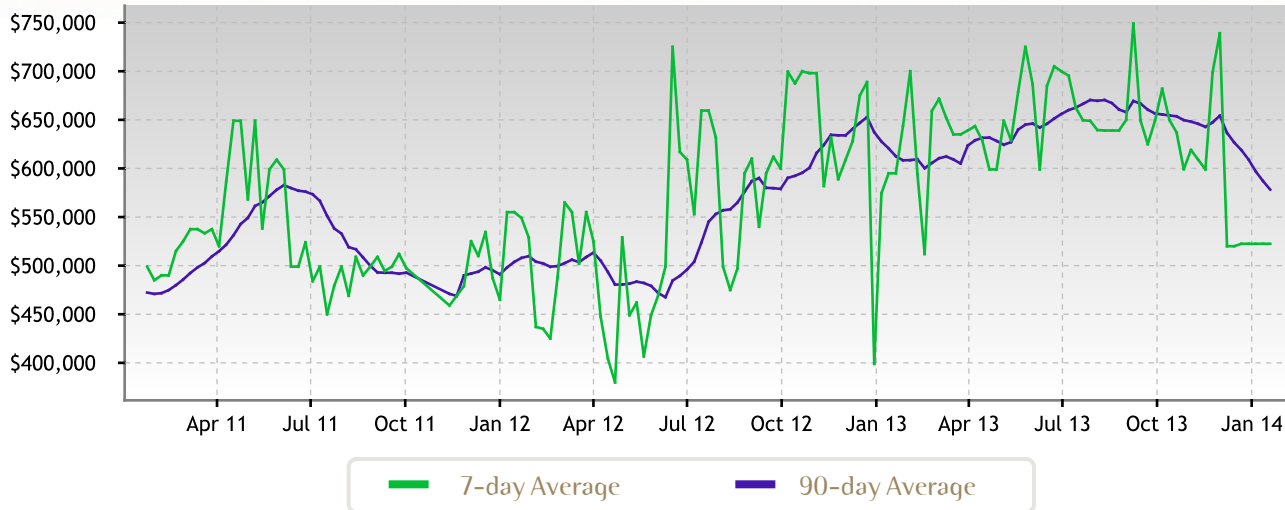
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,120,000	1896	Less than 4,500 sqft	4.0	3.0	87	1	0	0	28	Most expensive 25% of properties
Upper/Second	\$ 799,000	2577	Less than 4,500 sqft	4.0	3.5	10	1	0	0	7	Upper-middle 25% of properties
Lower/Third	\$ 522,500	790	Less than 4,500 sqft	2.5	2.0	92	2	0	0	52	Lower-middle 25% of properties
Bottom/Fourth	\$ 424,450	660	Less than 4,500 sqft	2.0	1.0	90	2	0	0	80	Least expensive 25% of properties

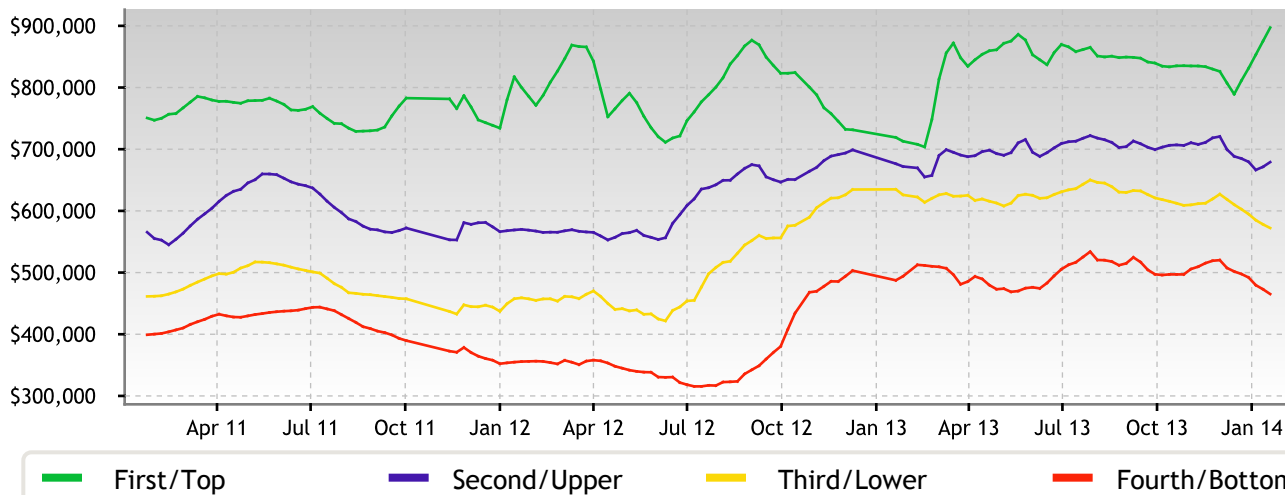
Median Price

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



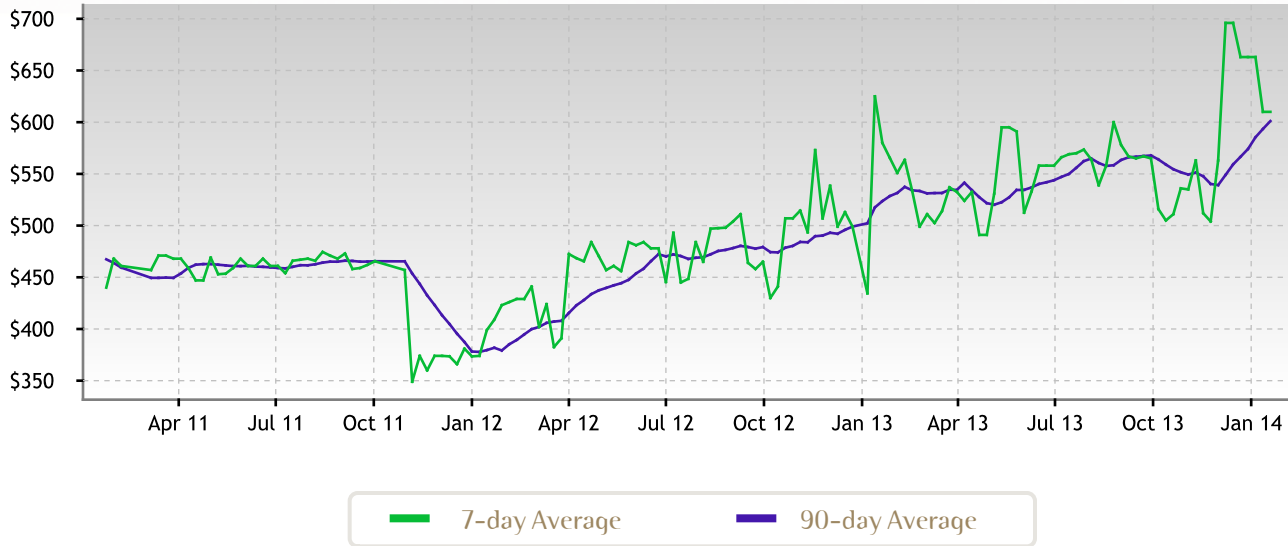
Quartile Prices

In the quartile market segments, we see the market's recent price weakness almost across the board. It is unusual that Quartile 1 is the one showing strength. Unless we see a persistent up-shift in the Market Action Index, Quartile 1 will likely resume the trend of the rest of the market.



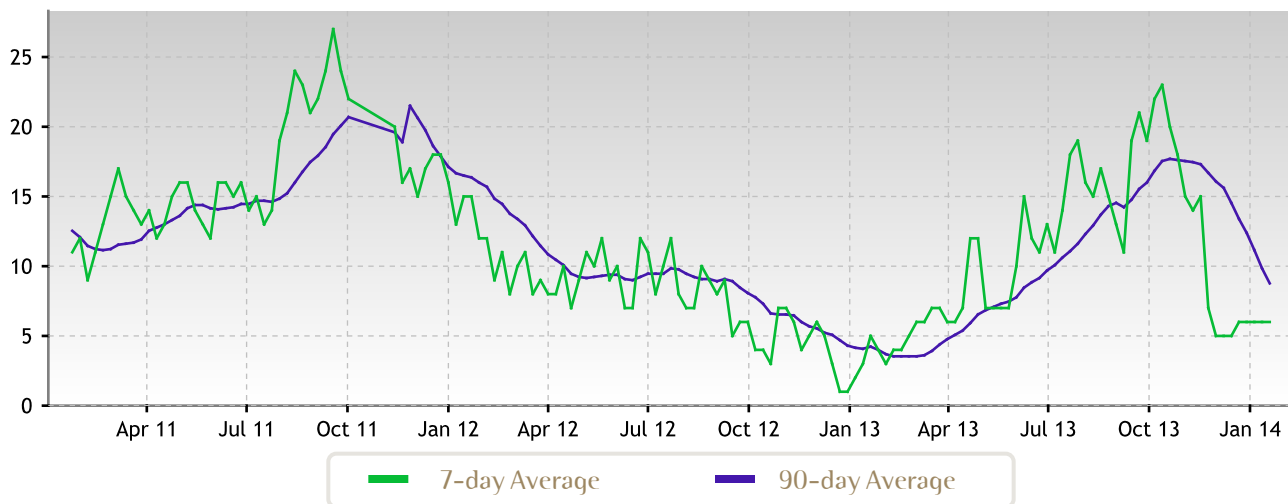
Price per Square Foot

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers are tending to get more home for their money.



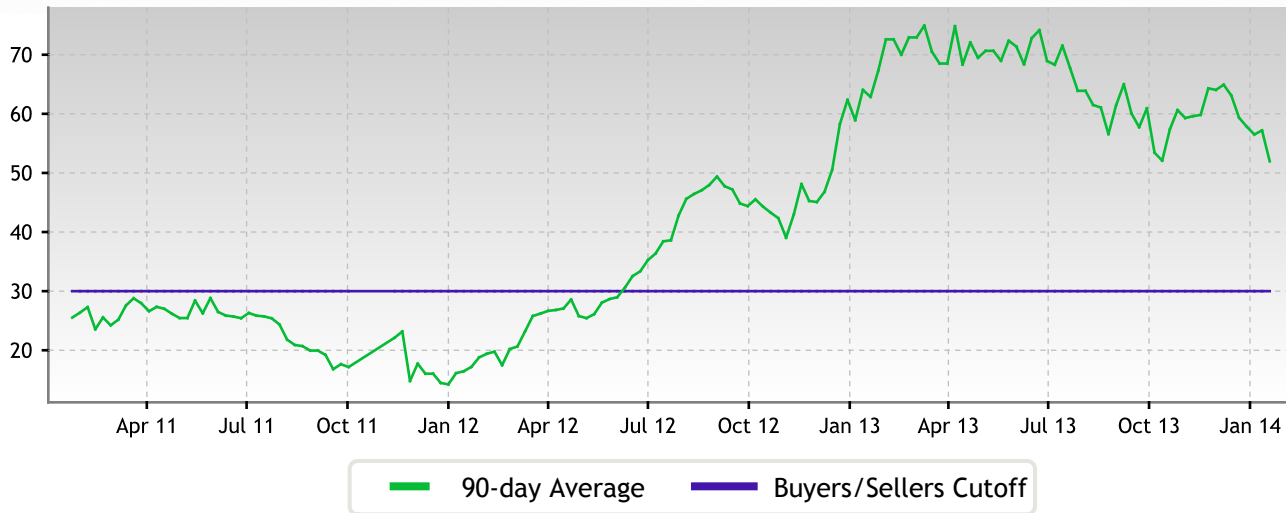
Inventory of Properties Listed for Sale

Inventory has been relatively steady around these levels in recent weeks.



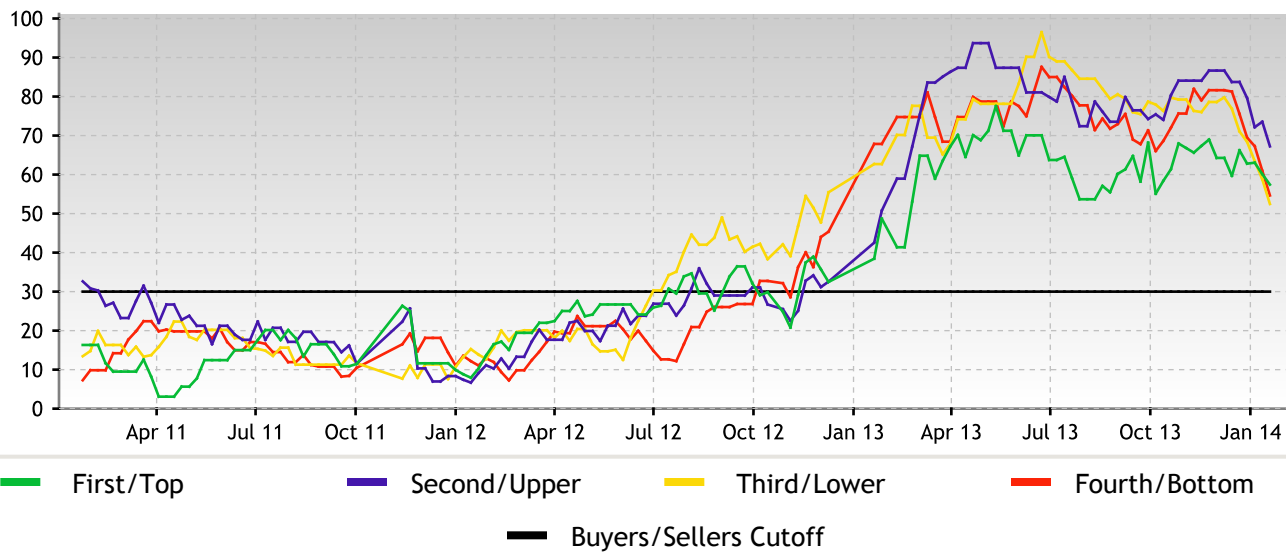
Market Action Index

The ALBANY, 94706 market is currently quite strongly in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 51.96; indicating very little supply relative to the demand.



Market Action Index per Quartile

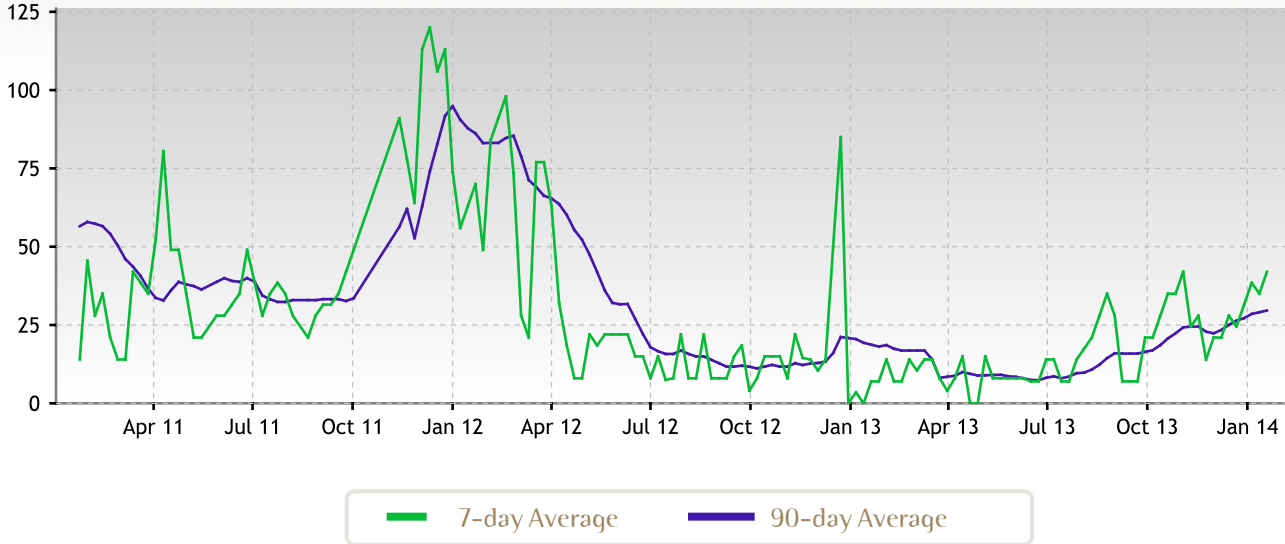
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

Days on Market

The properties have been on the market for an average of 50 days. Half of the listings have come newly on the market in the past 42 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

