



This Week

The median list price in PALM SPRINGS, CA 92262 this week is \$589,000.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

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.

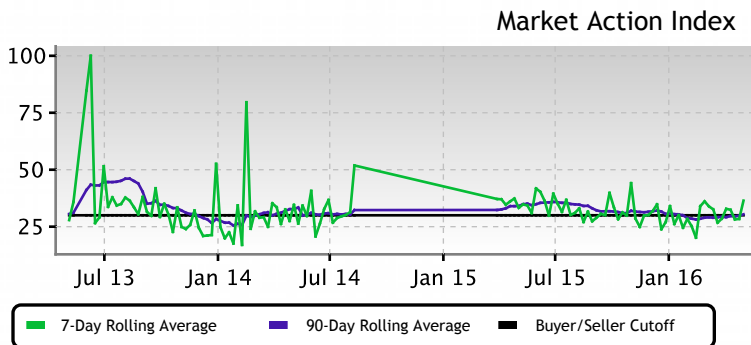
Real-Time Market Profile

		Trend
Median List Price	\$ 589,000	↔↔
Asking Price Per Square Foot	\$ 298	↑
Average Days on Market (DOM)	116	↔↔
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	10 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	1975	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.5	
Market Action Index Seller's Advantage	30.4	↑↑

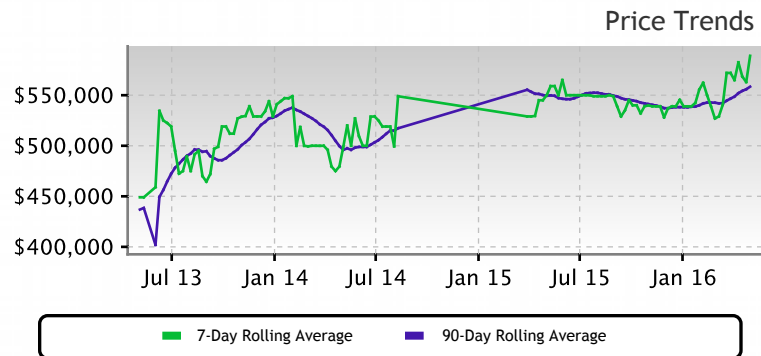
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- We continue to see prices in this zip code bounce around this plateau. 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	\$ 1,279,500	3025	0.25 - 0.50 acre	4.0	4.0	38	76	6	5	140	Most expensive 25% of properties
Upper/Second	\$ 644,495	1972	0.25 - 0.50 acre	3.0	3.0	43	76	12	11	103	Upper-middle 25% of properties
Lower/Third	\$ 479,000	1791	0.25 - 0.50 acre	3.0	2.0	37	76	5	6	92	Lower-middle 25% of properties
Bottom/Fourth	\$ 359,990	1600	8,001 - 10,000 sqft	3.0	2.0	36	77	6	11	128	Least expensive 25% of properties