

Thu Aug 03 2017

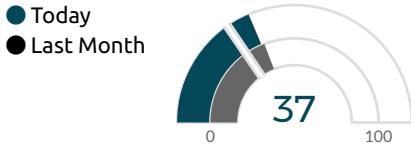
Manhattan Beach, CA 90266

Single-Family Homes

This week the median list price for Manhattan Beach, CA 90266 is \$3,299,000 with the market action index hovering around 37. This is less than last month's market action index of 38. Inventory has held steady at or around 103.

Market Action Index

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.



Slight Seller's Advantage

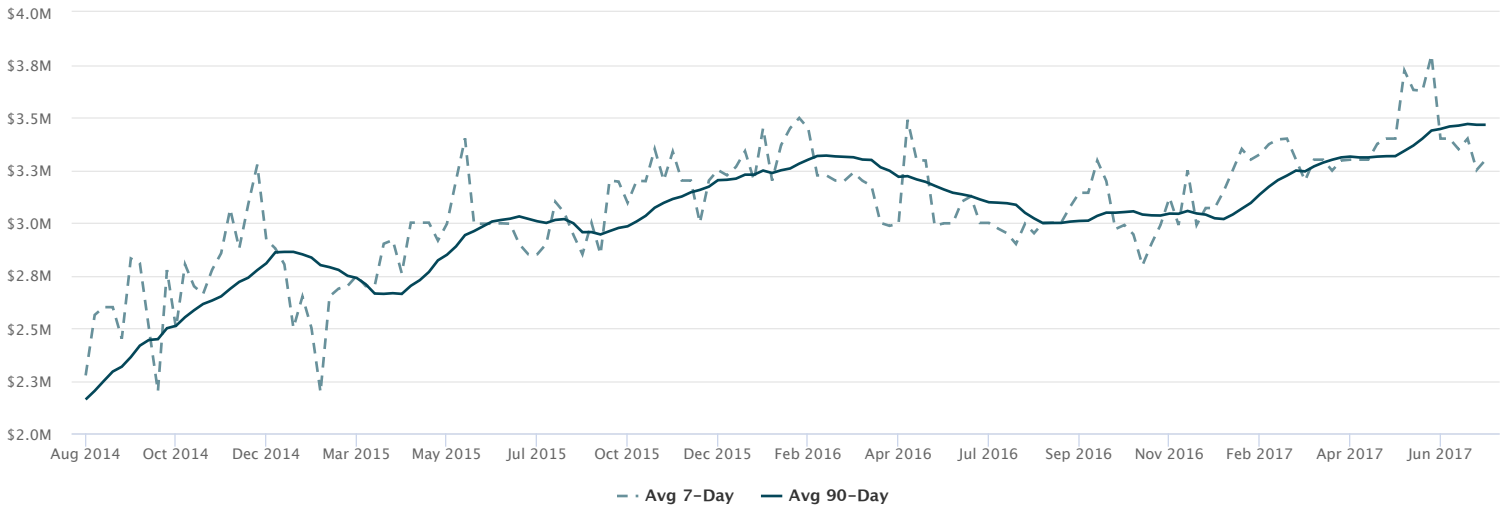
The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price		\$3,299,000
Per Square Foot		\$1,162
Days on Market		109
Price Decreased		37%
Price Increased		4%
Relisted		20%
Inventory		103
Most Expensive		\$19,950,000
Least Expensive		\$1,300,000
Market Action Index		37

Slight Seller's Advantage

Median List Price



Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$8,200,000	4,306	0 - 4,500 sqft	5	4	13	2	1	193
\$3,995,000	4,045	0 - 4,500 sqft	4	3	12	4	7	107
\$2,995,000	3,247	0 - 4,500 sqft	5	3	13	3	4	54
\$2,187,000	1,762	0 - 4,500 sqft	3	2	53	2	6	86