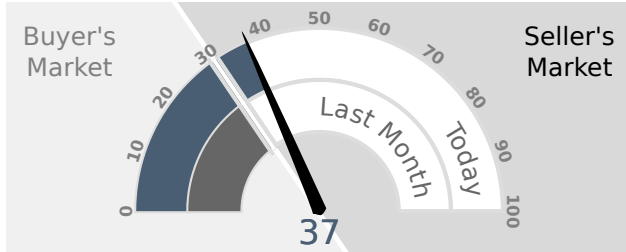


AVILA BEACH, CA
Single-Family Homes

This week the median list price for Avila Beach, CA is \$2,895,000 with the market action index hovering around 37. This is an increase over last month's market action index of 32. Inventory has decreased to 5.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

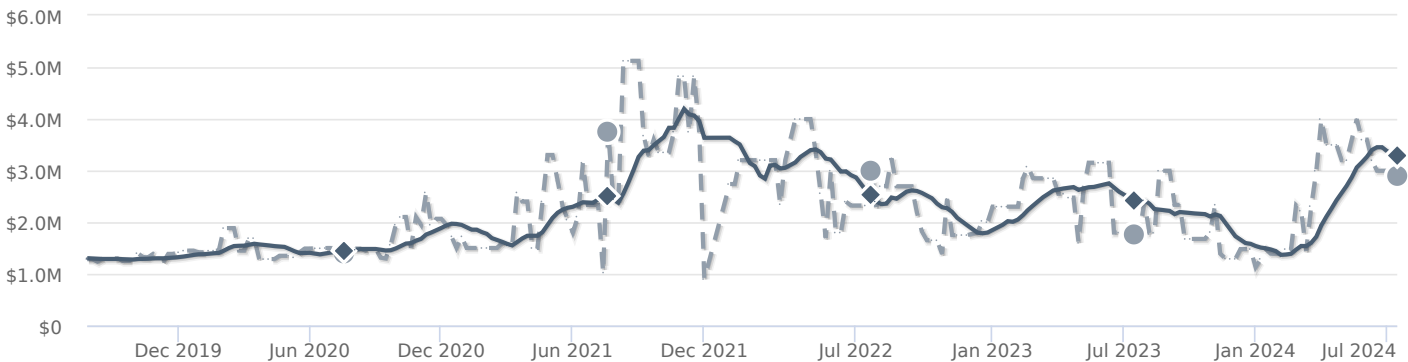
In the last few weeks, the market has been at a stasis point in terms of sales to inventory. However, prices seem to have been falling a bit recently. Technically supply levels indicate this is a Seller's market so it is likely that the downward pricing pressure will be light or variable. Watch for an up-shift in the MAI before price stability is achieved.

REAL-TIME MARKET PROFILE

Median List Price	\$2,895,000
Median Price of New Listings	\$1,225,000
Per Square Foot	\$1,215
Average Days on Market	60
Median Days on Market	77
Price Decreased	80%
Price Increased	0%
Relisted	0%
Inventory	5
Median Rent	\$6,700
Market Action	37

Slight Seller's Advantage

MEDIAN LIST PRICE



— 7-Day Average — 90-Day Average

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
\$6,950,000	5,319	0.5 - 1 acre	5	3.5	23	0	0	105
\$3,249,000	2,672	4,500 - 6,500 sqft	3	1.5	0	0	1	21
\$2,895,000	2,547	8,000 - 10,000 sqft	4	3.5	6	0	1	77
\$1,187,500	1,314	0 - 4,500 sqft	2	2	50	1	1	49

Sat Jul 27 2024