



Ron Siegel's Market Report

La Habra, CA 90631

REPORT FOR 3/2/2024
Single-Family Homes

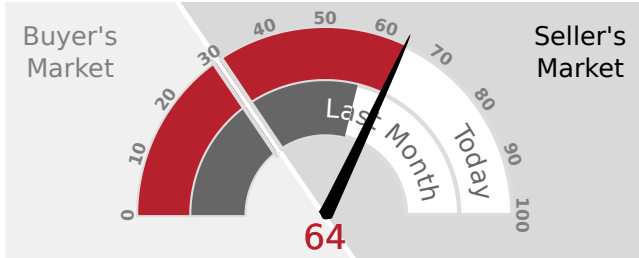


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This week the median list price for La Habra, CA 90631 is \$854,500 with the market action index hovering around 64. This is an increase over last month's market action index of 58. Inventory has decreased to 16.

MARKET ACTION INDEX

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



Strong Seller's Market

While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.

REAL-TIME MARKET PROFILE

Median List Price		\$854,500
Median Price of New Listings		\$1,249,000
Per Square Foot		\$582
Average Days on Market		108
Median Days on Market		28
Price Decreased		31%
Price Increased		6%
Relisted		13%
Inventory		16
Median Rent		\$2,895
Market Action		64

Strong Seller's Market

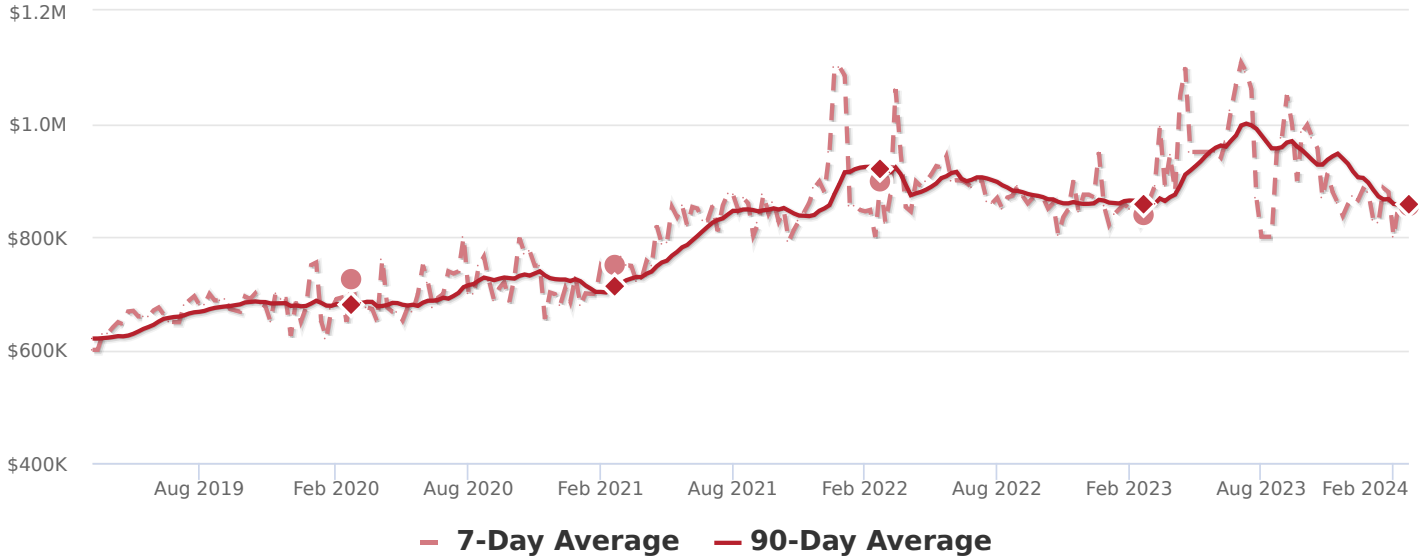
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,462,000	2,653	0.25 - 0.5 acre	4	3	43	3	2	0
\$874,999	1,620	4,500 - 6,500 sqft	4	2	65	0	0	35
\$799,450	1,436	4,500 - 6,500 sqft	3	2	71	1	0	45
\$696,950	944	4,500 - 6,500 sqft	2	1.5	74	1	1	38

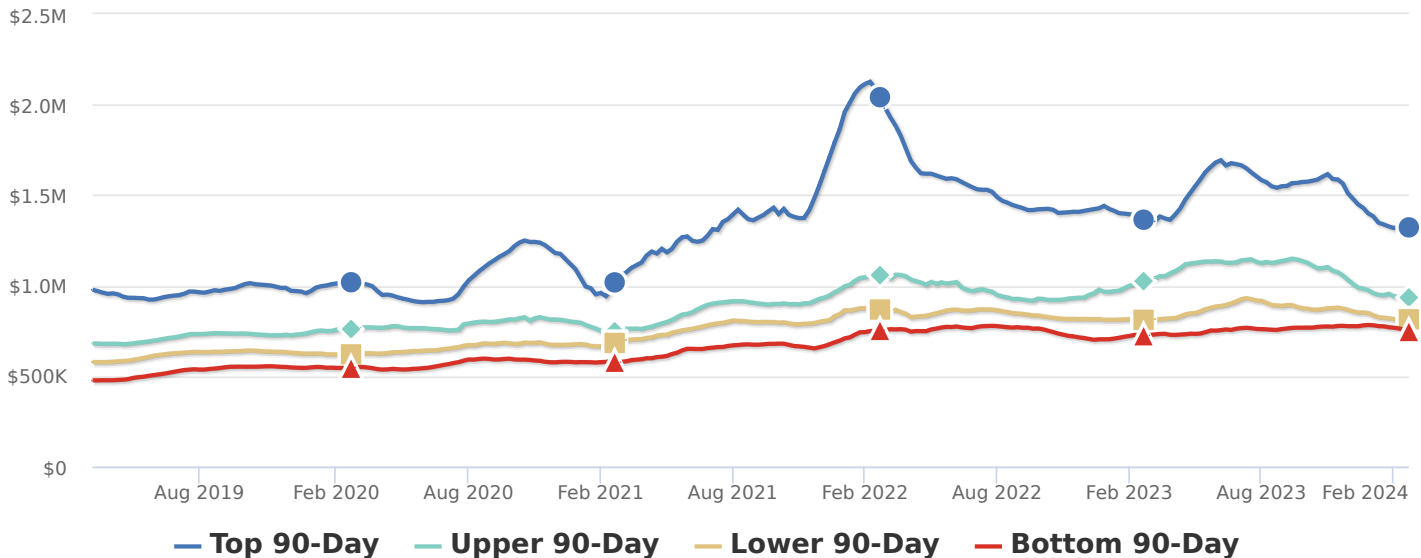
MEDIAN LIST PRICE

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



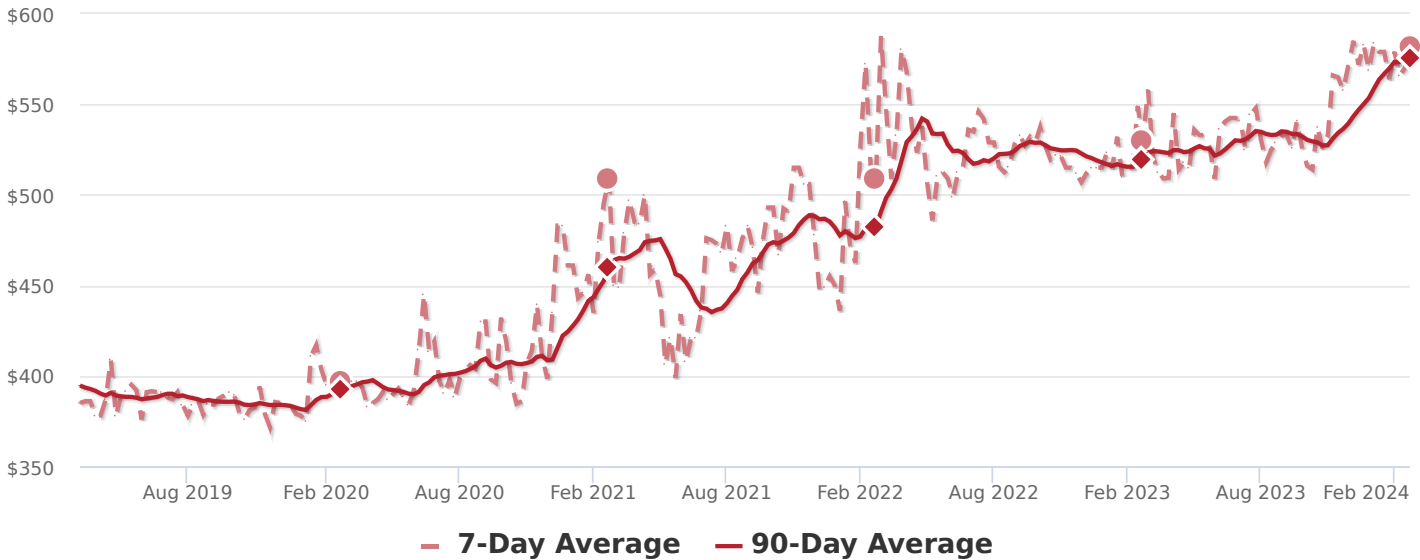
SEGMENTS

In the quartile market segments, we see prices in this zip code generally settled at a plateau, although Quartile 1 is on a bit of an up trend in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



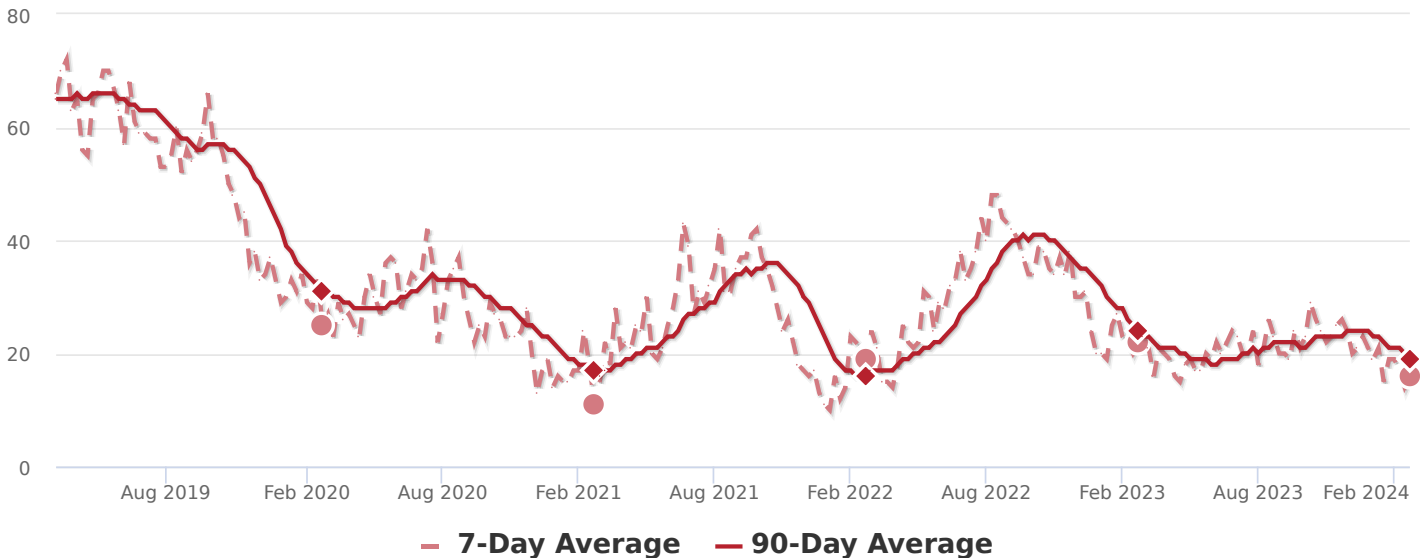
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



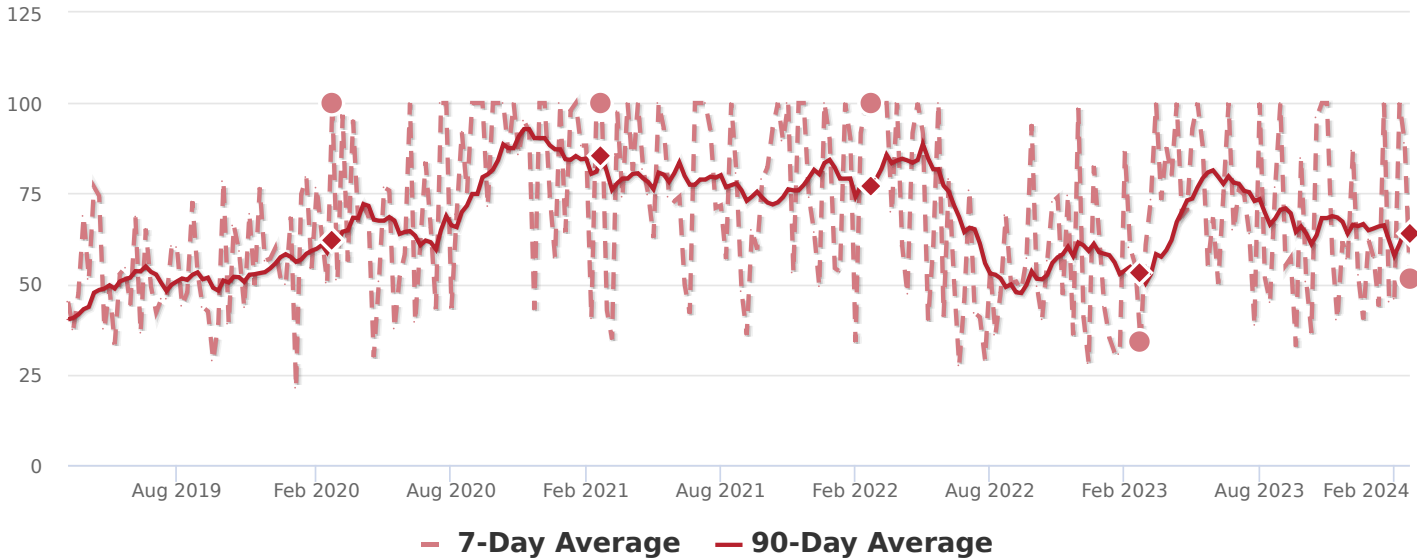
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



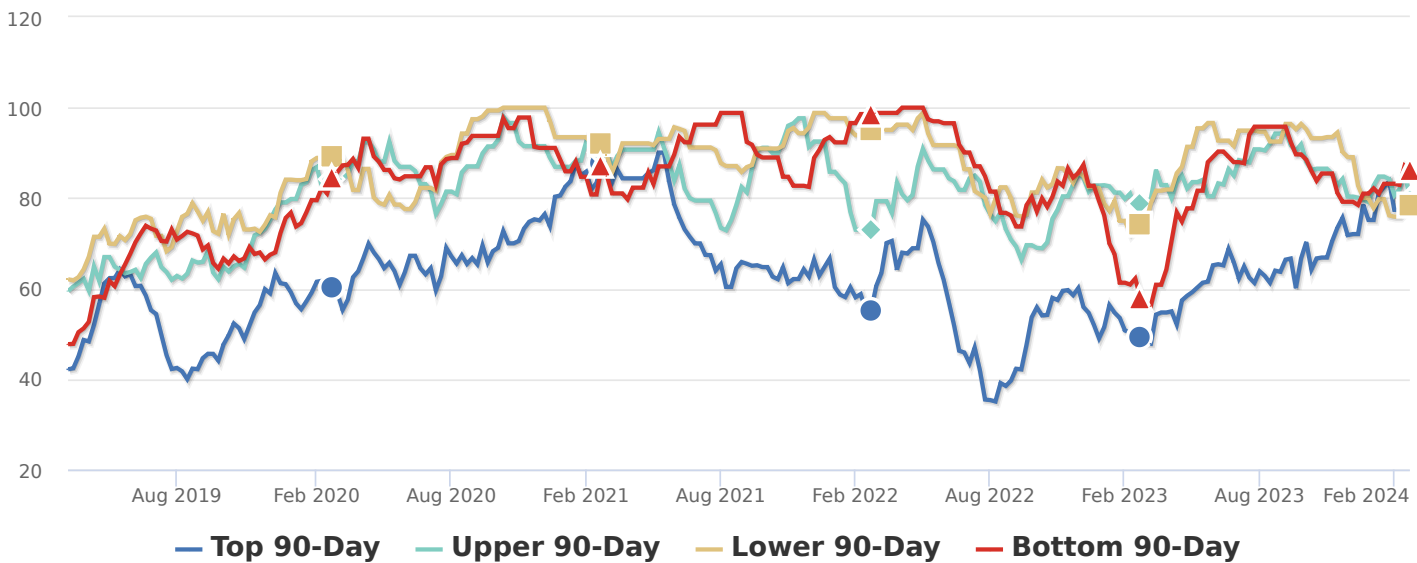
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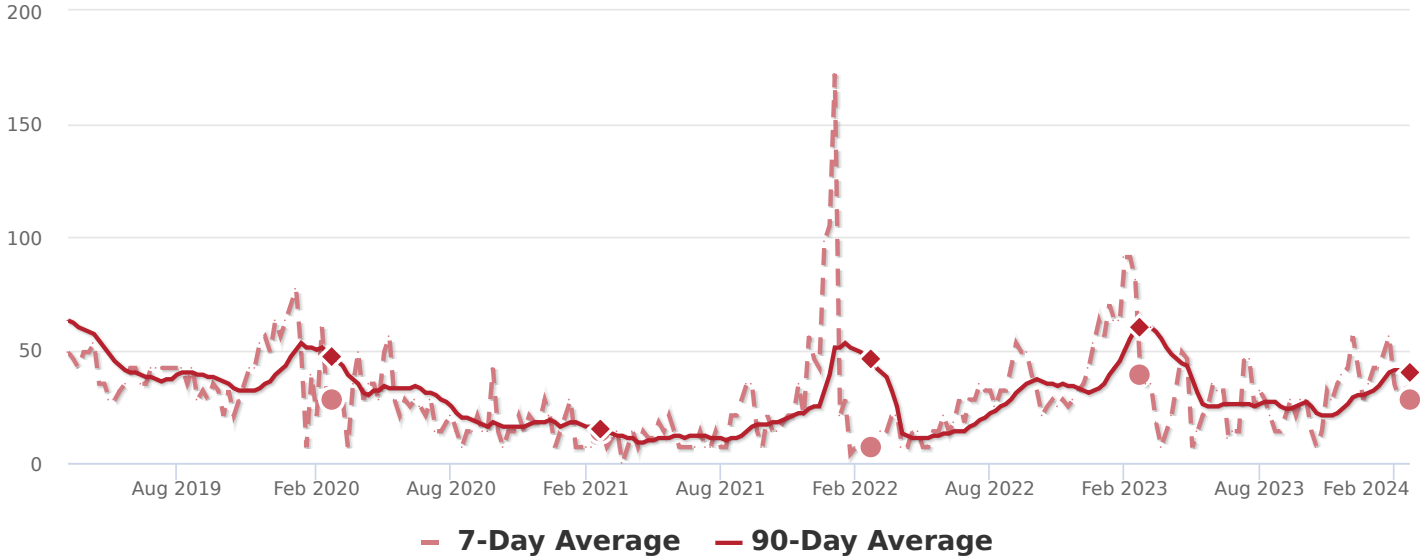
MARKET ACTION SEGMENTS

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.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 111 days. Half of the listings have come newly on the market in the past 40 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

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

