



# **Ron Siegel's Market Report**

## **Anaheim, CA 92802**

REPORT FOR 5/9/2024

Single-Family Homes

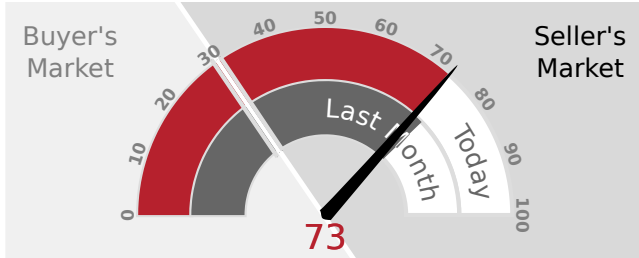


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This week the median list price for Anaheim, CA 92802 is \$979,000 with the market action index hovering around 73. This is less than last month's market action index of 76. Inventory has increased to 9.

**MARKET ACTION INDEX**

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



**Strong Seller's Market**

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**

Median List Price		\$979,000
Median Price of New Listings		\$950,000
Per Square Foot		\$617
Average Days on Market		15
Median Days on Market		7
Price Decreased		11%
Price Increased		11%
Relisted		11%
Inventory		9
Median Rent		\$3,600
Market Action		<b>73</b>

**Strong Seller's Market**

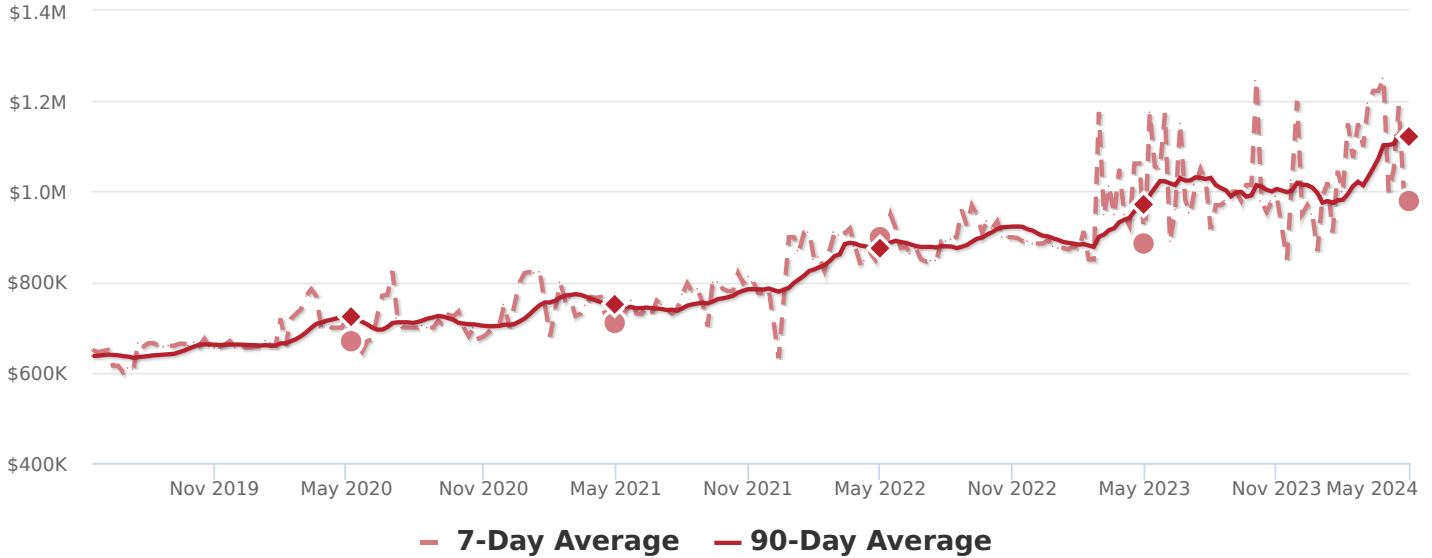
**MARKET SEGMENTS**

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,322,450	2,273	6,500 - 8,000 sqft	4	3	66	0	0	17
\$1,193,500	2,157	6,500 - 8,000 sqft	3	3	62	1	0	7
\$964,500	1,602	6,500 - 8,000 sqft	3	2.5	65	2	2	0
\$900,000	1,277	6,500 - 8,000 sqft	3	2	69	2	1	21

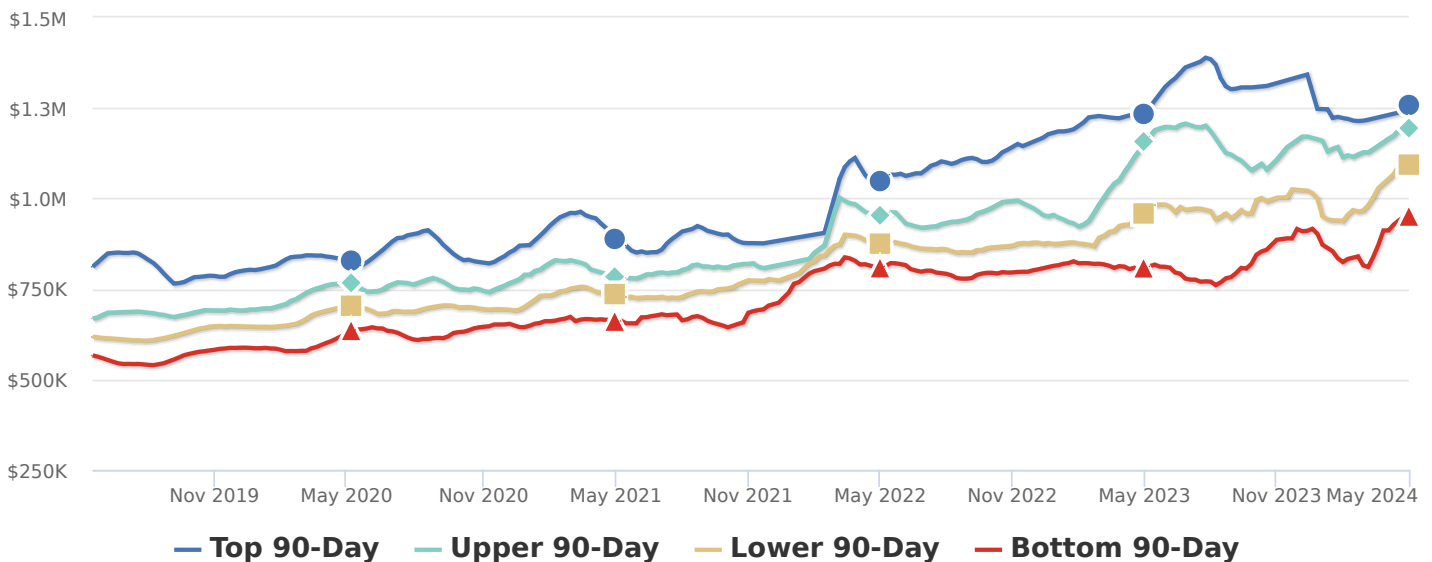
### MEDIAN LIST PRICE

In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



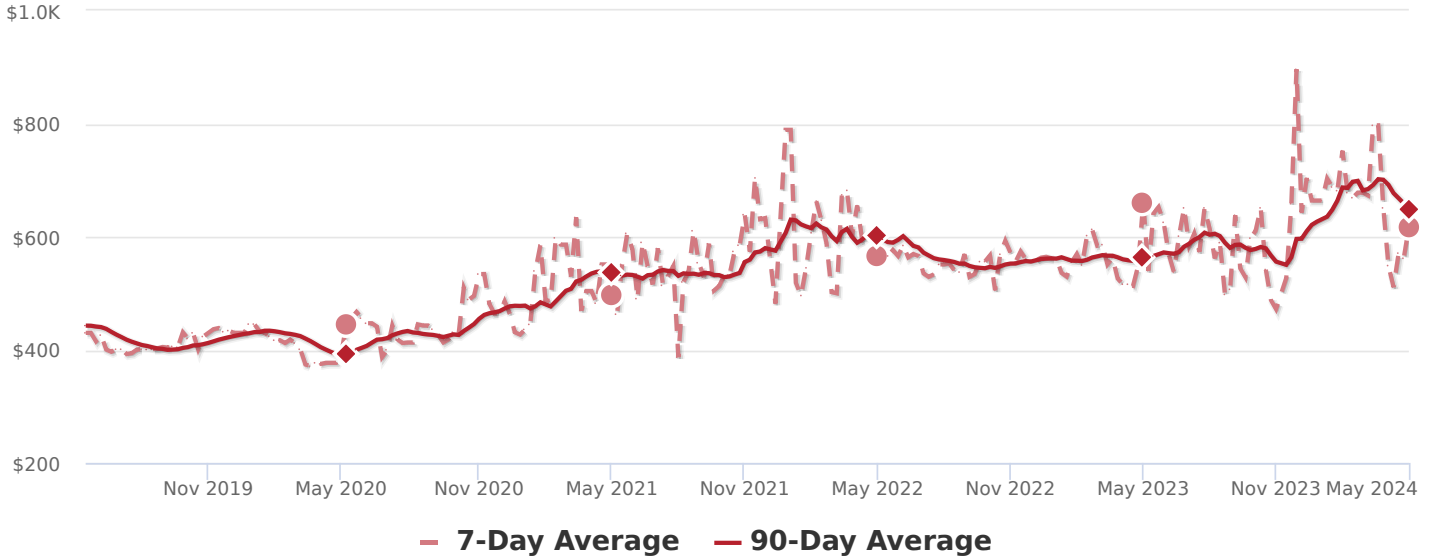
### SEGMENTS

In the quartile market segments, we see the upper-half of the market (Quartiles 1 and 2) in this zip code relatively flat recently while the lower-half prices have remained strong. Quartiles 3 and 4 have been increasing in the last few weeks. Look to the Market Action Index Quartile breakdown for a leading indicator on which group will lead the market in the near future.



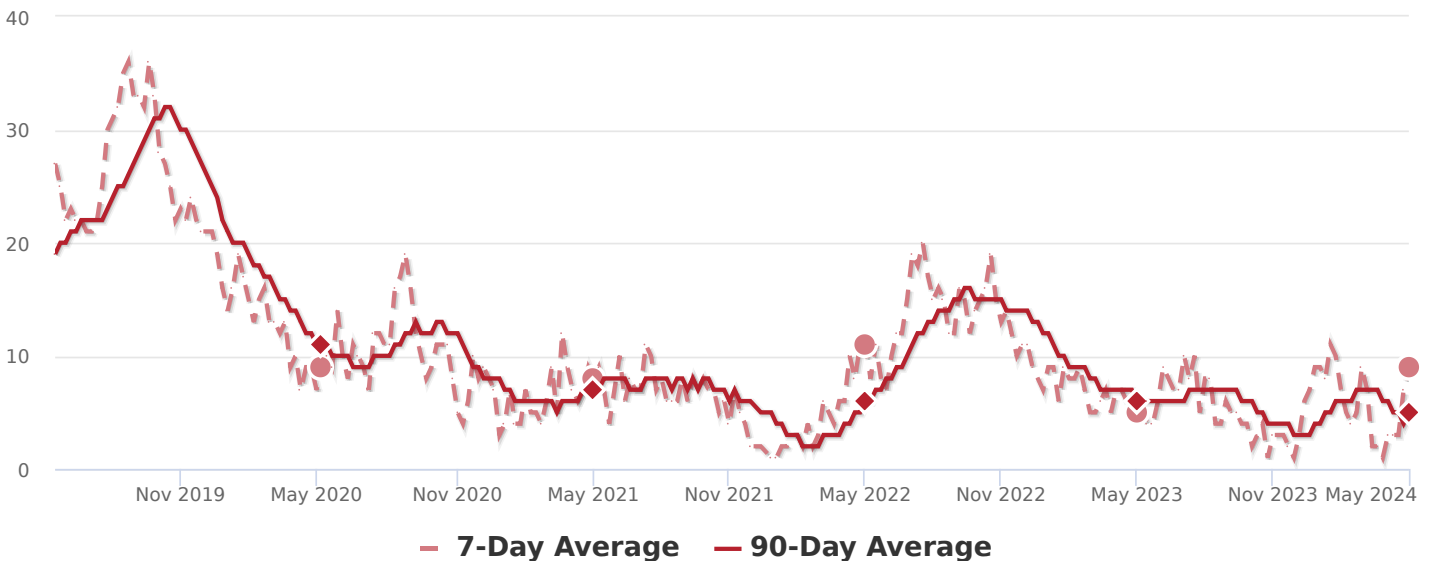
PRICE PER SQUARE FOOT

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.



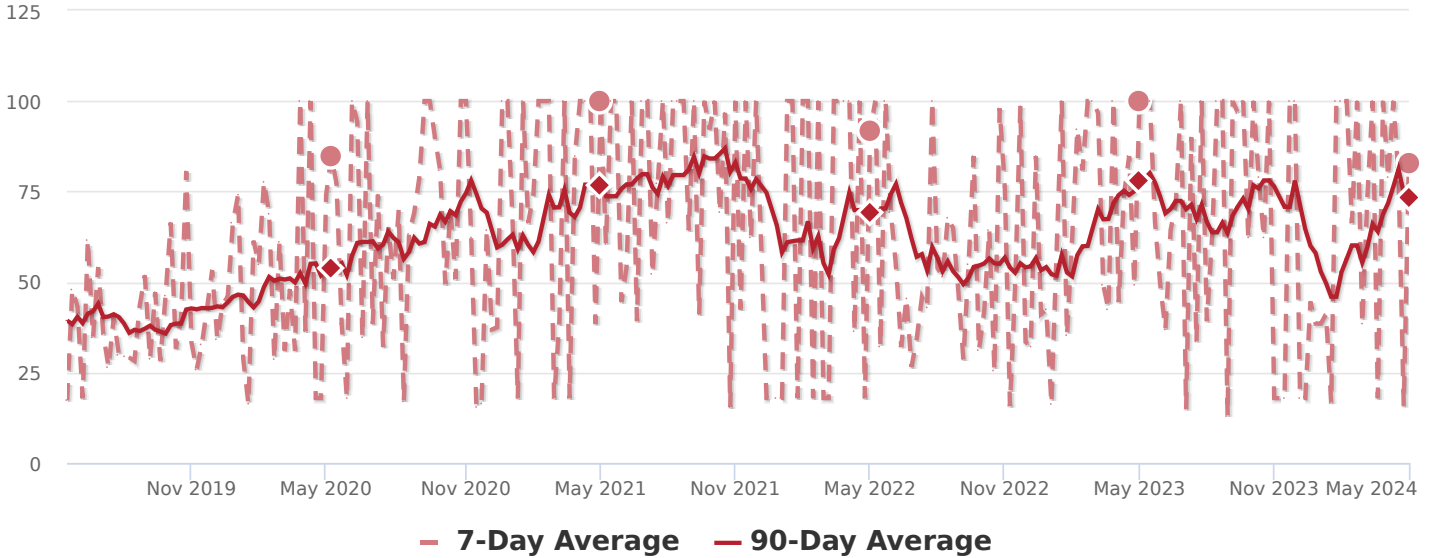
INVENTORY

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.



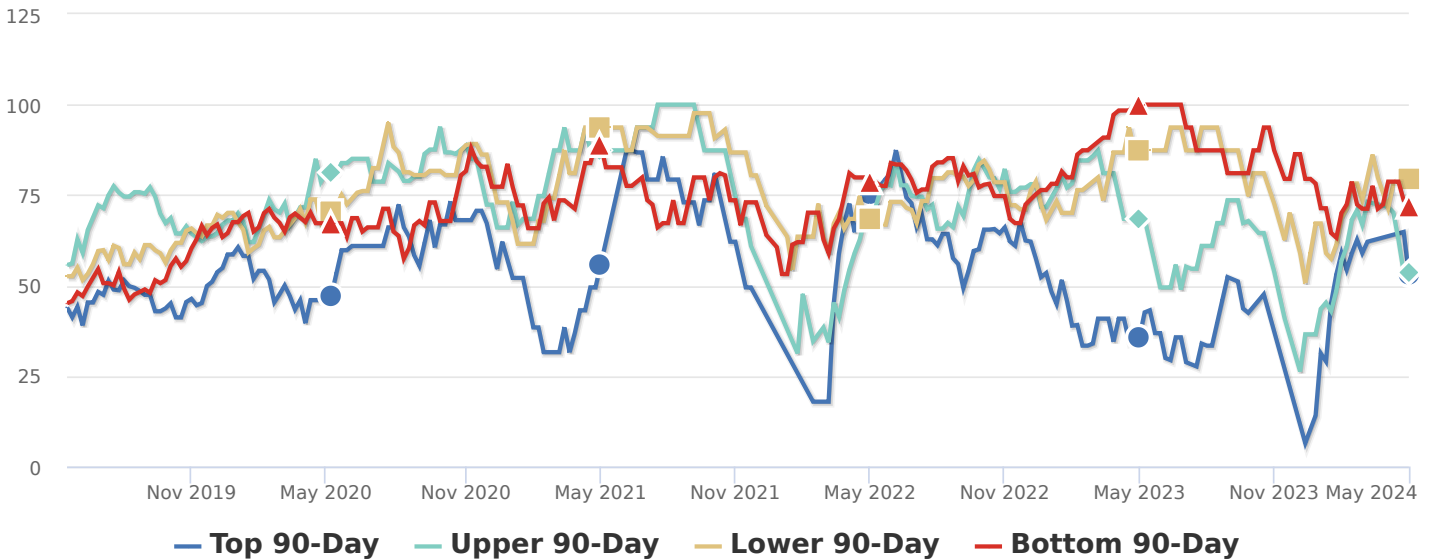
MARKET ACTION INDEX

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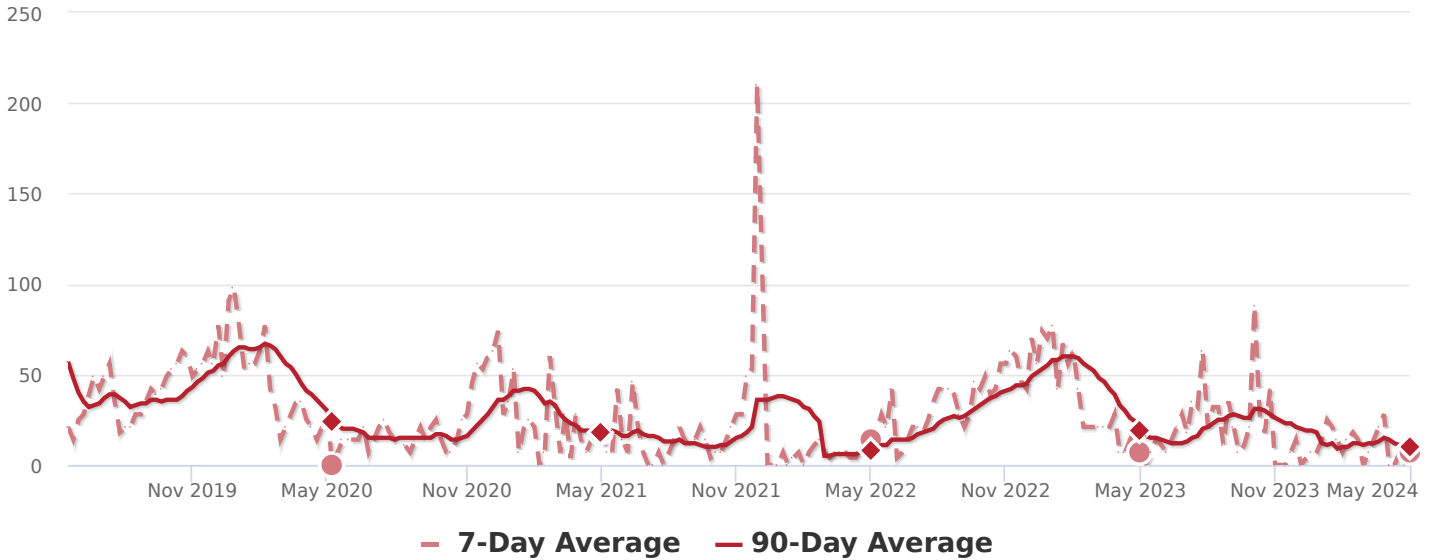
MARKET ACTION SEGMENTS

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 13 days. Half of the listings have come newly on the market in the past 10 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.

