



Altos Market Data for Realtors

Seal Beach, CA 90740

REPORT FOR 2/23/2024

Single-Family Homes



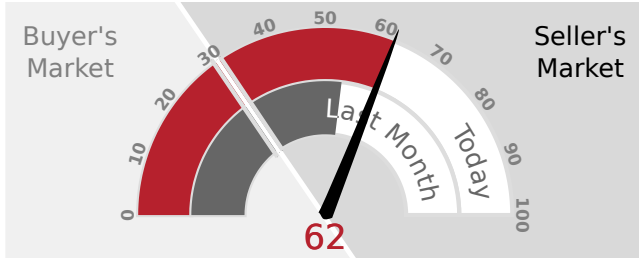
Presented by Mike Simonsen
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This week the median list price for Seal Beach, CA 90740 is \$2,672,000 with the market action index hovering around 62. This is an increase over last month's market action index of 54. Inventory has increased to 12.

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		\$2,672,000
Median Price of New Listings		\$1,349,000
Per Square Foot		\$961
Average Days on Market		76
Median Days on Market		25
Price Decreased		17%
Price Increased		0%
Relisted		0%
Inventory		12
Median Rent		\$4,500
Market Action		62

Strong Seller's Market

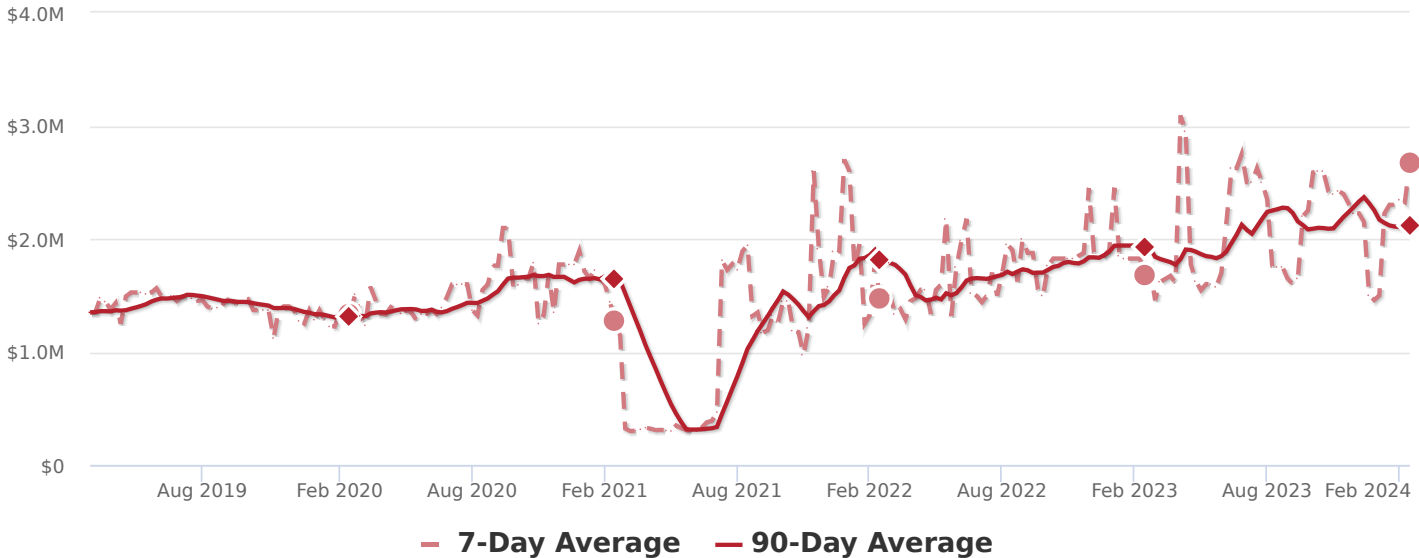
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$6,950,000	4,441	4,500 - 6,500 sqft	4	5	4	0	0	21
\$3,495,000	3,333	0 - 4,500 sqft	4	3.5	23	0	0	70
\$2,300,000	2,748	4,500 - 6,500 sqft	4	2.5	57	0	1	28
\$1,349,000	2,065	4,500 - 6,500 sqft	4	2.5	57	1	2	14

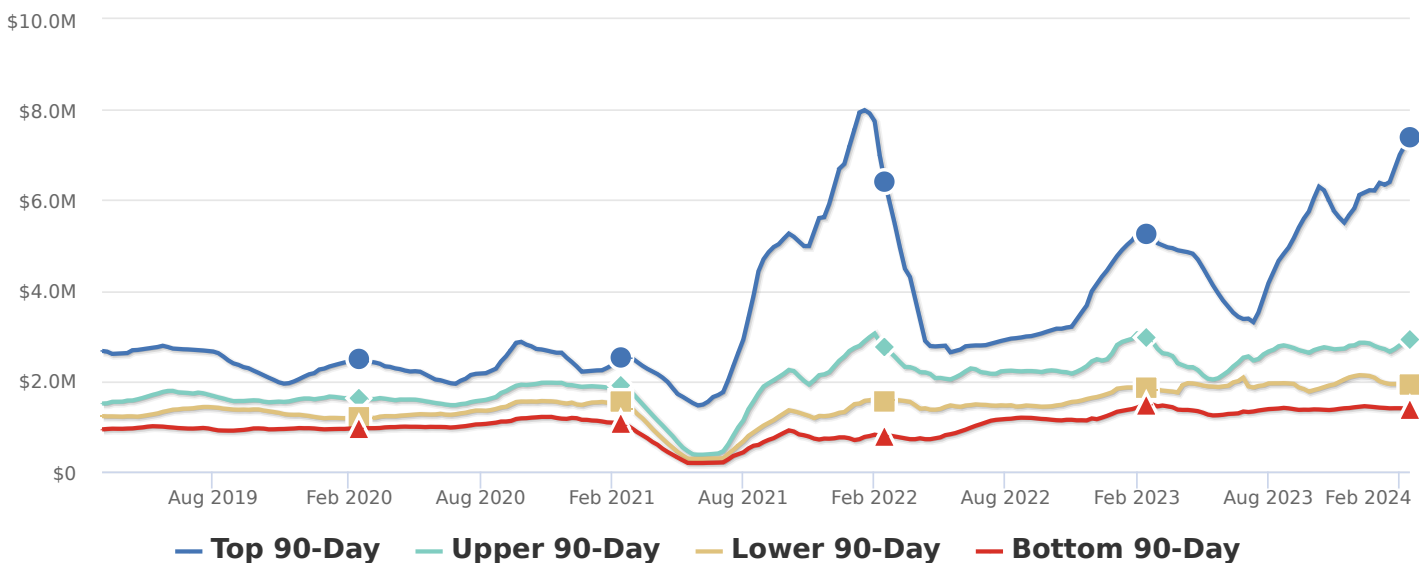
MEDIAN LIST PRICE

We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.



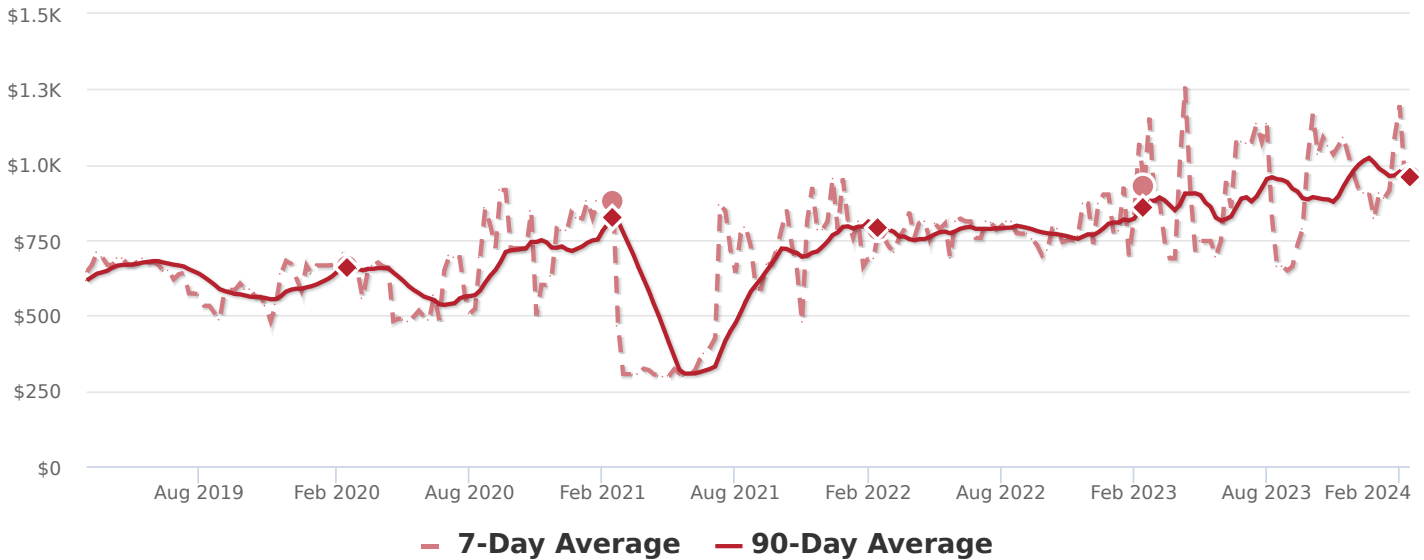
SEGMENTS

In the quartile market segments, we see the upper end of the market in this zip code showing signs of strength. While this strength hasn't percolated through to Quartiles 3 and 4 yet, expect the low end of the market to follow up, should the upper-end strength continue.



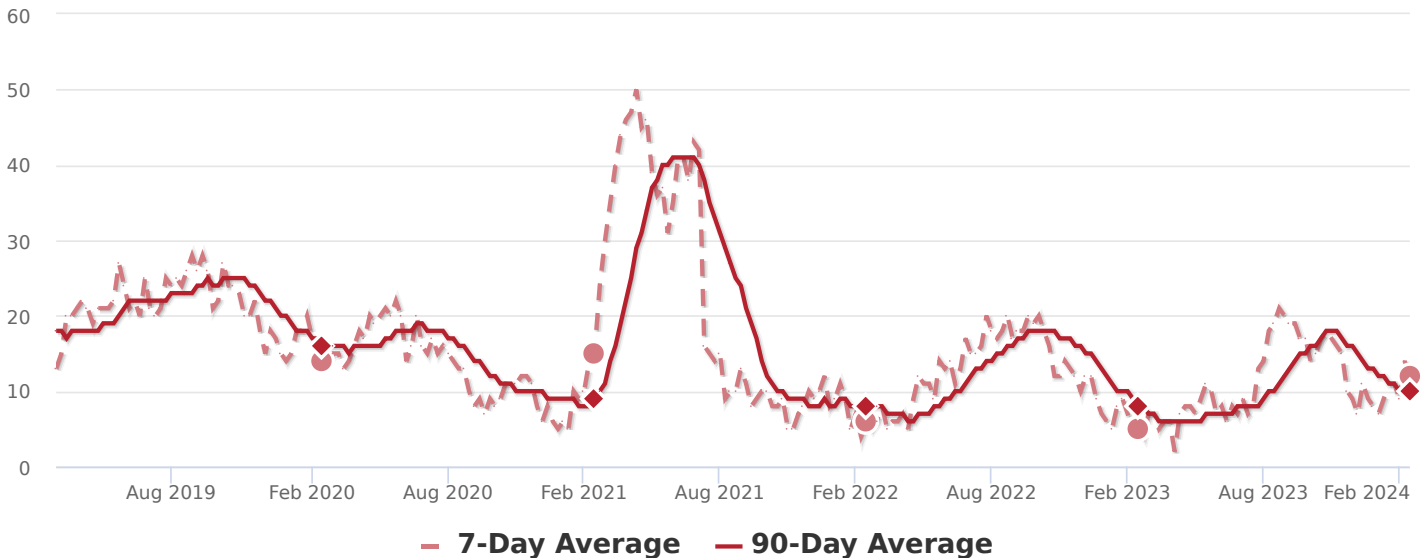
PRICE PER SQUARE FOOT

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.



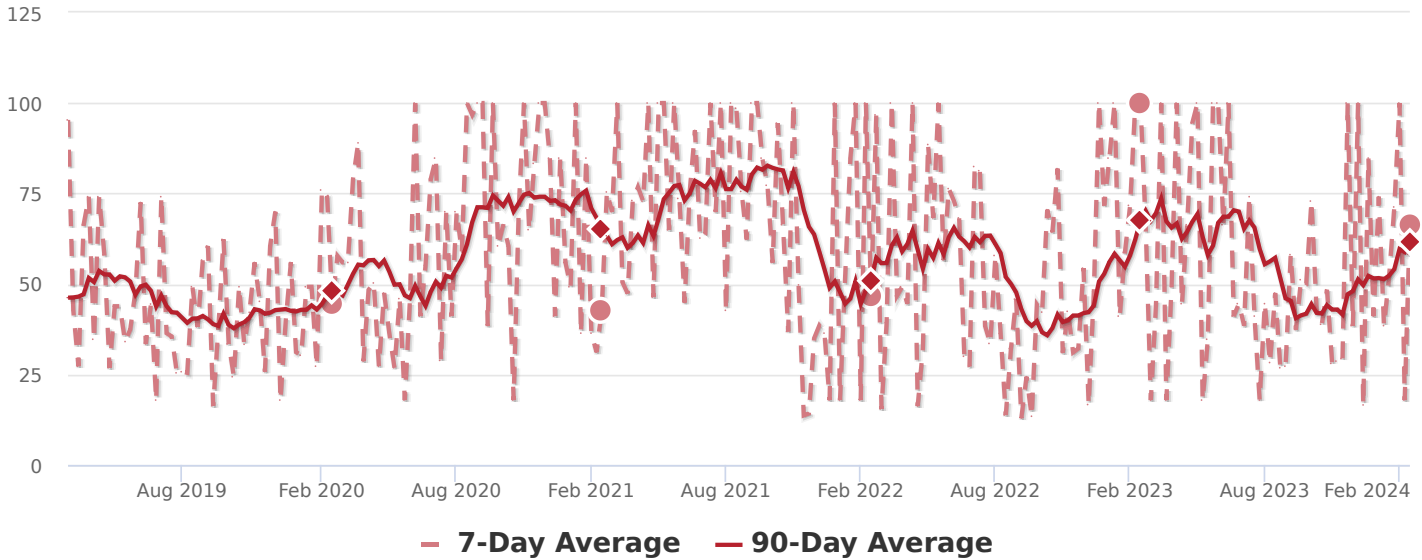
INVENTORY

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.



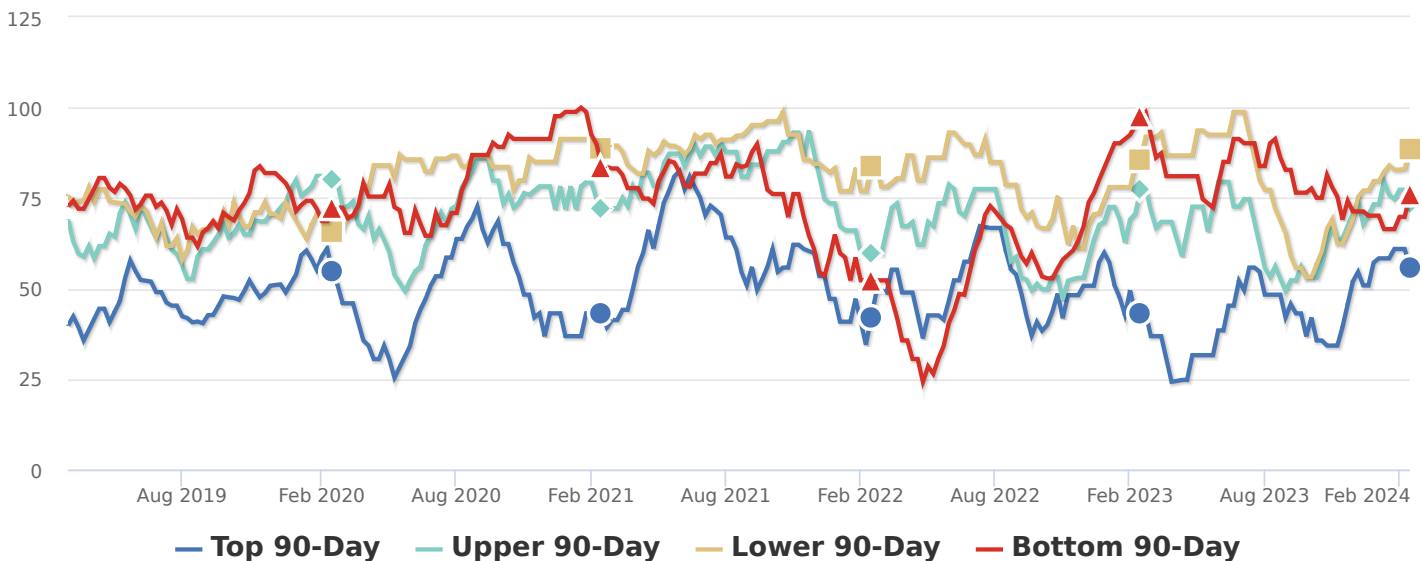
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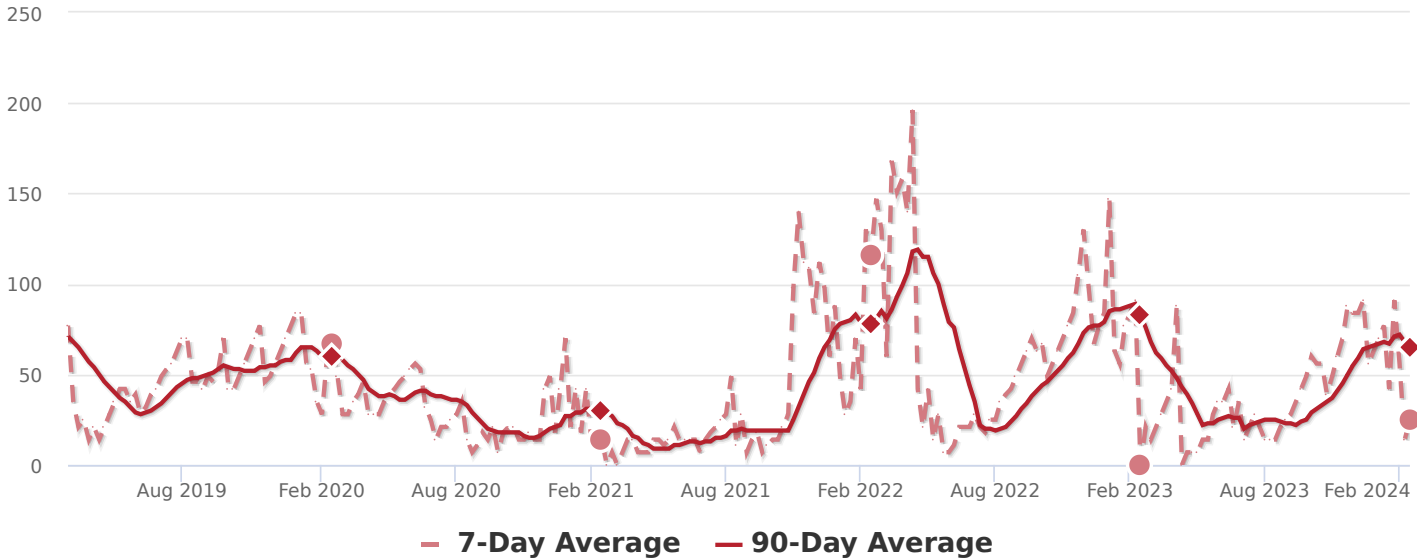
MARKET ACTION SEGMENTS

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 89 days. Half of the listings have come newly on the market in the past 65 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.

