



Real-Time Market Profile		Trend
Median List Price	\$ 1,314,944	↕
Asking Price per Square Foot	\$ 492	↕
Average Days on Market	107	↑
Percent Price Decreased	22 %	
Percent Relisted (reset DOM)	30 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2,411	
Median Lot Size	8,001 - 10,000 Sq.	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.9	
Market Action Index*	Warm Seller's 40	↑

* see below for details on the Market Action Index

THIS WEEK

The median single family home price in FREMONT 94539 this week is \$1314944.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

PRICE

While the median price in this zip code hasn't moved much in the last few weeks, we are relatively close to the market's high-water mark. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.

SUPPLY AND DEMAND

Local conditions are currently slightly in the Seller's Market zone (greater than 30). The 90-day Market Action Index stands at 40 which indicates that demand is relatively strong but the available supply of new listings doesn't get snapped up immediately.

QUARTILES

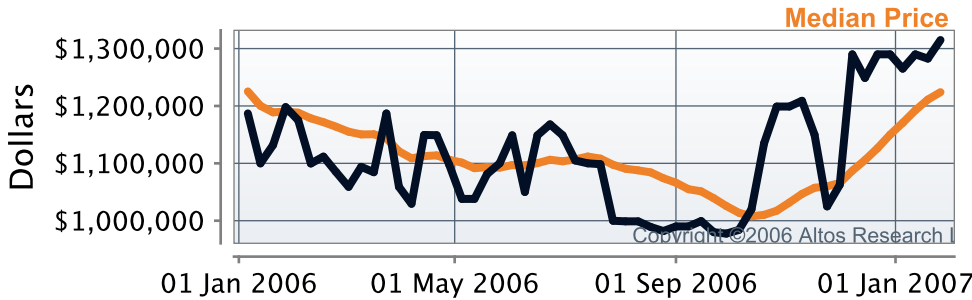
Investigate the market in quartiles—where each quartile is 25% of the homes

Most expensive 25% of homes

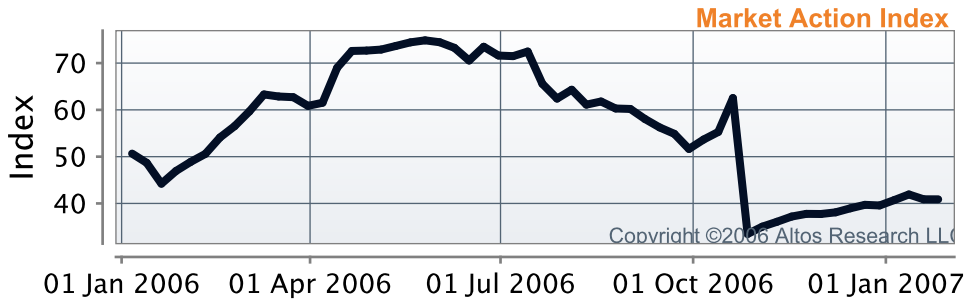
Upper-middle 25% of homes

Lower-middle 25% of homes

Least expensive 25% of homes



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.

Characteristics per Quartile

Quartile	Median Price	Med. Sqft	Med. Lot Size	Beds	Baths	Med. Age	Inven.	Newly Listed	Sold	Avg. DoM
1	\$ 2,580,000	4,966	0.50 - 1.0 acre	5.0	4.5	12.0	13	3	0	91
2	\$ 1,498,888	3,000	0.25 - 0.50 acre	5.0	3.5	16.0	13	5	1	133
3	\$ 1,233,944	2,621	8,001 - 10,000 sq	4.0	2.8	29.5	14	4	3	94
4	\$ 859,894	1,720	4,501 - 6500 sq ft	4.0	2.0	29.5	14	4	4	113