



RE/MAX Accord's Market Report

Danville, CA

REPORT FOR 1/27/2022

Single-Family Homes

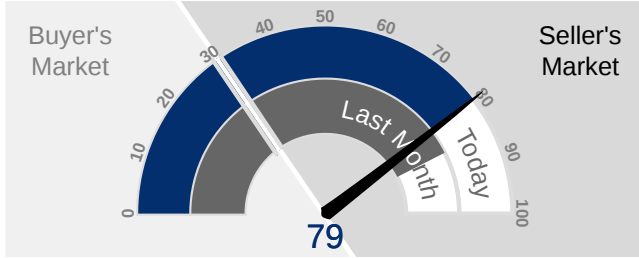
RE/MAX[®] ACCORD

Presented by REMAX Accord
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This week the median list price for Danville, CA is \$3,023,400 with the market action index hovering around 79. This is less than last month's market action index of 85. Inventory has increased to 18.

MARKET ACTION INDEX

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



Strong Seller's Market

Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

REAL-TIME MARKET PROFILE

Median List Price		\$3,023,400
Median Price of New Listings		\$2,498,000
Per Square Foot		\$792
Average Days on Market		75
Median Days on Market		0
Price Decreased		6%
Price Increased		0%
Relisted		0%
Inventory		18
Median Rent		
Market Action		79

Strong Seller's Market

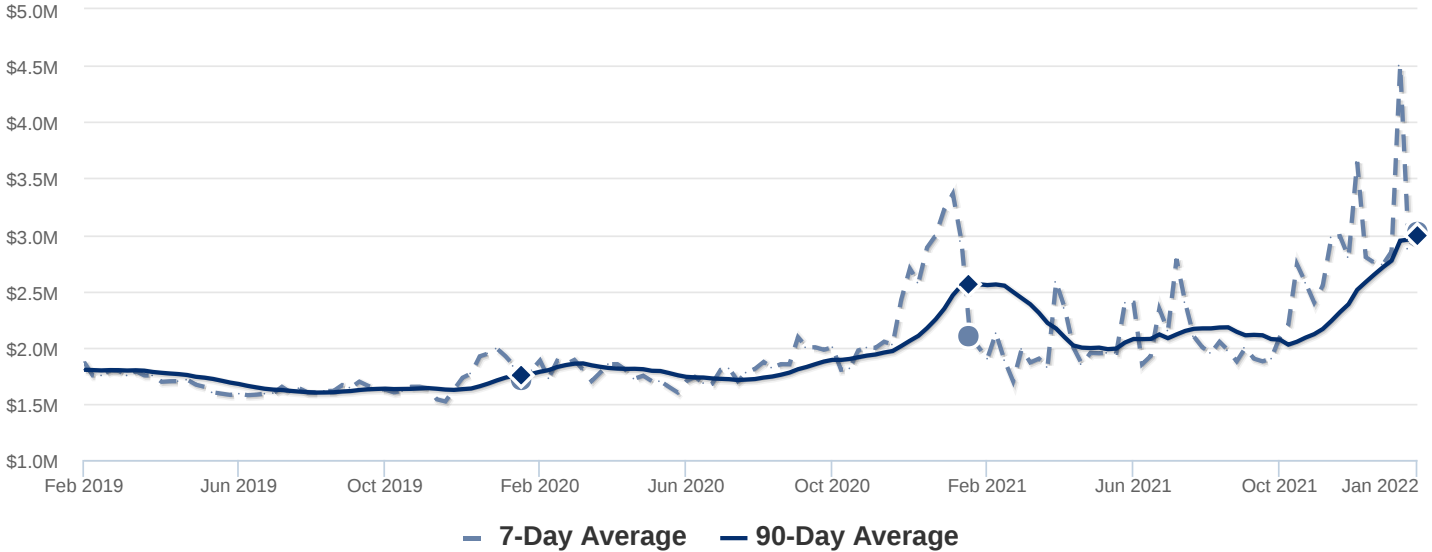
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$5,893,844	4,369	1 - 2.5 acres	4	5	34	1	0	171
\$4,244,000	5,288	1 - 2.5 acres	4	5	32	2	1	108
\$2,750,000	3,483	0.5 - 1 acre	5	4	38	3	1	0
\$1,790,000	2,600	6,500 - 8,000 sqft	4	3	45	5	3	0

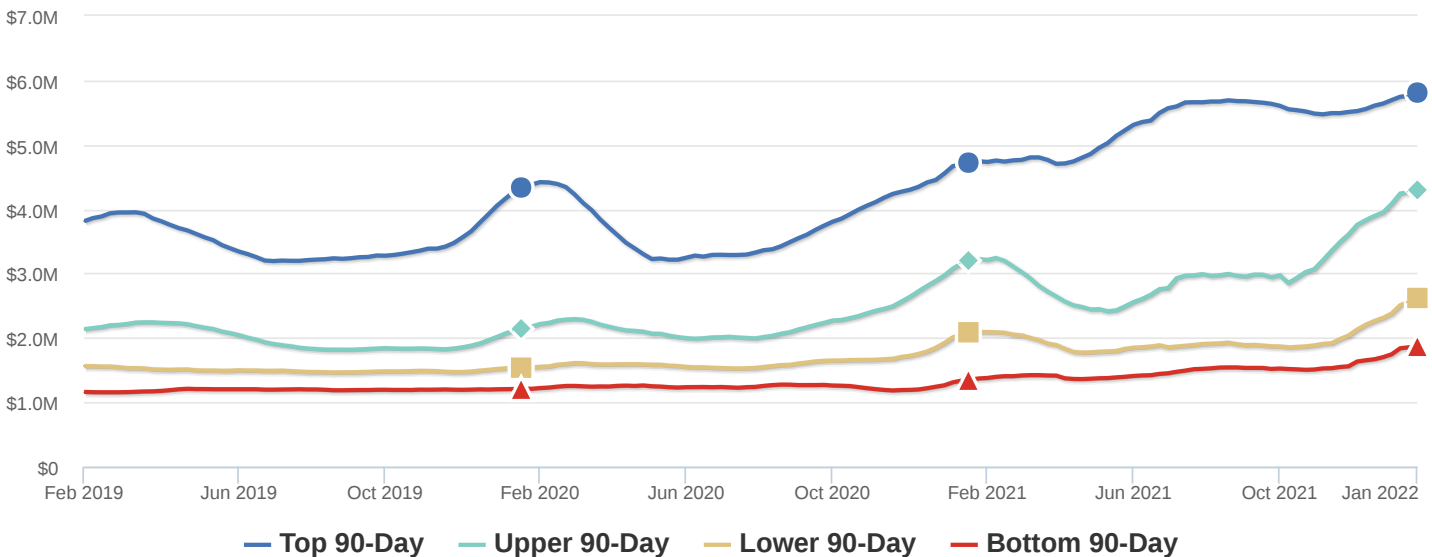
MEDIAN LIST PRICE

Prices continue their climb again this week. We're a long way from the market's price high-point so watch the Market Action Index as an indicator of how long this trend will last.



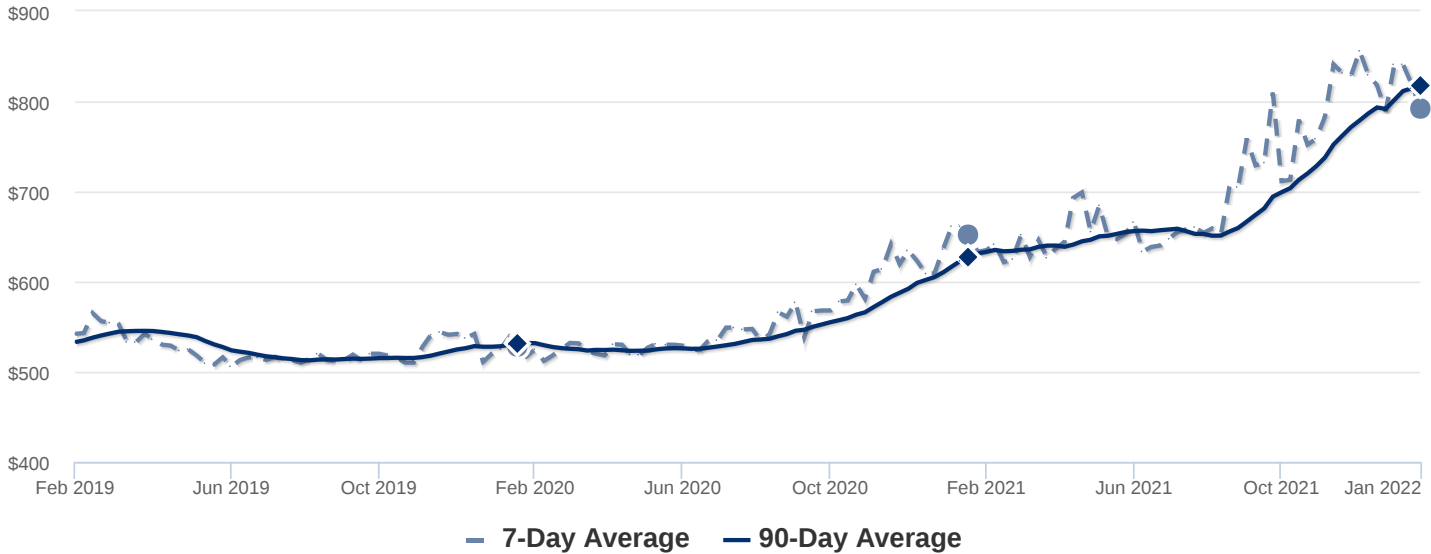
SEGMENTS

Prices in most of the market trending have been higher in recent weeks except for the high-end of the market, which has been essentially flat.



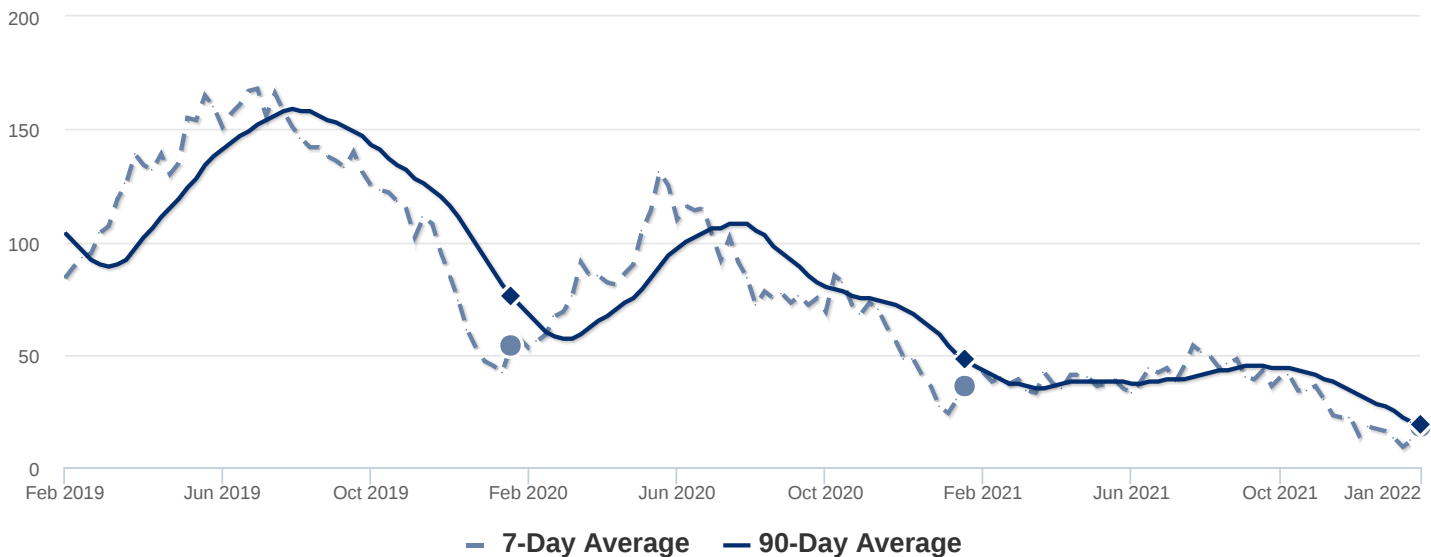
PRICE PER SQUARE FOOT

The market appears to be placing an increasing premium on homes. When list prices and price per square foot consistently increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



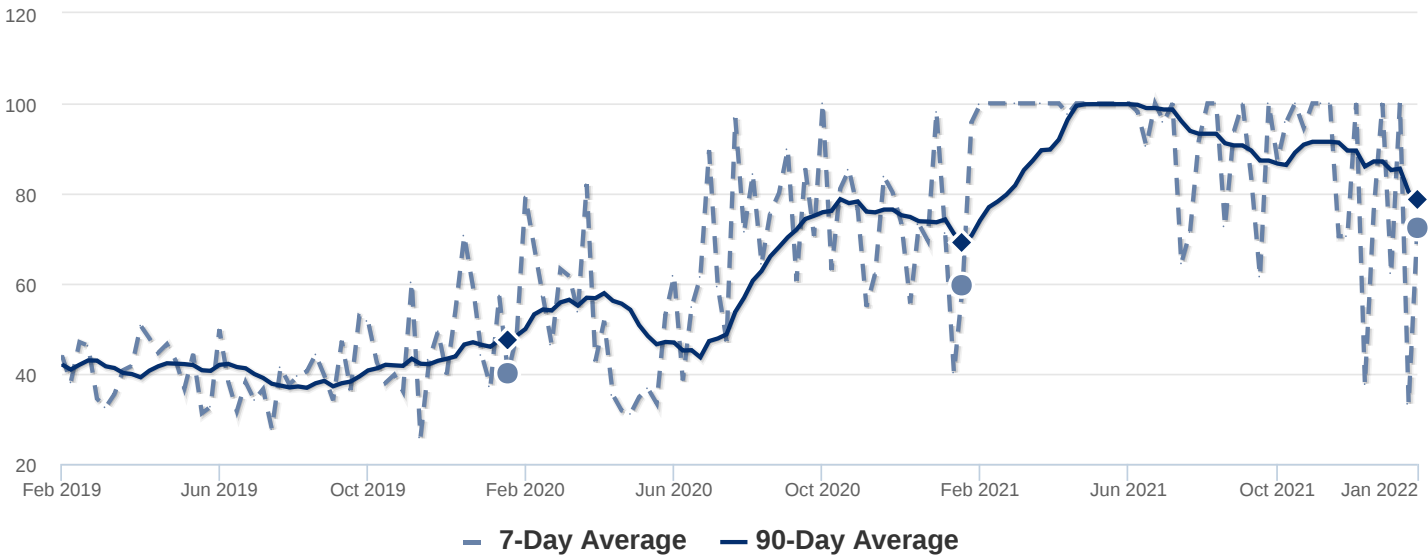
INVENTORY

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.



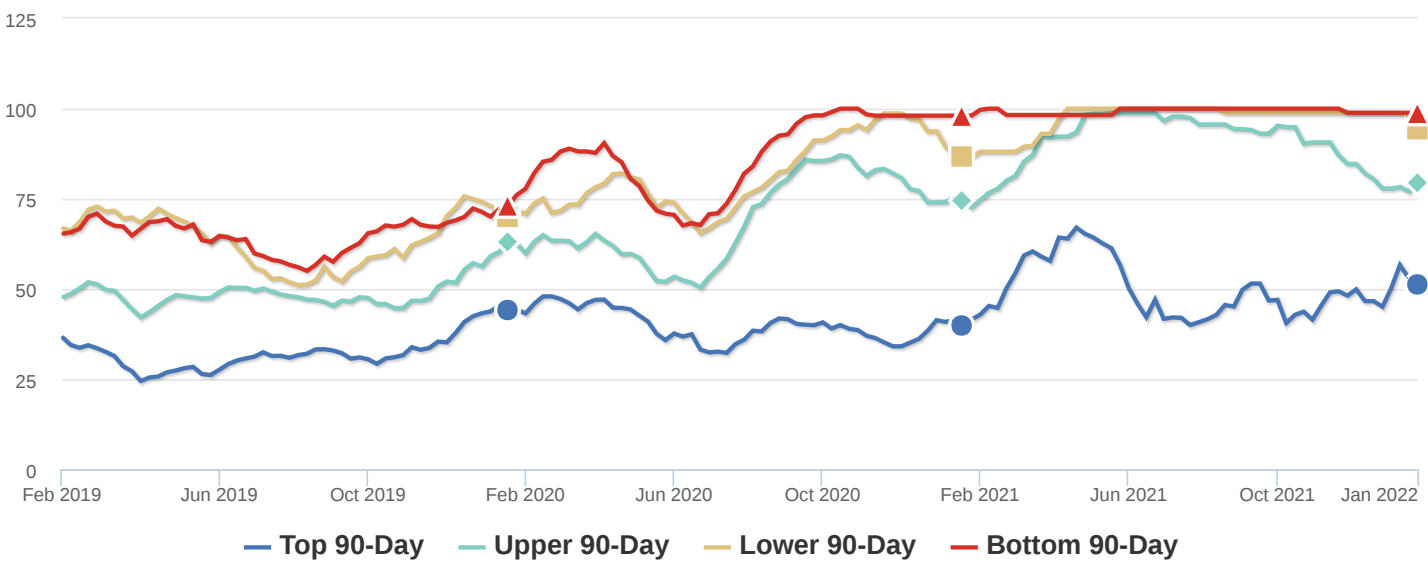
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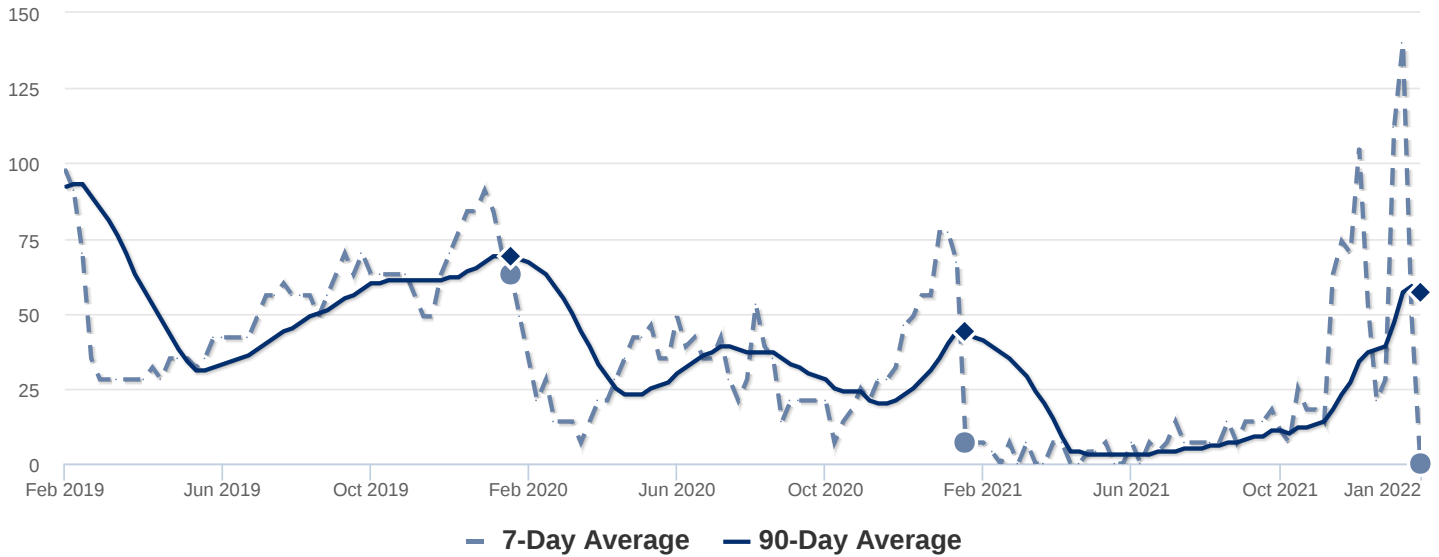
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market 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 57 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.

