



RE/MAX Accord's Market Report

Pleasant Hill, CA

REPORT FOR 1/27/2022

Single-Family Homes

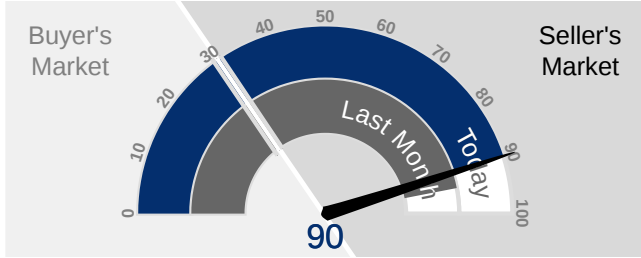
RE/MAX[®] ACCORD

Presented by REMAX Accord
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This week the median list price for Pleasant Hill, CA is \$1,404,500 with the market action index hovering around 90. This is less than last month's market action index of 94. Inventory has increased to 4.

MARKET ACTION INDEX

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



Strong Seller's Market

The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

REAL-TIME MARKET PROFILE

Median List Price		\$1,404,500
Median Price of New Listings		\$1,059,000
Per Square Foot		\$785
Average Days on Market		11
Median Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		4
Median Rent		\$2,110
Market Action		90

Strong Seller's Market

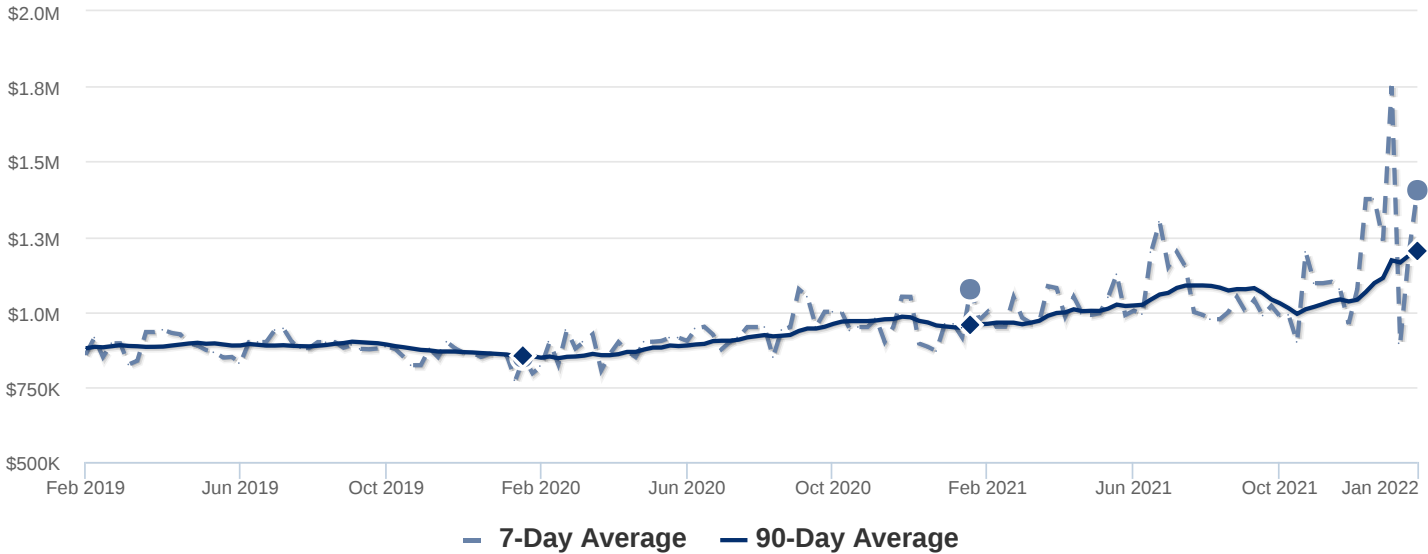
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,780,000	1,380	0.5 - 1 acre	3	1	78	1	0	0
\$1,750,000	3,565	0.25 - 0.5 acre	6	5	67	0	0	42
\$1,059,000	1,302	0.25 - 0.5 acre	3	2	63	1	1	0
\$899,000	1,185	6,500 - 8,000 sqft	3	2	71	1	1	0

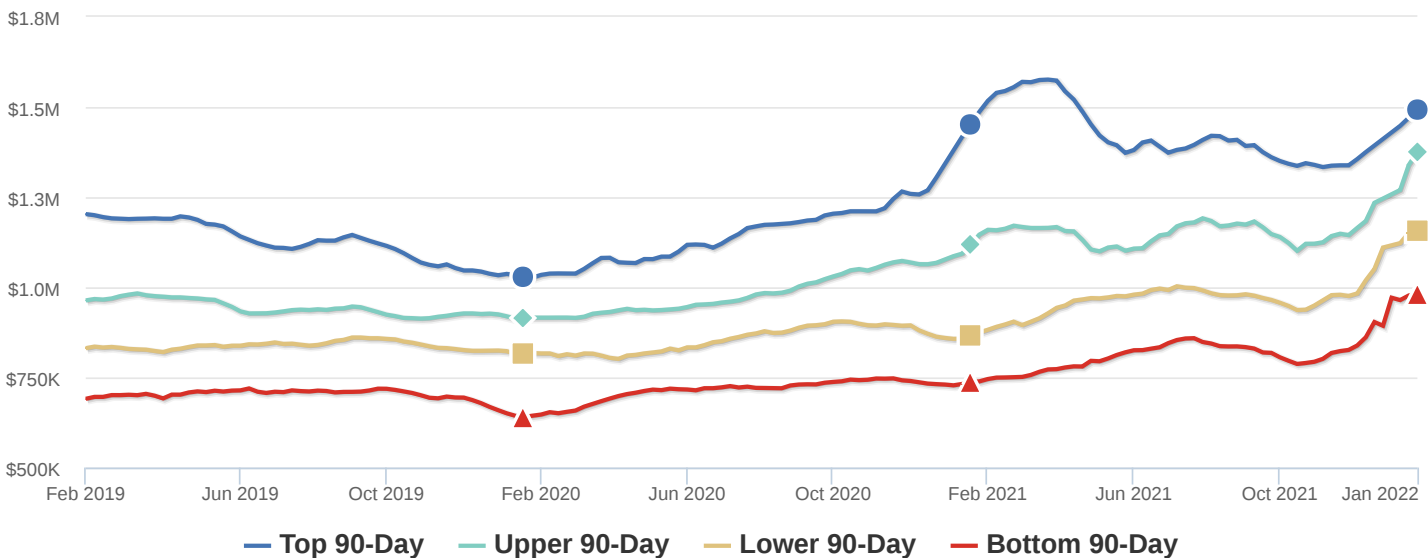
MEDIAN LIST PRICE

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.



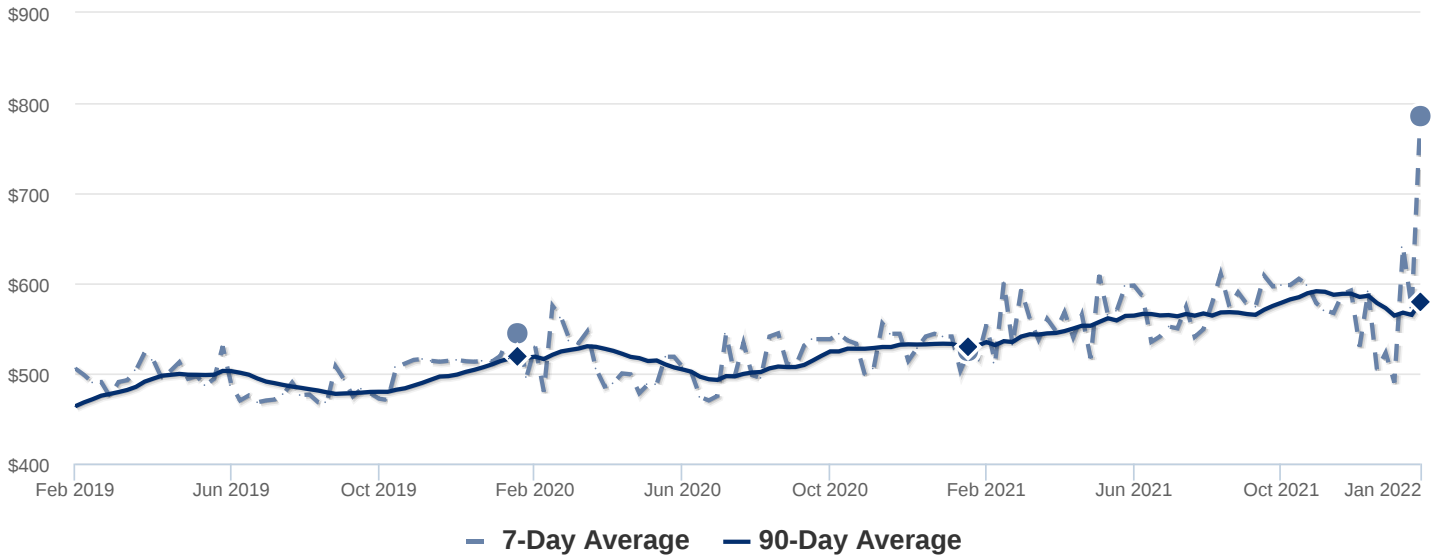
SEGMENTS

Pricing in the upper-half of the market (Quartiles 1 and 2) has been 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.



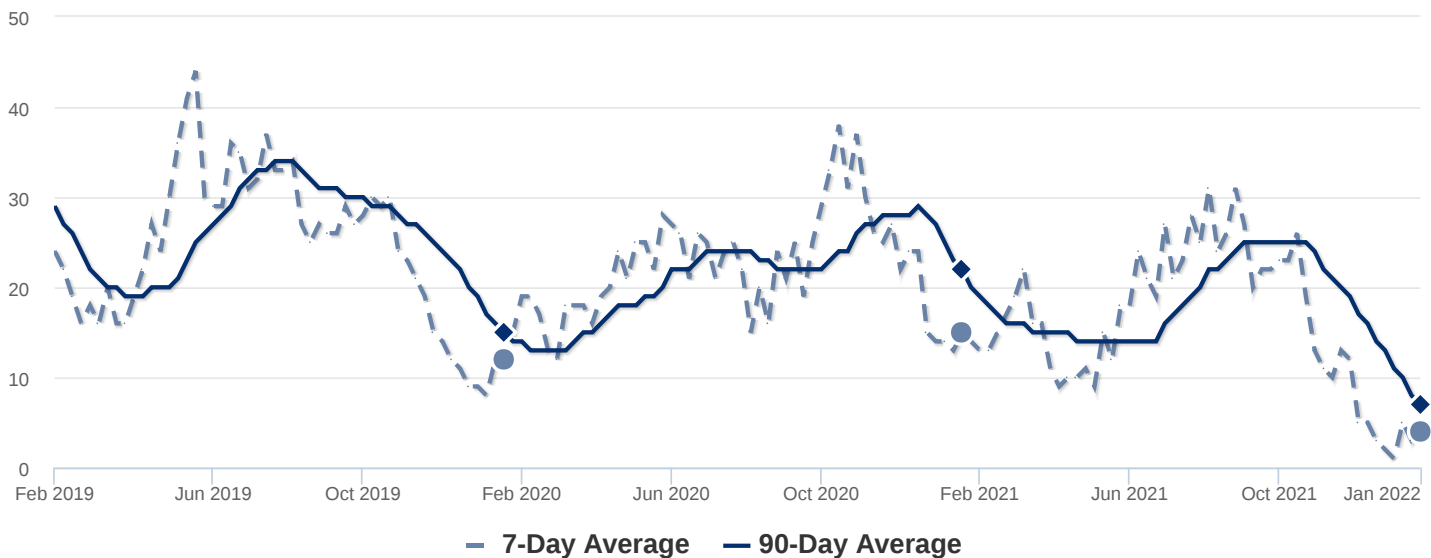
PRICE PER SQUARE FOOT

In a market where prices are rising fairly consistently, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



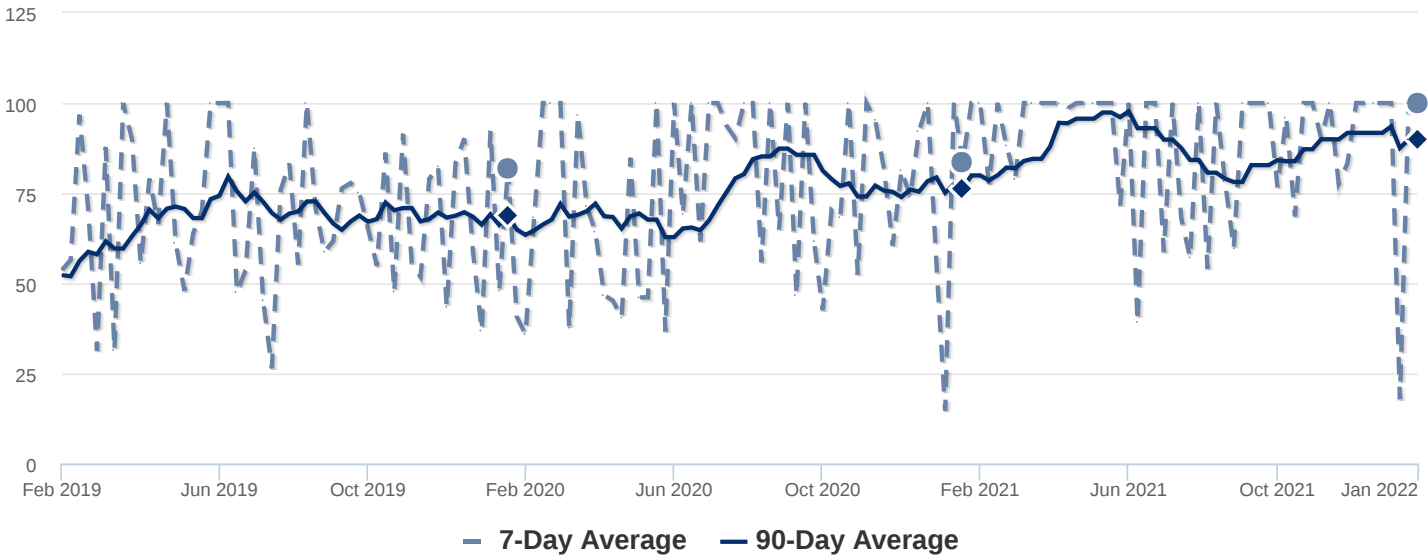
INVENTORY

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.



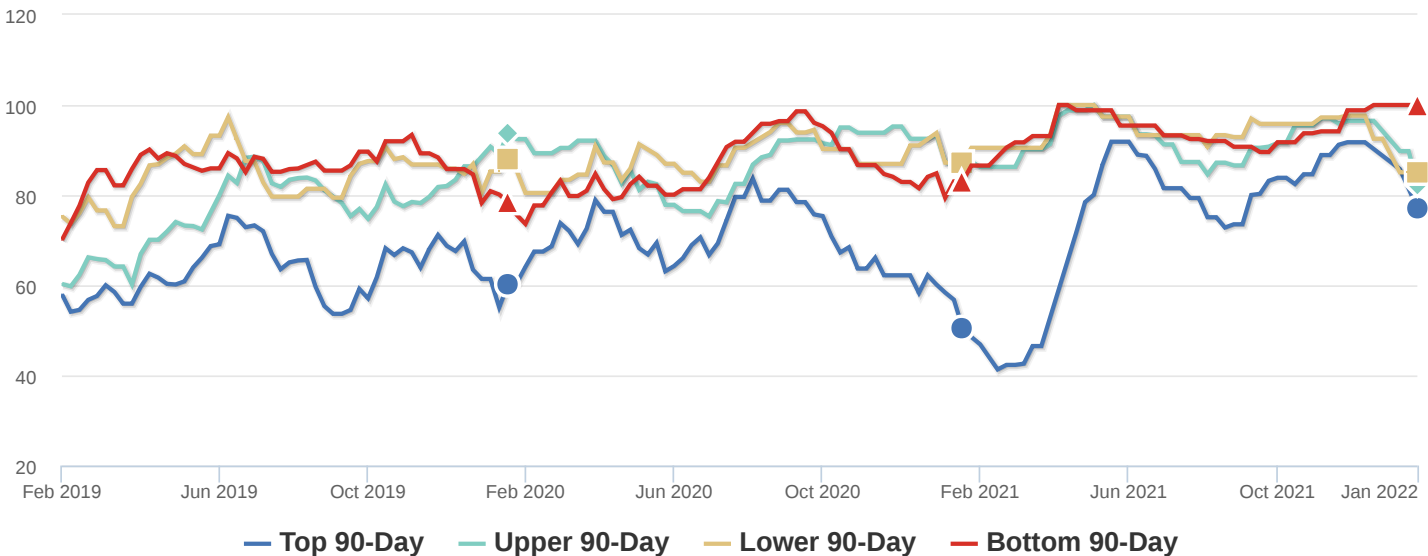
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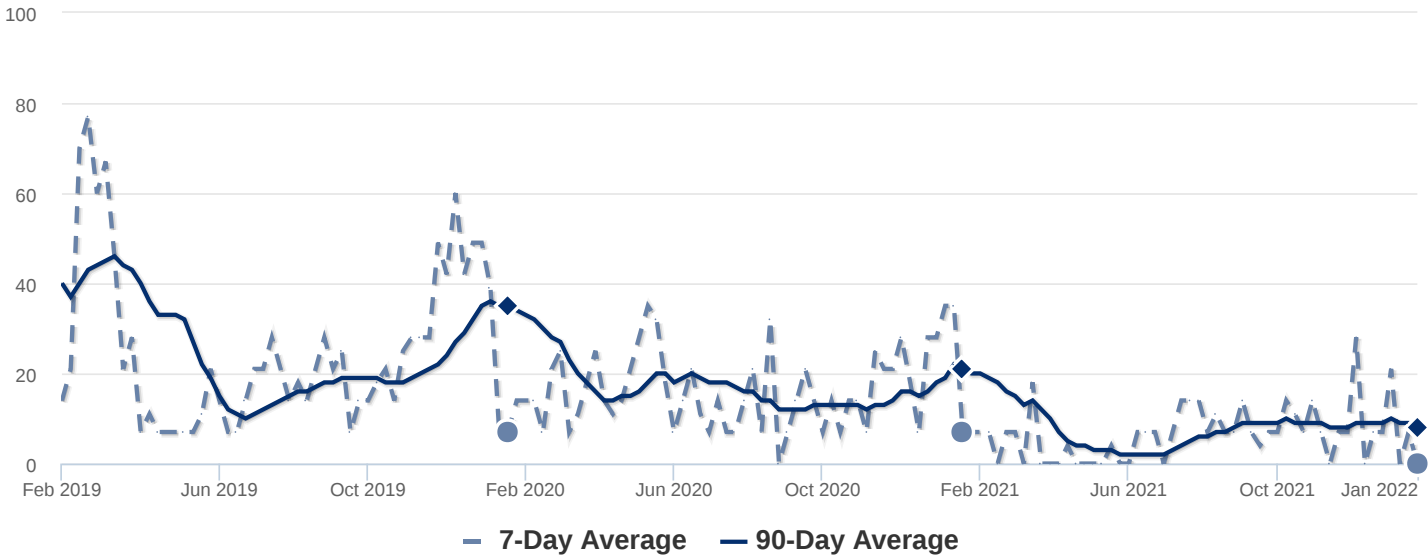
MARKET ACTION SEGMENTS

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 22 days. Half of the listings have come newly on the market in the past 8 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.

