



RE/MAX Accord's Market Report

Walnut Creek, CA

REPORT FOR 1/27/2022

Single-Family Homes

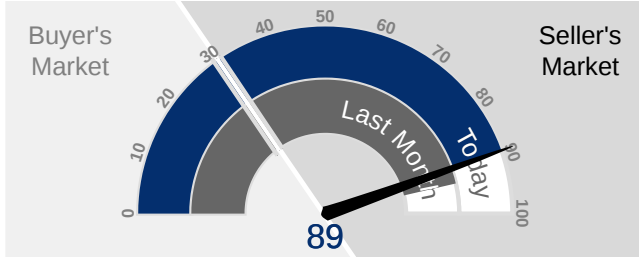
RE/MAX[®] ACCORD

Presented by REMAX Accord
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This week the median list price for Walnut Creek, CA is \$1,491,944 with the market action index hovering around 89. This is less than last month's market action index of 93. Inventory has increased to 10.

MARKET ACTION INDEX

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



Strong Seller's Market

Market appears to have begun to cool. As we're still notably in the Seller's zone, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

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
\$3,225,000	4,399	1 - 2.5 acres	4	4.5	12	1	1	3
\$1,994,500	3,238	0.25 - 0.5 acre	3	4	34	0	1	66
\$1,488,888	1,959	6,500 - 8,000 sqft	4	2	59	2	0	0
\$1,199,000	1,822	0.25 - 0.5 acre	3	2	42	3	2	0

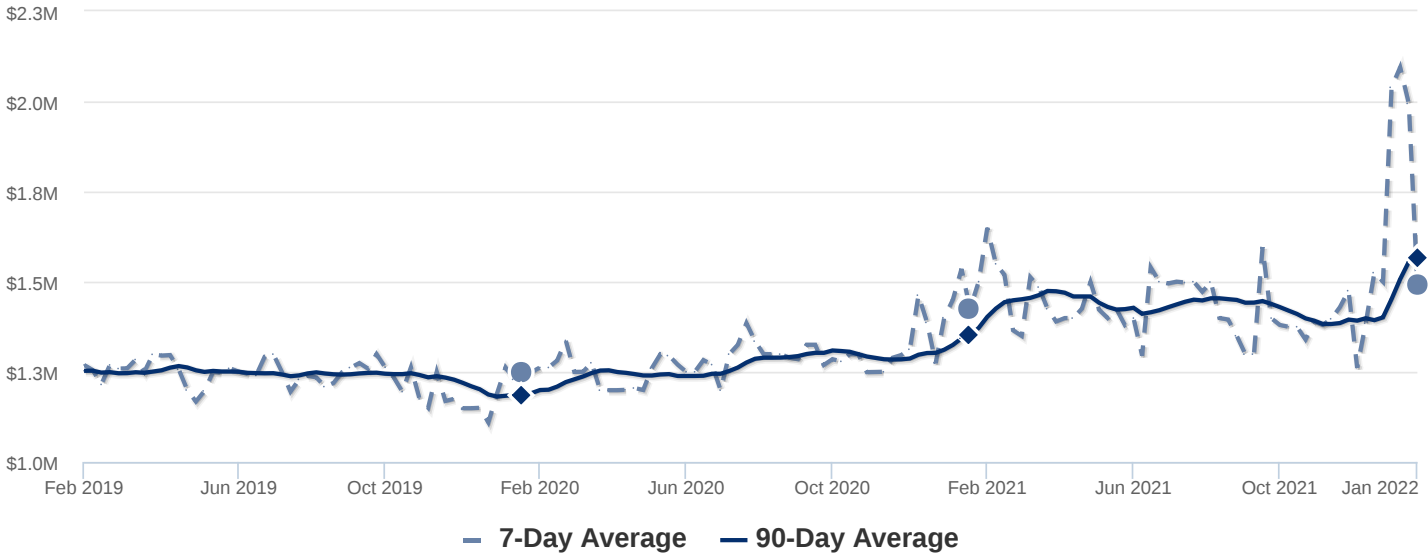
REAL-TIME MARKET PROFILE

Median List Price		\$1,491,944
Median Price of New Listings		\$1,287,000
Per Square Foot		\$711
Average Days on Market		15
Median Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		10
Median Rent		\$3,950
Market Action		89

Strong Seller's Market

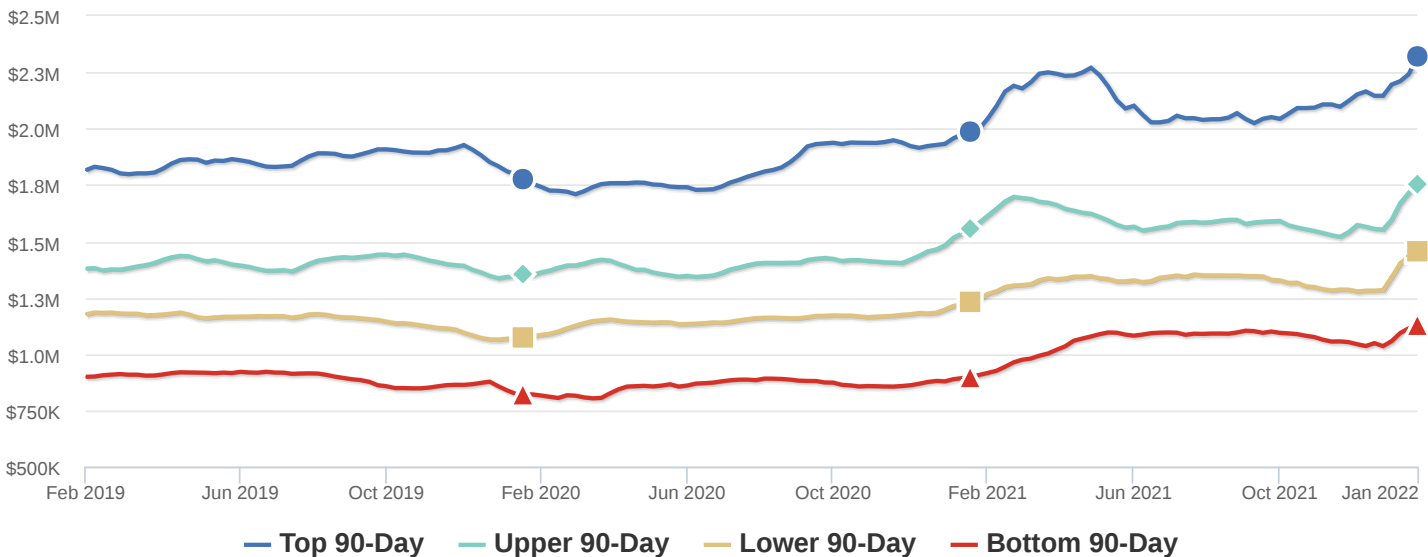
MEDIAN LIST PRICE

This week saw relatively little price change from last week. However, prices continue to demonstrate a nice up trend over the last several weeks.



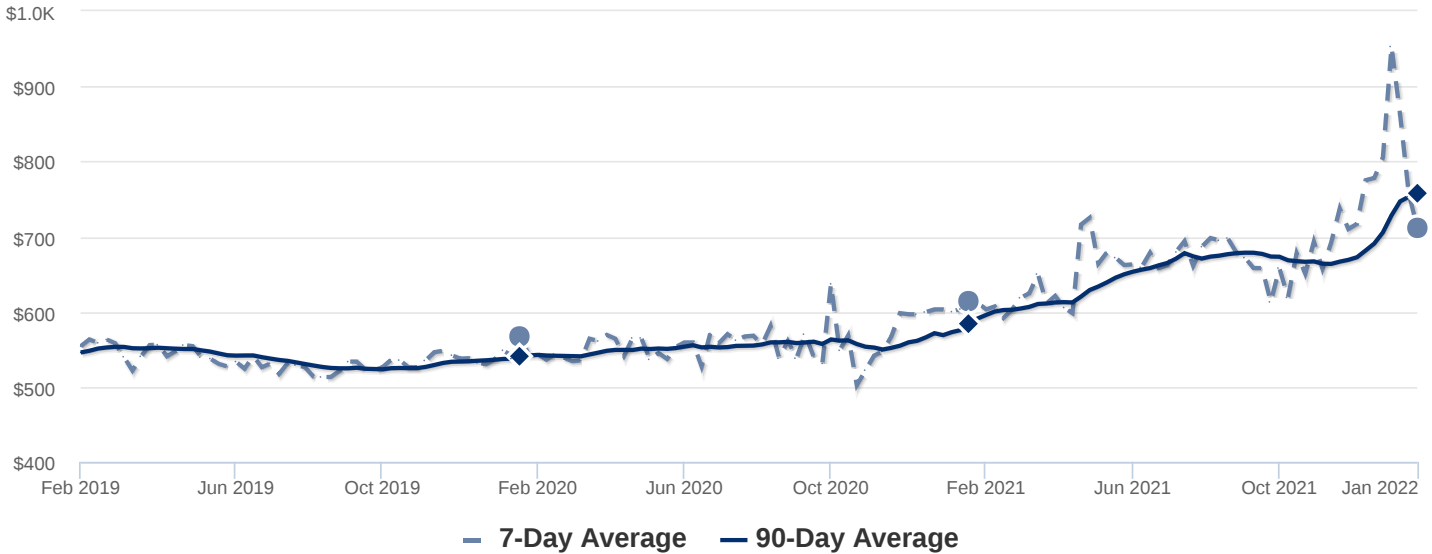
SEGMENTS

Not surprisingly, given the condition of the overall market, all quartiles have shown price strength in recent weeks. All have been increasing in price lately.



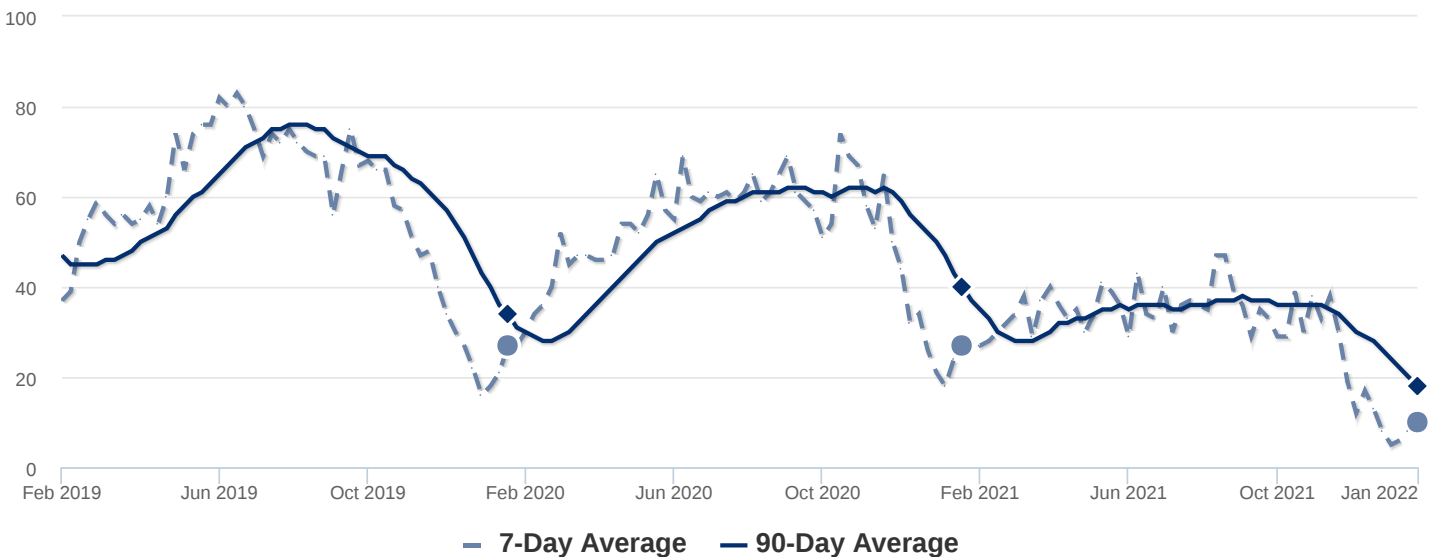
PRICE PER SQUARE FOOT

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.



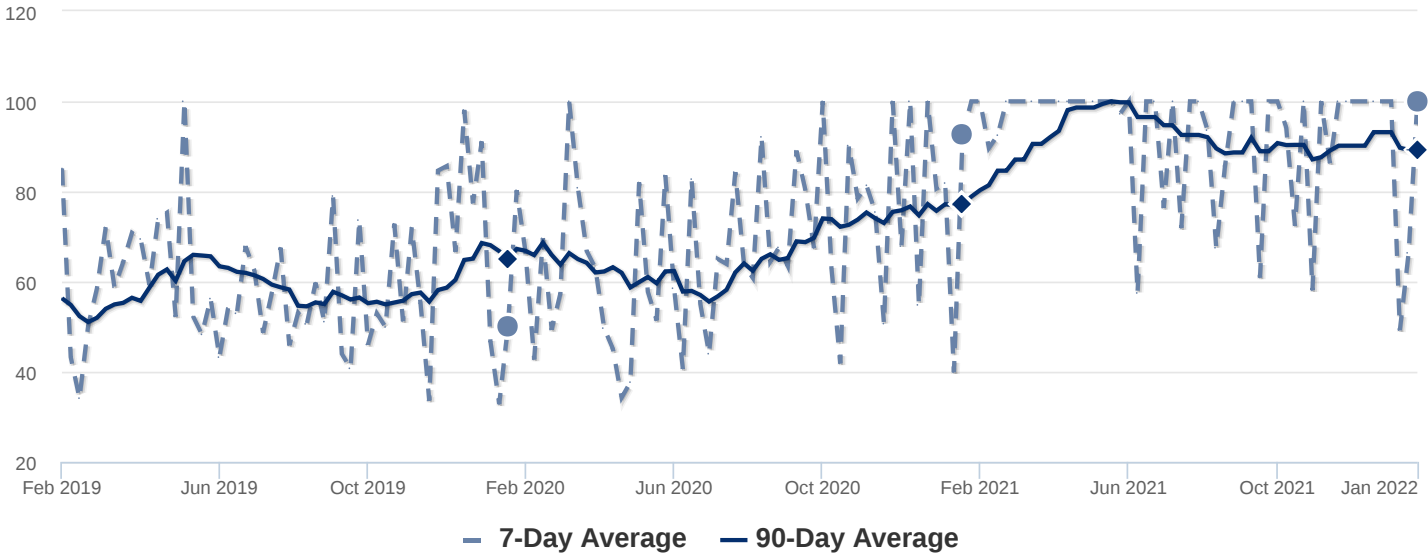
INVENTORY

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.



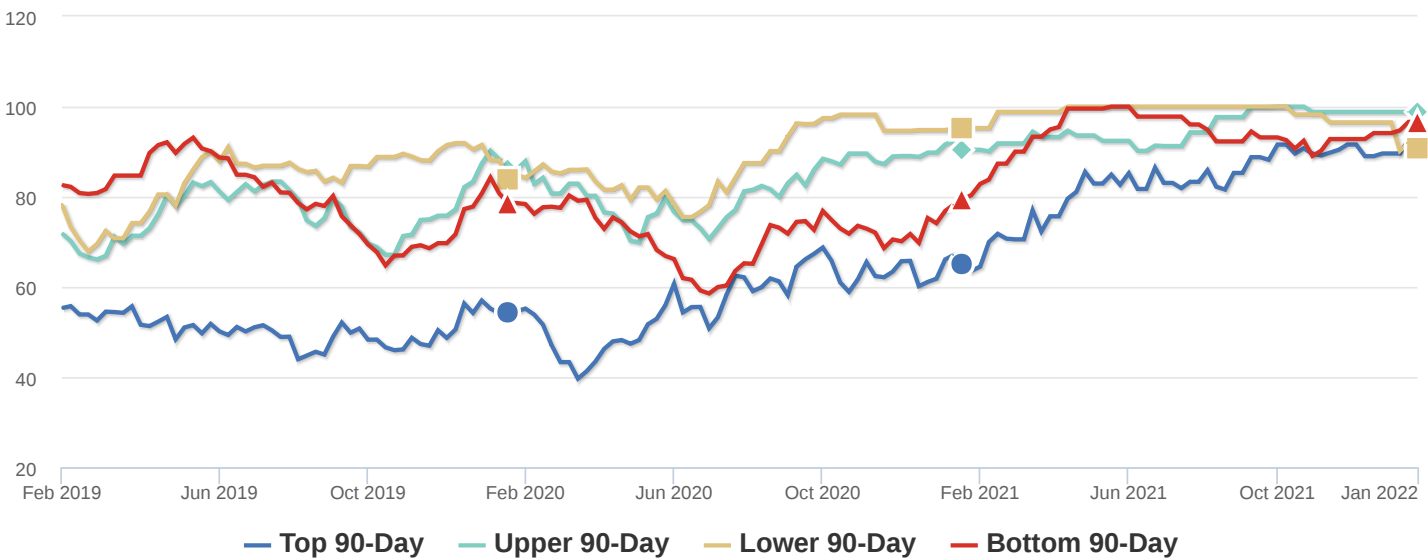
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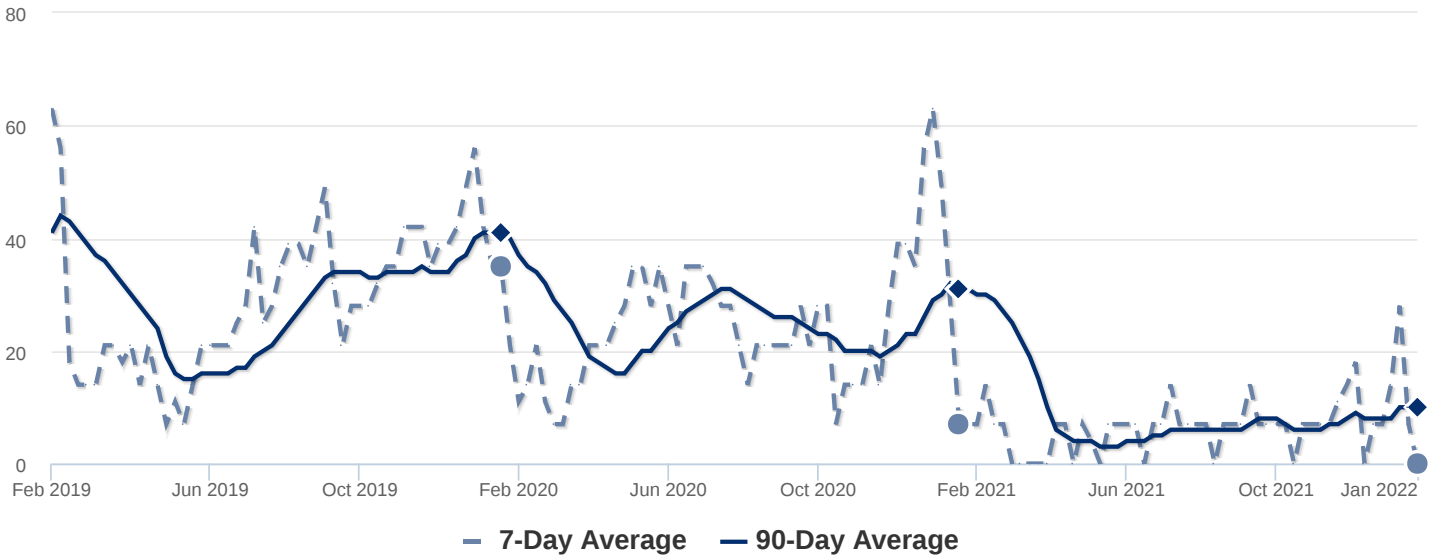
MARKET ACTION SEGMENTS

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 20 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.

