

BURLINGAME, CA 94010

Report for 8/23/2019

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

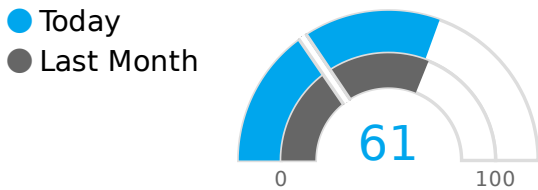
Presented by Dima Khoury
Coldwell Banker Global Luxury
(415) 580-9622
dima@dimakhoury.com



This week the median list price for Burlingame, CA 94010 is \$2,795,000 with the market action index hovering around 61. This is less than last month's market action index of 62. Inventory has held steady at or around 16.

MARKET ACTION INDEX

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.



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	\$2,795,000
Per Square Foot	\$1,109
Days on Market	52
Price Decreased	25%
Price Increased	0%
Relisted	6%
Inventory	16
Median House Rent	\$4,200
Most Expensive	\$6,950,000
Least Expensive	\$1,528,000
Market Action Index	61

Strong Seller's Market

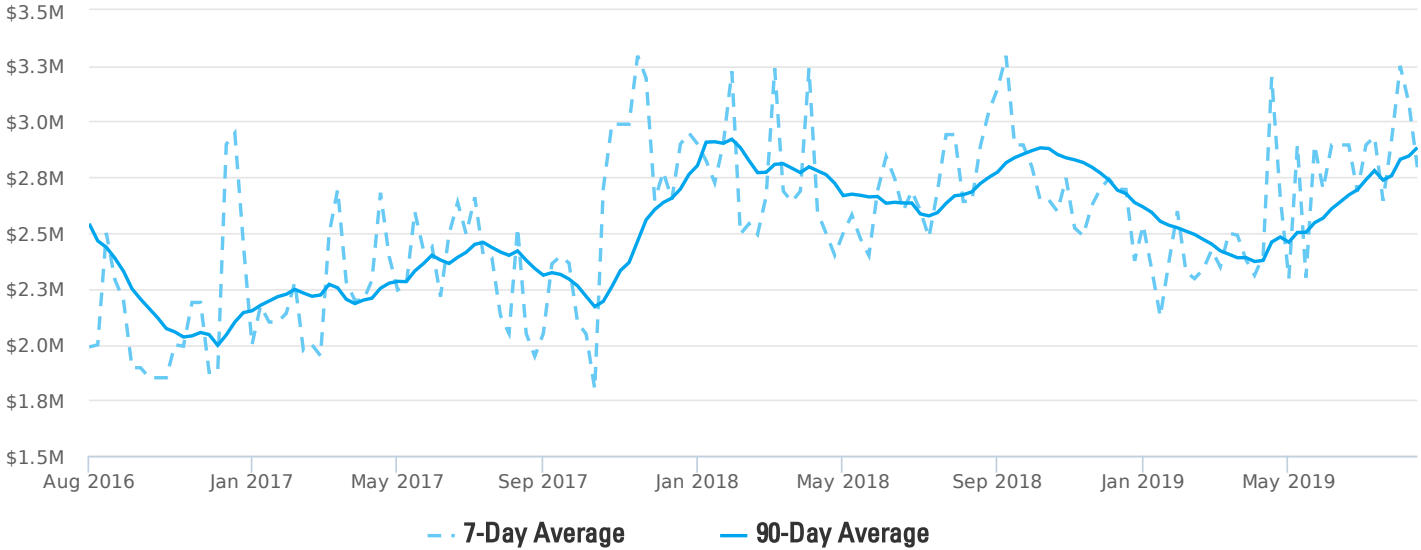
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,928,000	3,095	6,500 - 8,000 sqft	4	4	46	0	3	52
\$2,981,500	2,850	4,500 - 6,500 sqft	4	4	83	1	1	31
\$2,709,000	2,500	4,500 - 6,500 sqft	3	3	98	0	1	70
\$1,744,000	1,421	4,500 - 6,500 sqft	3	1	84	1	1	56

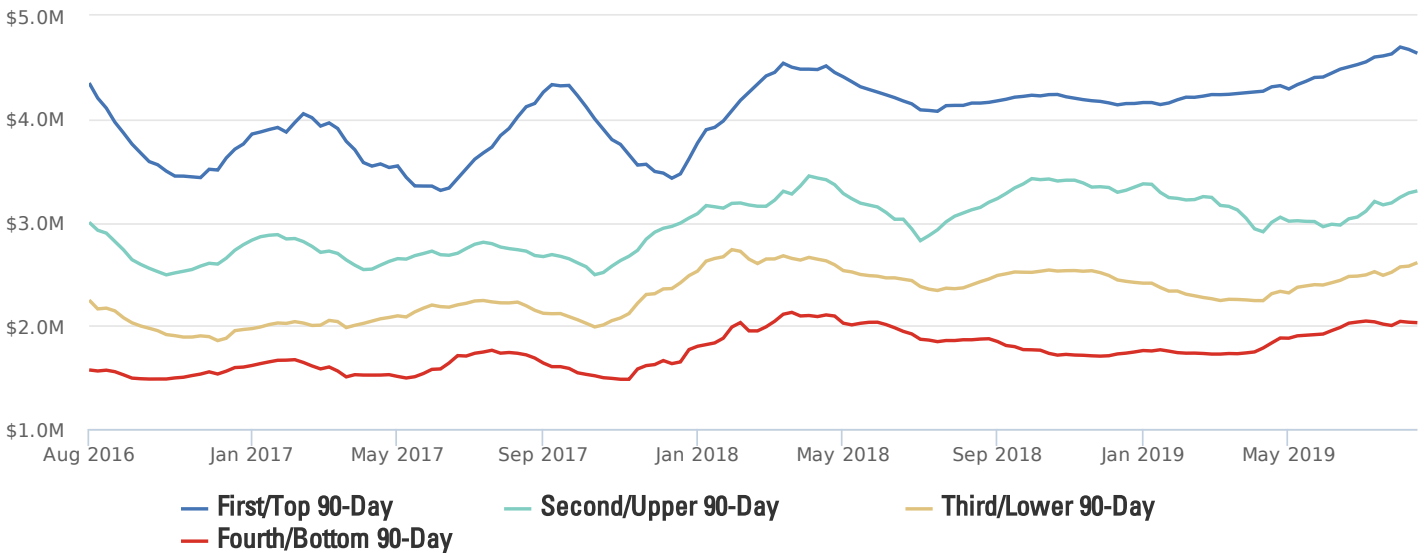
MEDIAN LIST PRICE

Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.



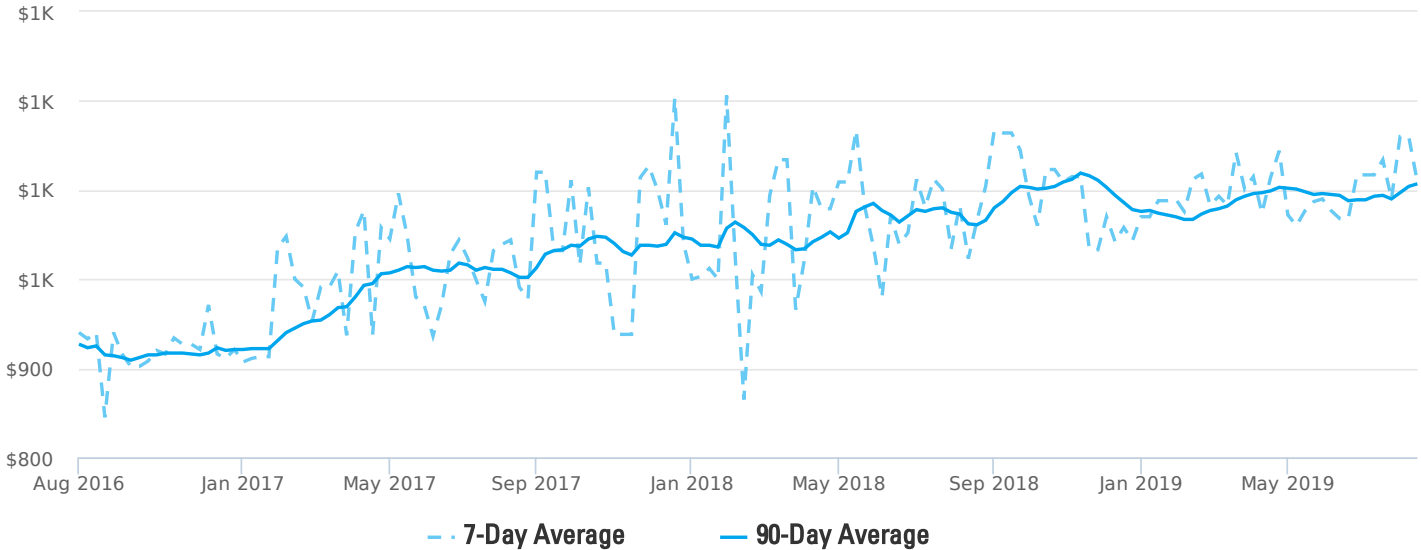
SEGMENTS

In the quartile market segments, we see the middle of the market in this zip code staying on an up trend lately, while Quartiles 1 and 4 are mixed. The Market Action Index for Quartiles 1 and 4 can tell us whether they are about to resume an upward price trend or whether we're at the beginning of a decline.



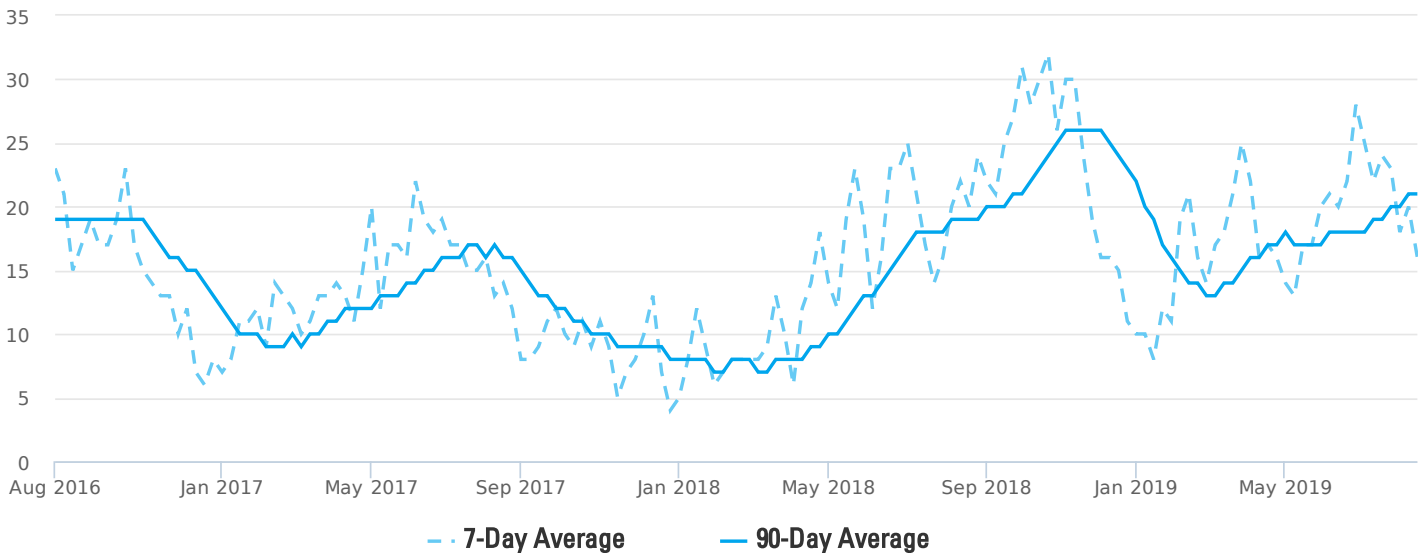
PRICE PER SQUARE FOOT

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.



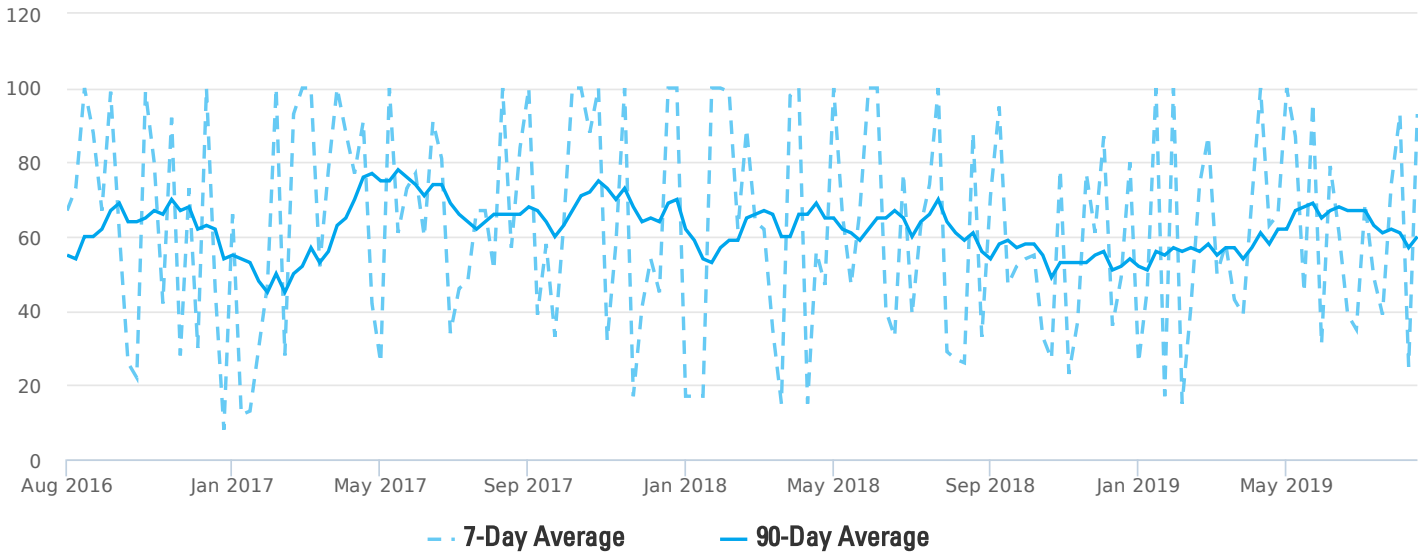
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



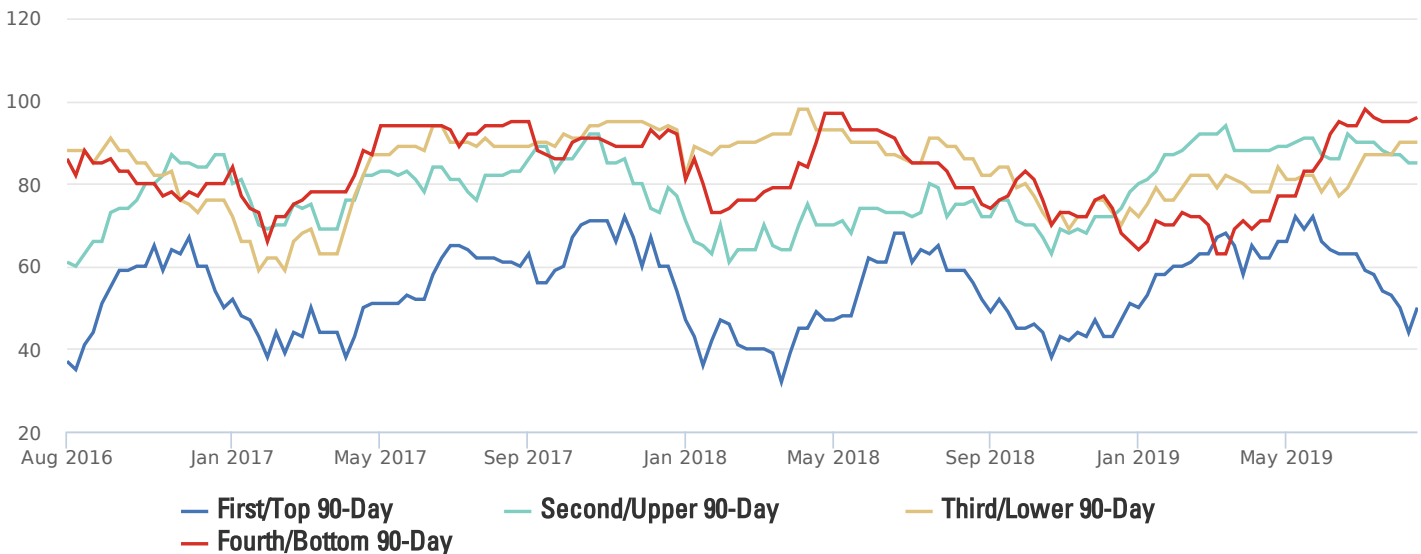
MARKET ACTION INDEX

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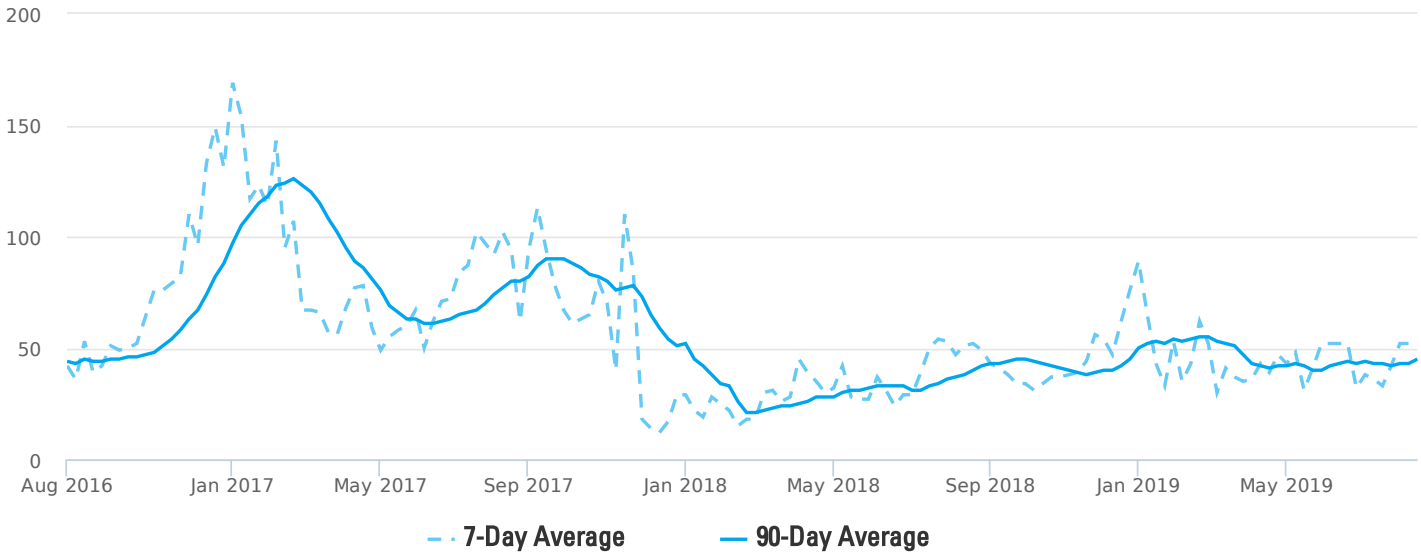
MARKET ACTION SEGMENTS

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.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 45 days. Half of the listings have come newly on the market in the past 22 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.

