

City: Alhambra



Laura Flores
 Broker Associate BRE#01915076
 626 696 9963
<http://www.LauraFloresRealEstate.com>
laura.flores@coldwellbanker.com



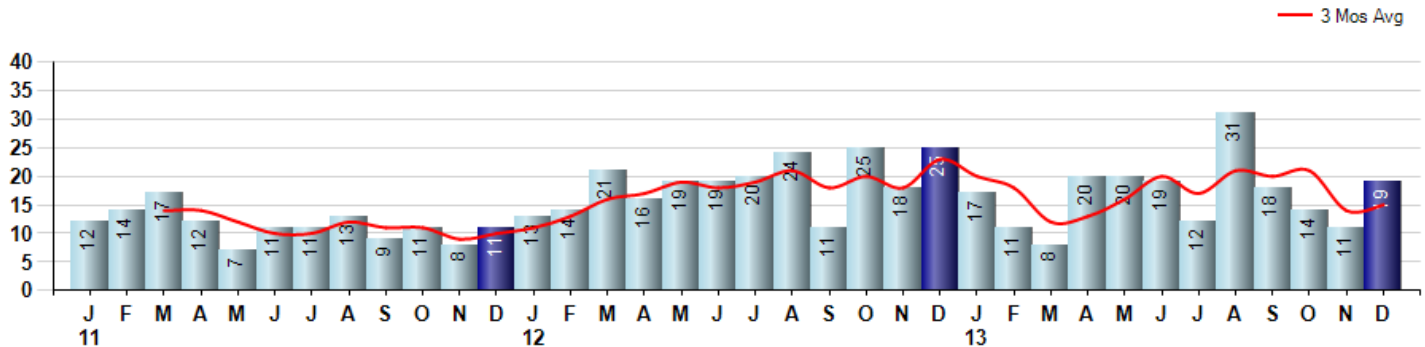
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$609,000	6%		25%				
Average List Price of all Current Listings	\$645,675	7%		38%				
December Median Sales Price	\$525,000	-5%	-6%	30%	18%	\$507,500	14%	14%
December Average Sales Price	\$539,512	-2%	-3%	27%	15%	\$518,924	11%	11%
Total Properties Currently for Sale (Inventory)	38	-16%		19%				
December Number of Properties Sold	19	73%		-24%			-11%	
December Average Days on Market (Solds)	74	40%	42%	106%	7%	52	-22%	-25%
Asking Price per Square Foot (based on New Listings)	\$396	0%	5%	18%	18%	\$372	11%	11%
December Sold Price per Square Foot	\$366	-2%	-4%	12%	13%	\$369	14%	14%
December Month's Supply of Inventory	2.0	-51%	-39%	56%	-40%	3.0	-10%	-10%
December Sale Price vs List Price Ratio	98.5%	-5.1%	-2%	-4%	-0.2%	100.9%	2.4%	2.3%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

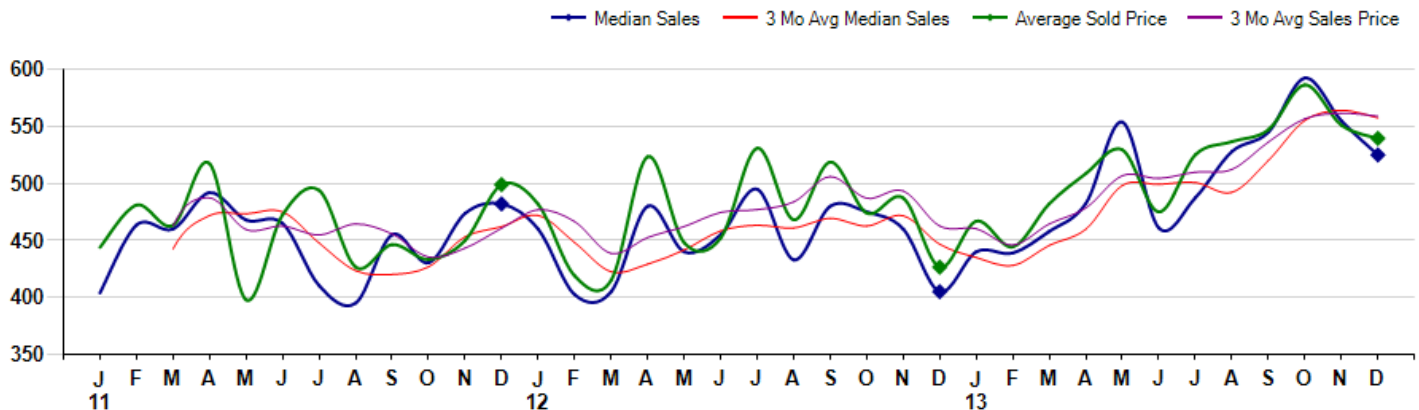
December Property sales were 19, down -24.0% from 25 in December of 2012 and 72.7% higher than the 11 sales last month. December 2013 sales were at a mid level compared to December of 2012 and 2011. December YTD sales of 200 are running -11.1% behind last year's year-to-date sales of 225.



Prices

The Median Sales Price in December was \$525,000, up 29.6% from \$405,000 in December of 2012 and down -5.4% from \$555,000 last month. The Average Sales Price in December was \$539,512, up 26.5% from \$426,560 in December of 2012 and down -2.1% from \$551,127 last month. December 2013 ASP was at highest level compared to December of 2012 and 2011.

Median means Middle (the same # of properties sold above and below Median) (000's)



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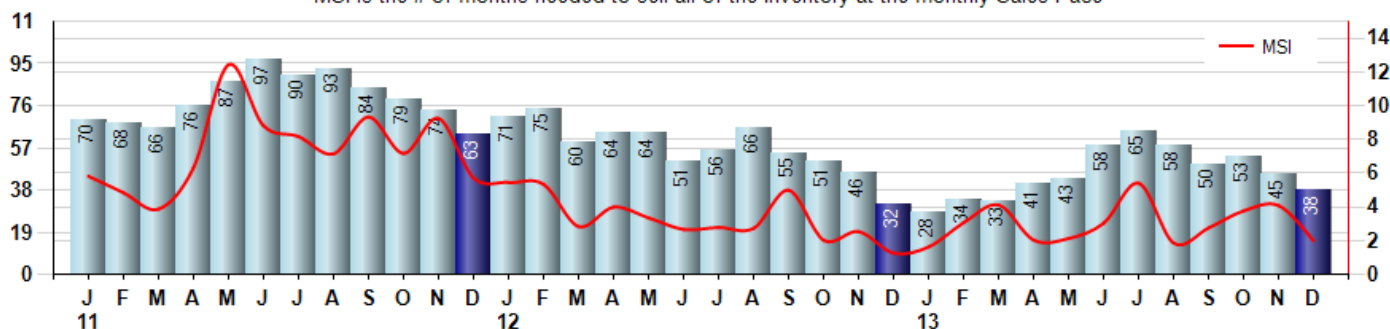
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 38, down -15.6% from 45 last month and up 18.8% from 32 in December of last year. December 2013 Inventory was at a mid range compared to December of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2013 MSI of 2.0 months was at a mid range compared with December of 2012 and 2011.

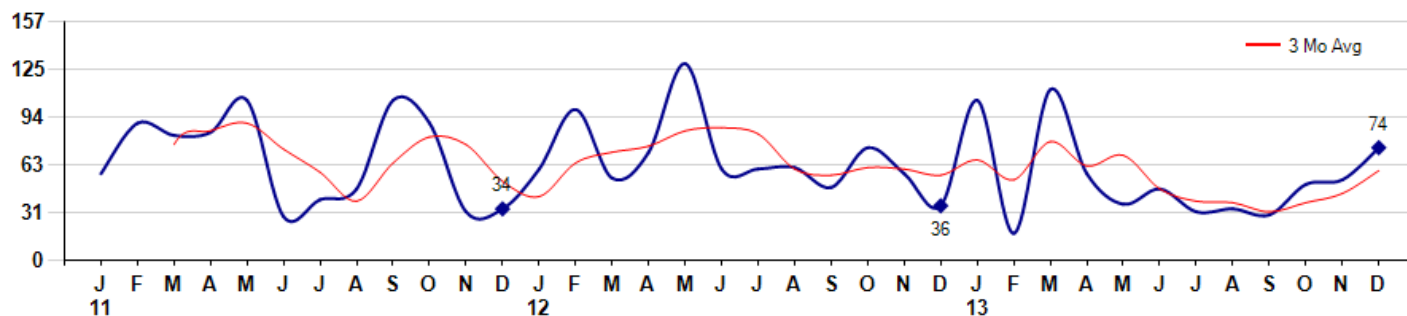
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 74, up 39.6% from 53 days last month and up 105.6% from 36 days in December of last year. The December 2013 DOM was at its highest level compared with December of 2012 and 2011.

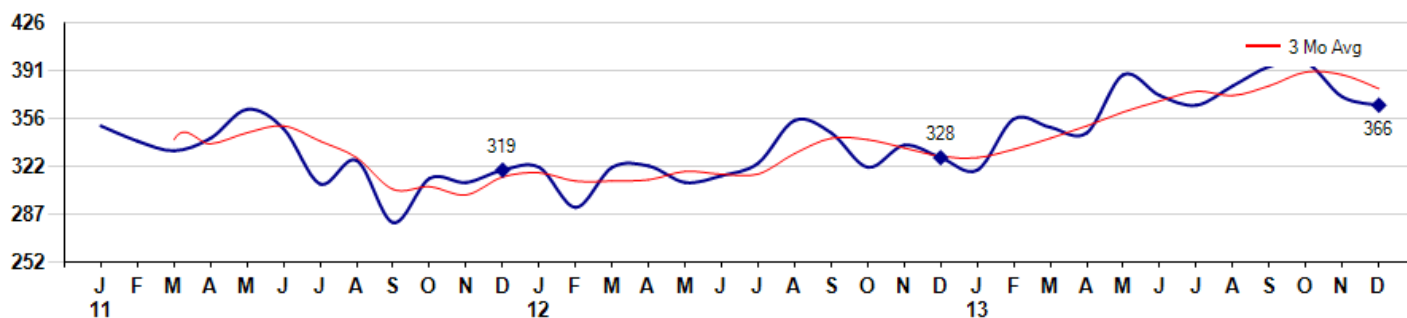
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2013 Selling Price per Square Foot of \$366 was down -1.6% from \$372 last month and up 11.6% from \$328 in December of last year.

Average Selling Price per Square Foot for properties that sold during the month



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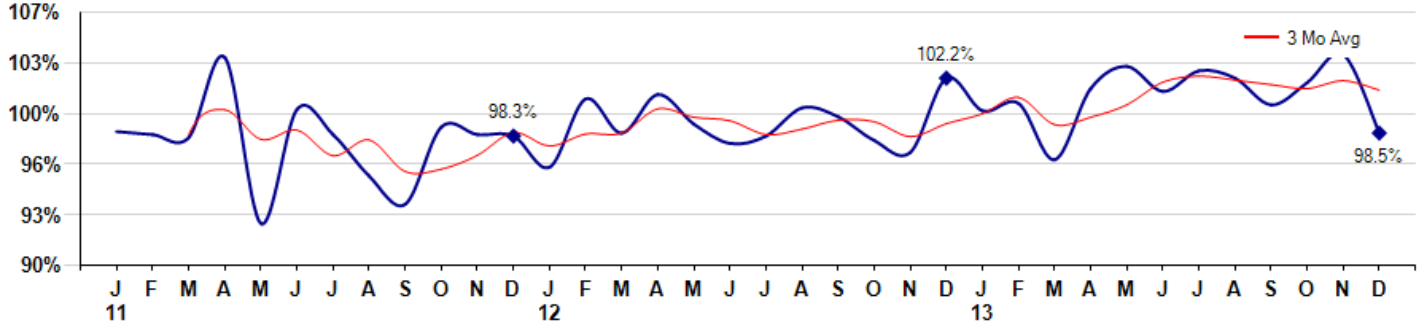


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Selling Price vs Listing Price

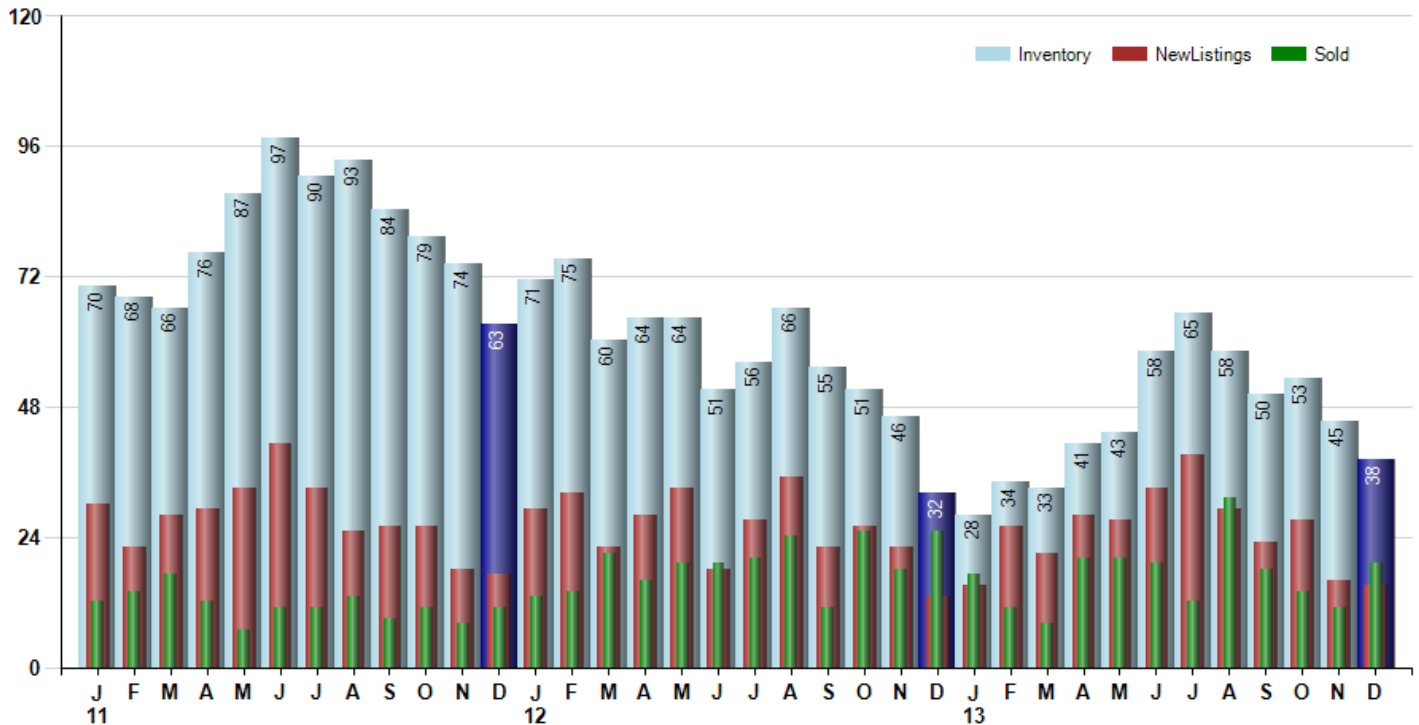
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2013 Selling Price vs List Price of 98.5% was down from 103.8% last month and down from 102.2% in December of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2013 was 15, down -6.3% from 16 last month and up 15.4% from 13 in December of last year.



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MARKET ACTION REPORT

December 2013

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	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	12	14	17	12	7	11	11	13	9	11	8	11	13	14	21	16	19	19	20	24	11	25	18	25	17	11	8	20	20	19	12	31	18	14	11	19
3 Mo. Roll Avg			14	14	12	10	10	12	11	11	9	10	11	13	16	17	19	18	19	21	18	20	18	23	20	18	12	13	16	20	17	21	20	21	14	15

	(000's) J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	404	464	460	492	468	465	411	395	455	431	474	482	460	403	405	480	440	455	495	433	480	475	460	405	440	439	458	483	554	461	488	528	545	593	555	525
3 Mo. Roll Avg			443	472	473	475	448	424	420	427	453	462	472	448	423	429	442	458	463	461	469	463	472	447	435	428	446	460	498	499	501	492	520	555	564	558

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Inventory	70	68	66	76	87	97	90	93	84	79	74	63	71	75	60	64	64	51	56	66	55	51	46	32	28	34	33	41	43	58	65	58	50	53	45	38
MSI	6	5	4	6	12	9	8	7	9	7	9	6	5	5	3	4	3	3	3	3	5	2	3	1	2	3	4	2	2	3	5	2	3	4	4	2

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Days On Market	57	90	82	84	105	29	40	47	105	90	32	34	60	99	54	71	129	60	60	61	48	74	57	36	105	18	112	57	37	47	32	34	30	50	53	74
3 Mo. Roll Avg			76	85	90	73	58	39	64	81	76	52	42	64	71	75	85	87	83	60	56	61	60	56	66	53	78	62	69	47	39	38	32	38	44	59

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	351	340	333	342	363	349	309	326	281	313	310	319	321	292	321	322	310	315	324	355	346	321	337	328	319	356	350	346	388	373	366	380	394	397	372	366
3 Mo. Roll Avg			341	338	346	351	340	328	305	307	301	314	317	311	311	312	318	316	316	331	342	341	335	329	328	334	342	351	361	369	376	373	380	390	388	378

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.986	0.984	0.982	1.036	0.924	1.001	0.984	0.956	0.937	0.989	0.984	0.983	0.962	1.008	0.985	1.011	0.991	0.978	0.983	1.002	0.996	0.980	0.972	1.022	1.000	1.005	0.967	1.015	1.030	1.013	1.027	1.022	1.004	1.019	1.038	0.985
3 Mo. Roll Avg			0.984	1.001	0.981	0.987	0.970	0.980	0.959	0.961	0.970	0.985	0.976	0.984	0.985	1.001	0.996	0.993	0.984	0.988	0.994	0.993	0.983	0.991	0.998	1.009	0.991	0.996	1.004	1.019	1.023	1.021	1.018	1.015	1.020	1.014

	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
New Listings	30	22	28	29	33	41	33	25	26	26	18	17	29	32	22	28	33	18	27	35	22	26	22	13	15	26	21	28	27	33	39	29	23	27	16	15
Inventory	70	68	66	76	87	97	90	93	84	79	74	63	71	75	60	64	64	51	56	66	55	51	46	32	28	34	33	41	43	58	65	58	50	53	45	38
Sales	12	14	17	12	7	11	11	13	9	11	8	11	13	14	21	16	19	19	20	24	11	25	18	25	17	11	8	20	20	19	12	31	18	14	11	19

	(000's) J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	444	481	463	517	398	472	494	427	446	433	450	499	482	419	415	524	448	452	531	468	519	474	487	427	467	444	482	509	529	475	525	537	547	586	551	540
3 Mo. Roll Avg			463	487	460	463	455	464	456	435	443	461	477	467	439	453	462	475	477	484	506	487	493	463	460	446	465	478	507	504	510	512	536	557	562	559

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