

**Fri Jul 25 2025**

This week the median list price for Newark, CA 94560 is \$1,474,000 with the market action index hovering around 48. This is less than last month's market action index of 49. Inventory has held steady at or around 38.

## MARKET ACTION INDEX

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



## MARKET NARRATIVE

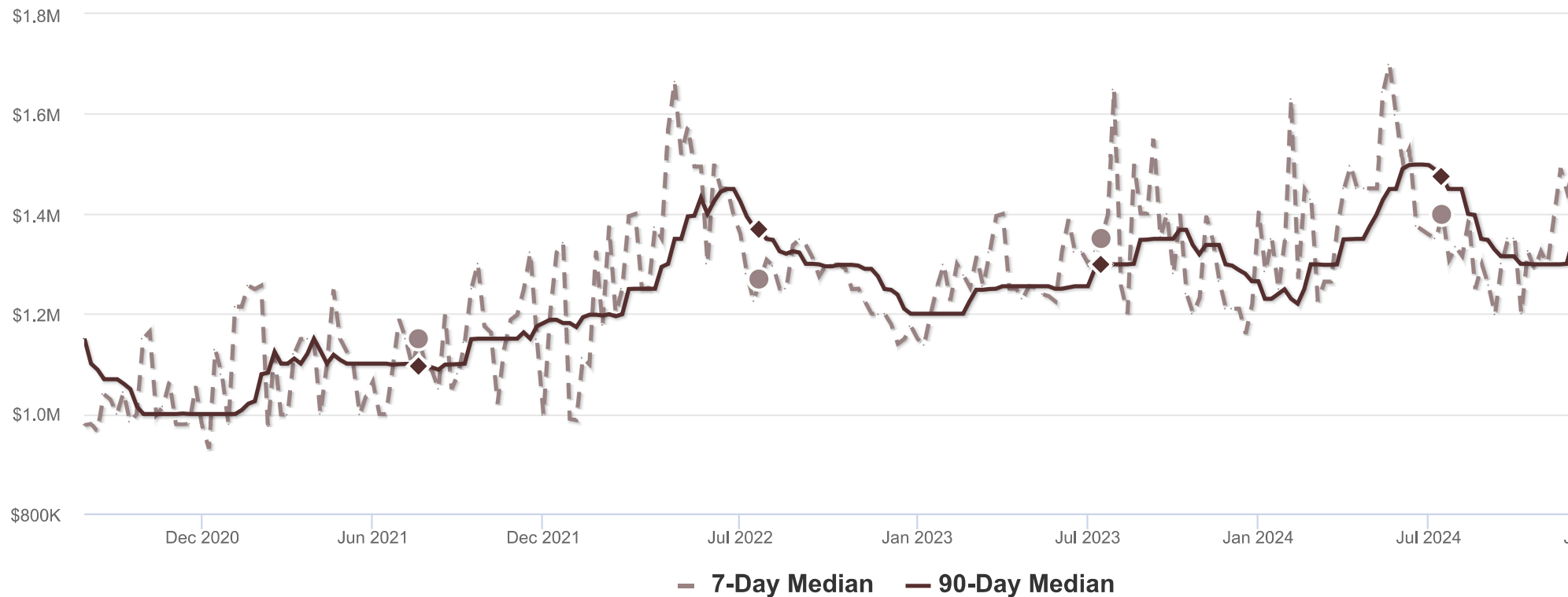
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

## MEDIAN LIST PRICE

## REAL-TIME MARKET PROFILE

Median List Price		\$1,474,000
Median Price of New Listings		\$1,548,999
Per Square Foot		\$839
Average Days on Market		52
Median Days on Market		35
Price Decreased		26%
Price Increased		0%
Relisted		29%
Inventory		38
Median Rent		\$3,550
Market Action		48

**Strong Seller's Market**



In the last few weeks we’ve seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

## 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
\$1,843,500	2,423	4,500 - 6,500 sqft	4	3	14	3	3	28
\$1,550,000	1,899	6,500 - 8,000 sqft	4	2.5	57	2	0	28
\$1,349,000	1,644	0 - 4,500 sqft	3	2	58	1	1	35
\$1,099,999	1,100	4,500 - 6,500 sqft	3	2	66	2	1	35

