

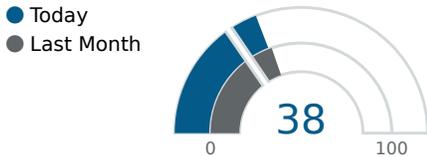
MARKET UPDATE: LOS ANGELES, CA Single Family Homes

(as of Monday, October 15th, 2018)

This week the median list price for Los Angeles, CA is \$1,195,000 with the market action index hovering around 38. This is less than last month's market action index of 39. Inventory has held steady at or around 1998.

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.



Slight Seller's Advantage

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	\$1,195,000
Per Square Foot	\$644
Days on Market	82
Price Decreased	37%
Price Increased	4%
Relisted	17%
Inventory	1998
Median House Rent	\$4,725
Most Expensive	\$188,000,000
Least Expensive	\$9,495
Market Action Index	38

Slight Seller's Advantage

MEDIAN LIST PRICE



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
\$3,595,000	4,000	0.25 - 0.5 acre	5	4	53	42	48	113
\$1,599,000	2,235	6,500 - 8,000 sqft	3	2	74	40	65	79
\$879,000	1,575	4,500 - 6,500 sqft	3	1	91	76	73	64
\$469,900	1,159	4,500 - 6,500 sqft	3	1	93	67	70	70



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