

MARKET UPDATE: MOORPARK, CA Single Family Homes

(as of Monday, June 25, 2018)

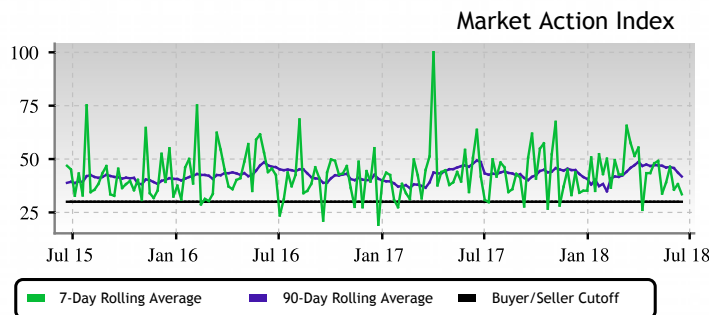
This Week

The median list price in MOORPARK, CA this week is \$759,957.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

- The market has been cooling off consistently for several weeks, as more homes are available and demand is less. We have begun to see prices move lower as a result. If the MAI falls into the Buyer's zone, it is likely that prices continue their downward trend until we see some turnaround in Market Action.



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.

Quartiles

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,678,000	5015	0.50 - 1.0 acre	5.0	6.0	14	21	0	0	181	Most expensive 25% of properties
Upper/Second	\$ 820,000	3062	8,001 - 10,000 sqft	4.0	4.0	21	21	3	3	85	Upper-middle 25% of properties
Lower/Third	\$ 715,000	2135	4,501 - 6,500 sqft	3.0	3.0	31	21	6	4	29	Lower-middle 25% of properties
Bottom/Fourth	\$ 587,475	1480	4,501 - 6,500 sqft	3.0	2.0	34	22	8	1	51	Least expensive 25% of properties

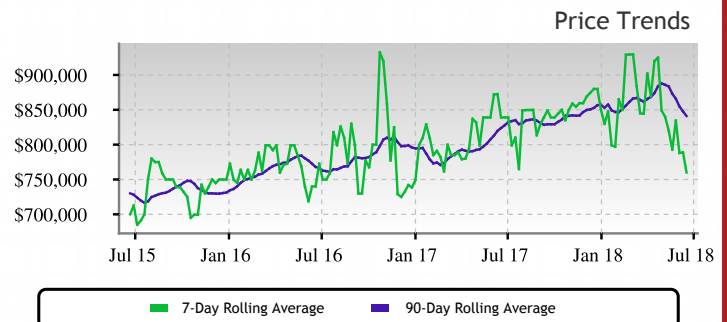
Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile			Trend
Median List Price	\$ 759,957		↓
Asking Price Per Square Foot	\$ 319		↔
Average Days on Market (DOM)	86		↑
Percent of Properties with Price Decrease	39 %		
Percent Relisted (reset DOM)	13 %		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	2639		
Median Lot Size	6,501 - 8,000 sqft		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.0		
Market Action Index	Seller's Advantage	41.8	↓↓

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market has been on a downward trend in the last few weeks and this week, while essentially flat, doesn't break us out of that cycle.



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