

MARKET UPDATE: SIMI VALLEY, CA Single Family Homes

(as of Monday, June 25, 2018)

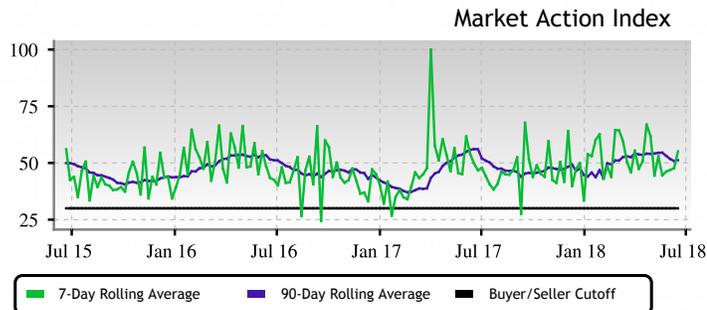
This Week

The median list price in SIMI VALLEY, CA this week is \$689,908.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

Supply and Demand

- The market has started cooling and prices have been flat for several weeks. Since 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.



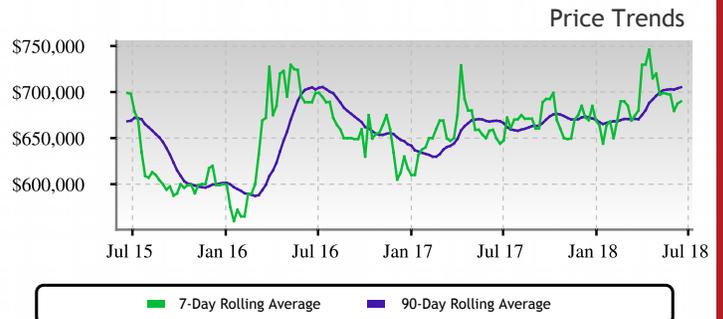
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Real-Time Market Profile		Trend
Median List Price	\$ 689,908	↔
Asking Price Per Square Foot	\$ 319	↔
Average Days on Market (DOM)	46	↔
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2133	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 51.2	↓

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

Price

- The market appears to be hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



Quartiles

Characteristics per Quartile

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

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,050,000	3866	0.25 - 0.50 acre	5.0	5.0	18	57	7	5	64	Most expensive 25% of properties
Upper/Second	\$ 778,500	2498	8,001 - 10,000 sqft	4.0	3.0	28	57	12	14	46	Upper-middle 25% of properties
Lower/Third	\$ 630,000	1950	6,501 - 8,000 sqft	4.0	2.5	46	57	10	9	33	Lower-middle 25% of properties
Bottom/Fourth	\$ 535,000	1353	6,501 - 8,000 sqft	3.0	2.0	47	57	15	18	41	Least expensive 25% of properties



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