

# MARKET UPDATE: LOS ANGELES, CA Single Family Homes

(as of Monday, June 11, 2018)

## This Week

The median list price in LOS ANGELES, CA this week is \$1,249,000.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

## Supply and Demand

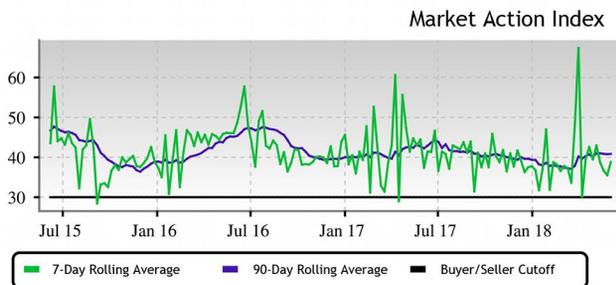
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 1,249,000	↔
Asking Price Per Square Foot	\$ 654	↔
Average Days on Market (DOM)	79	↔
Percent of Properties with Price Decrease	29 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1900	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Seller's Advantage 40.9	↔

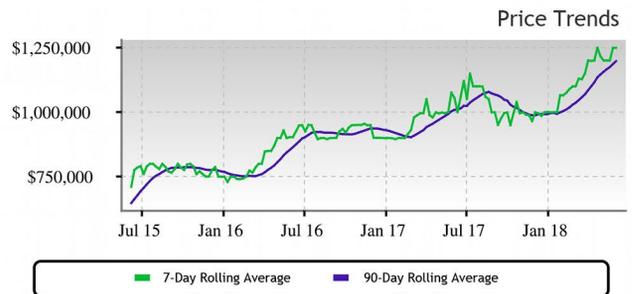
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

- The market seems to have paused around its high point. The Market Action Index is a good leading indicator for the durability of this trend.



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

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	\$ 3,695,000	4196	0.25 - 0.50 acre	5.0	4.5	56	472	46	45	120	Most expensive 25% of properties
Upper/Second	\$ 1,649,000	2251	6,501 - 8,000 sqft	3.0	2.5	71	473	74	49	68	Upper-middle 25% of properties
Lower/Third	\$ 899,900	1554	4,501 - 6,500 sqft	3.0	1.5	80	473	88	65	57	Lower-middle 25% of properties
Bottom/Fourth	\$ 459,900	1197	4,501 - 6,500 sqft	3.0	1.5	93	473	72	74	72	Least expensive 25% of properties



## DEBORAH KERNAHAN

Real Estate Expert / Team Leader | CalBRE #00909823 Since 1986  
 Certified Luxury Home Marketing Specialist

Deborah@DeborahKernahan.com

818.519.8357

KERNAHANANDASSOCIATES.COM



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CalBRE #01991628