

MARKET UPDATE: CAMARILLO, CA Single Family Homes

(as of Monday, June 11, 2018)

This Week

The median list price in CAMARILLO, CA this week is \$743,350.

Demand measured by the Market Action Index is increasing and days-on-market is trending downward. Even as more properties come available, these are positive trends for the market.

Supply and Demand

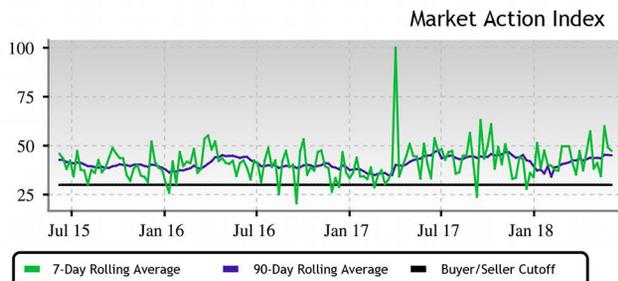
- Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile		Trend
Median List Price	\$ 743,350	↔↔
Asking Price Per Square Foot	\$ 361	↔↔
Average Days on Market (DOM)	81	↓
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	5 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	2158	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Strong Seller's 45.1	↑↑

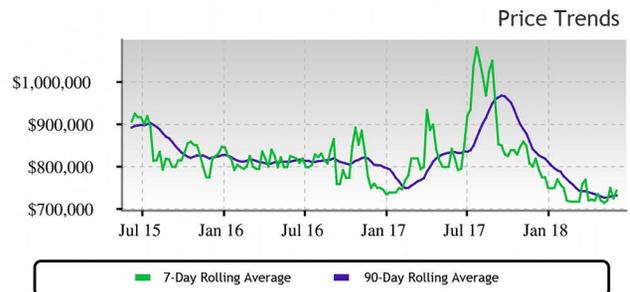
↔↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- The market seems to have paused around this plateau. 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	Description
Top/First	\$ 1,699,250	4694	1.0 - 2.5 acres	5.0	5.0	28	48	4	5	135	Most expensive 25% of properties
Upper/Second	\$ 862,500	2756	8,001 - 10,000 sqft	4.0	3.0	25	48	11	5	65	Upper-middle 25% of properties
Lower/Third	\$ 668,900	1858	6,501 - 8,000 sqft	3.0	3.0	34	48	10	11	66	Lower-middle 25% of properties
Bottom/Fourth	\$ 522,440	1441	Less than 4,500 sqft	2.0	2.0	40	48	10	10	57	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



CalBRE #01991628