MARKET UPDATE: CALABASAS, CA Single Family Homes

(as of Monday, June 11 , 2018)

This Week

The median list price in CALABASAS, CA this week is $2,399,000.

Inventory and days-on-market are both trending higher recently. However, the improving Market Action Index implies some increased demand will temper the negative trends.

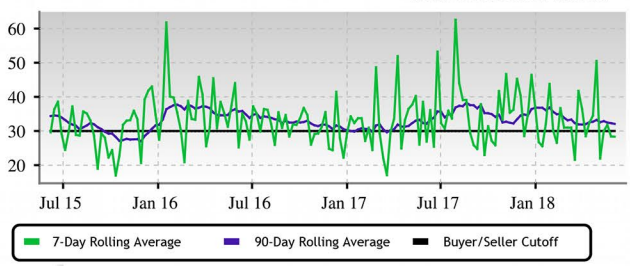
Real-Time Market Profile		Trend
Median List Price	$ 2,399,000	⬅➡
Asking Price Per Square Foot	$ 516	⬇
Average Days on Market (DOM)	100	⬆⬆
Percent of Properties with Price Decrease	40 %	
Percent Relisted (reset DOM)	8 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	4618	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.5	
Market Action Index Seller's Advantage	32.1	⬅➡

⬅➡ No change ⬆⬆ Strong upward trend ⬇⬇ Strong downward trend
⬆ Slight upward trend ⬇ Slight downward trend

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.

Market Action Index

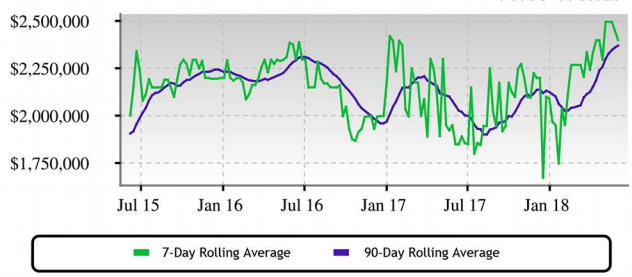


The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

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.

Price Trends



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	$ 4,819,000	7116	1.0 - 2.5 acres	6.0	6.5	16	28	0	0	182	Most expensive 25% of properties
Upper/Second	$ 2,697,000	5181	0.25 - 0.50 acre	5.0	5.5	23	28	1	1	73	Upper-middle 25% of properties
Lower/Third	$ 1,799,450	4040	0.25 - 0.50 acre	4.5	3.5	30	28	3	1	90	Lower-middle 25% of properties
Bottom/Fourth	$ 1,149,000	2449	8,001 - 10,000 sqft	4.0	2.5	41	29	4	5	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

K&A KERNAHAN & ASSOCIATES

COMPASS
CalBRE #01991628

Each Office is Independently Owned and Operated.