

# MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(as of Monday, June 11, 2018)

## This Week

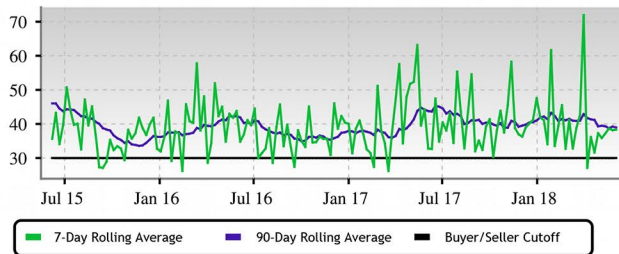
The median list price in WOODLAND HILLS, CA this week is \$1,062,000.

With inventory and days-on-market basically unchanged and the Market Action Index increasing, the market is not sending strong directional signal for the near-term outlook.

## 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.

## Quartiles

### Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 1,824,500	4334	0.50 - 1.0 acre	5.0	4.5	43	48	8	5	94
Upper/Second	\$ 1,198,000	2875	0.25 - 0.50 acre	4.0	2.5	54	48	4	1	68
Lower/Third	\$ 899,000	2385	0.25 - 0.50 acre	4.0	2.5	53	49	11	5	47
Bottom/Fourth	\$ 749,000	1846	6,501 - 8,000 sqft	3.0	1.5	61	49	7	12	52

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

Most expensive 25% of properties

Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

### Real-Time Market Profile

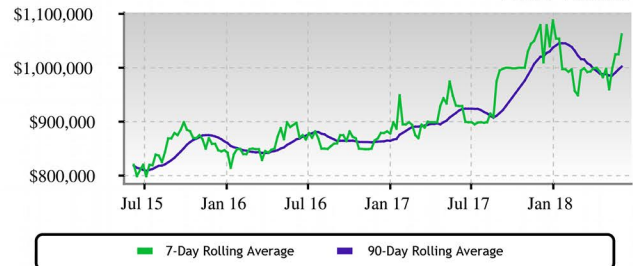
Median List Price	\$ 1,062,000	Trend
Asking Price Per Square Foot	\$ 412	↓
Average Days on Market (DOM)	65	↔
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2528	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 39.0	↔

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

## Price

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

Price Trends



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