

# 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

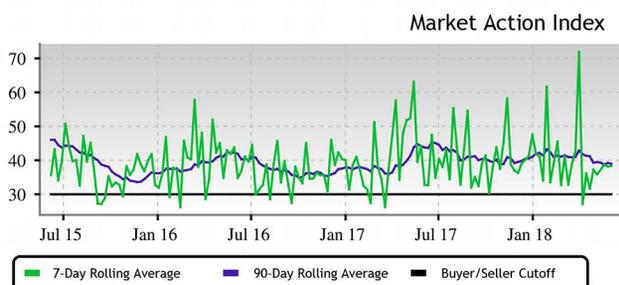
- In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile		Trend
Median List Price	\$ 1,062,000	↔
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	↔

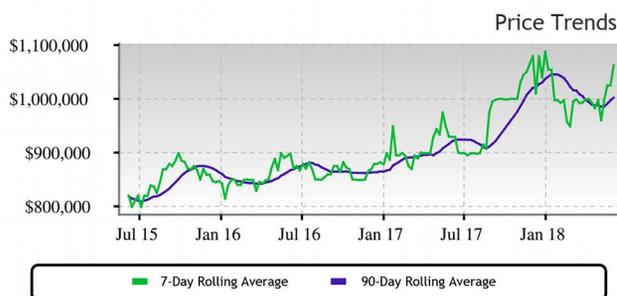
↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## 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.



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	\$ 1,824,500	4334	0.50 - 1.0 acre	5.0	4.5	43	48	8	5	94	Most expensive 25% of properties
Upper/Second	\$ 1,198,000	2875	0.25 - 0.50 acre	4.0	2.5	54	48	4	1	68	Upper-middle 25% of properties
Lower/Third	\$ 899,000	2385	0.25 - 0.50 acre	4.0	2.5	53	49	11	5	47	Lower-middle 25% of properties
Bottom/Fourth	\$ 749,000	1846	6,501 - 8,000 sqft	3.0	1.5	61	49	7	12	52	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