

MARKET UPDATE: AGOURA HILLS, CA Single Family Homes

(as of Monday, June 11, 2018)

This Week

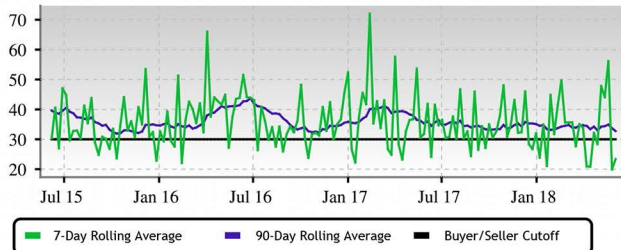
The median list price in AGOURA HILLS, CA this week is \$1,274,000.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

- The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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	\$ 2,597,000	4408	1.0 - 2.5 acres	5.0	4.5	31	24	3	0	298
Upper/Second	\$ 1,489,000	3392	0.25 - 0.50 acre	4.0	3.5	33	24	0	1	99
Lower/Third	\$ 1,099,000	2795	8,001 - 10,000 sqft	4.0	2.5	36	25	1	1	85
Bottom/Fourth	\$ 839,999	2046	6,501 - 8,000 sqft	4.0	2.5	44	25	3	2	71

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

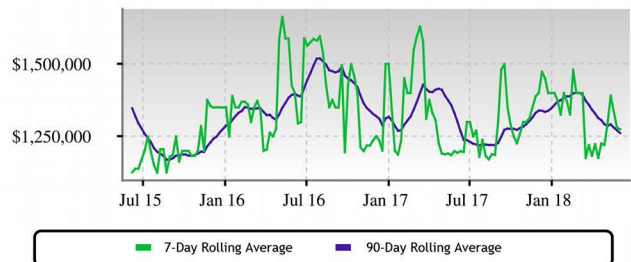
Median List Price	\$ 1,274,000	Trend
Asking Price Per Square Foot	\$ 421	
Average Days on Market (DOM)	137	
Percent of Properties with Price Decrease	37 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2909	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage	32.8

↔ 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.

Price Trends



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