

# MARKET UPDATE: NEWBURY PARK, CA Single Family Homes

(as of Monday, June 11, 2018)

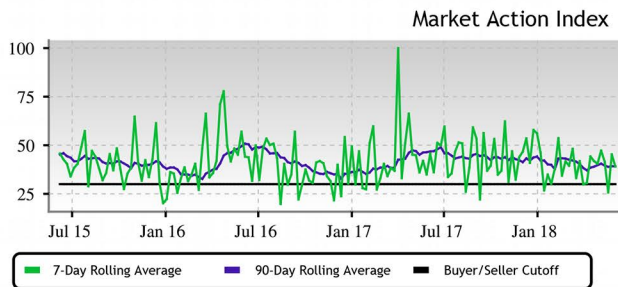
## This Week

The median list price in NEWBURY PARK, CA 91320 this week is \$981,350.

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

- Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.



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	\$ 1,795,000	4624	0.50 - 1.0 acre	5.0	5.0	17	29	3	0	74
Upper/Second	\$ 1,099,000	3178	0.25 - 0.50 acre	4.0	4.0	16	29	1	2	85
Lower/Third	\$ 849,000	2472	6,501 - 8,000 sqft	4.0	3.0	21	29	5	4	42
Bottom/Fourth	\$ 690,000	1777	6,501 - 8,000 sqft	3.0	2.0	47	29	4	8	53

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

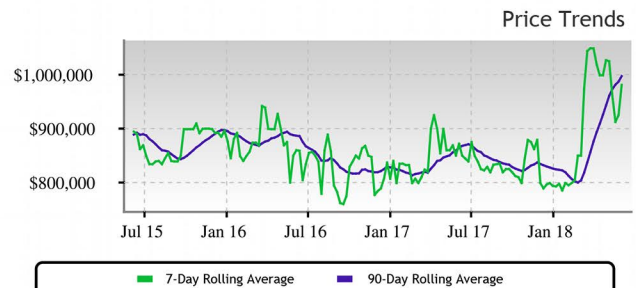
### Real-Time Market Profile

Median List Price	\$ 981,350	Trend
Asking Price Per Square Foot	\$ 354	↔
Average Days on Market (DOM)	64	↑↑
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	9 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2840	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 39.2	↓↓

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

## Price

- You can see that prices in this zip code are marching upward and that we're getting close to the market's all time high. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



**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