

MARKET UPDATE: STUDIO CITY, CA Single Family Homes

(as of Monday, June 11, 2018)

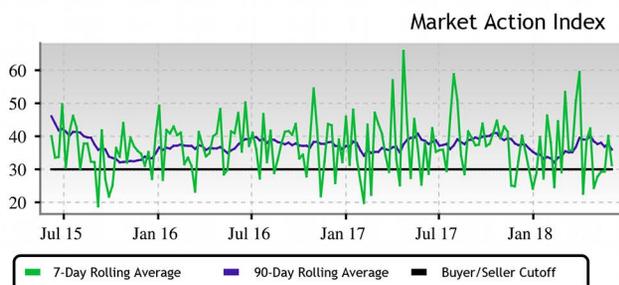
This Week

The median list price in STUDIO CITY, CA this week is \$1,787,000.

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.

Supply and Demand

- The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



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.

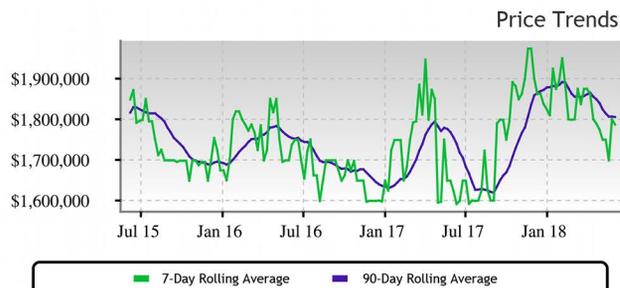
Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 3,495,000	5000	0.50 - 1.0 acre	5.0	4.5	27	27	2	1	81	Most expensive 25% of properties
Upper/Second	\$ 1,995,000	3123	8,001 - 10,000 sqft	4.0	3.5	54	27	5	2	104	Upper-middle 25% of properties
Lower/Third	\$ 1,650,000	2464	6,501 - 8,000 sqft	4.0	2.5	67	27	8	1	79	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,249,000	1948	6,501 - 8,000 sqft	3.0	1.5	69	27	3	5	39	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,787,000	↔↔
Asking Price Per Square Foot	\$ 677	↔↔
Average Days on Market (DOM)	76	↑
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2790	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Seller's Advantage 36.0	↓

↔↔ 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.



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