

# MARKET UPDATE: STUDIO CITY, CA Single Family Homes

(as of Monday, June 11, 2018)

## This Week

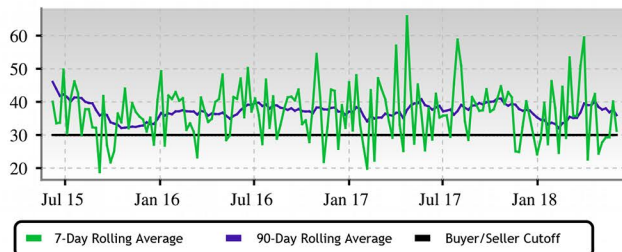
The median list price in STUDIO CITY, CA this week is \$1,787,000.

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.

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	\$ 3,495,000	5000	0.50 - 1.0 acre	5.0	4.5	27	27	2	1	81
Upper/Second	\$ 1,995,000	3123	8,001 - 10,000 sqft	4.0	3.5	54	27	5	2	104
Lower/Third	\$ 1,650,000	2464	6,501 - 8,000 sqft	4.0	2.5	67	27	8	1	79
Bottom/Fourth	\$ 1,249,000	1948	6,501 - 8,000 sqft	3.0	1.5	69	27	3	5	39

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

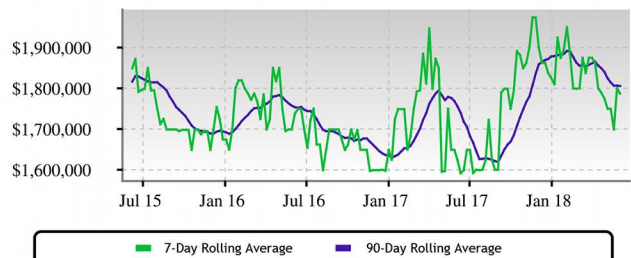
Median List Price	\$ 1,787,000	Trend
Asking Price Per Square Foot	\$ 677	
Average Days on Market (DOM)	76	
Percent of Properties with Price Decrease	30 %	
Percent Relisted (reset DOM)	15 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2790	
Median Lot Size	8,001 - 10,000 sqft	
Median 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.

Price Trends



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