

MARKET UPDATE: AGOURA HILLS, CA Single Family Homes

(as of Monday, August 20, 2018)

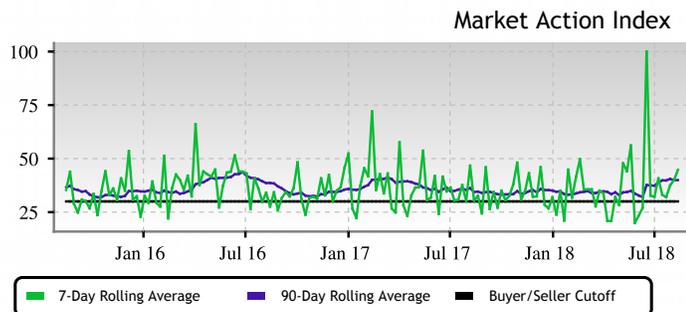
This Week

The median list price in AGOURA HILLS, CA this week is \$1,349,000.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

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.



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.

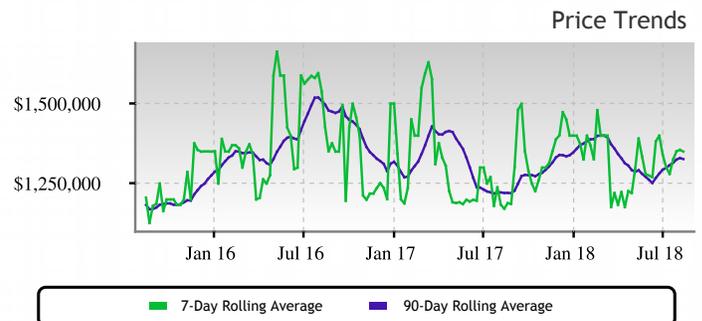
Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,698,000	5100	1.0 - 2.5 acres	5.0	4.5	29	17	1	1	227	Most expensive 25% of properties
Upper/Second	\$ 1,839,000	3674	0.50 - 1.0 acre	4.0	3.5	32	17	2	7	107	Upper-middle 25% of properties
Lower/Third	\$ 1,162,500	3042	6,501 - 8,000 sqft	4.0	2.5	36	18	1	1	71	Lower-middle 25% of properties
Bottom/Fourth	\$ 834,500	1924	6,501 - 8,000 sqft	3.0	1.5	44	18	1	2	77	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,349,000	↔
Asking Price Per Square Foot	\$ 436	↔
Average Days on Market (DOM)	119	↑↑
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	3133	
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 40.0	↔

↔ 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.



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