

MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(as of Monday, September 17, 2018)

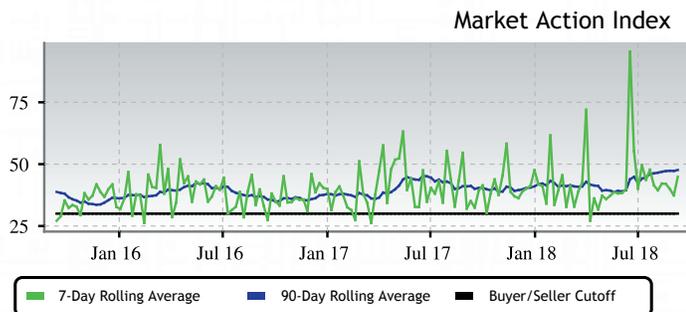
This Week

The median list price in WOODLAND HILLS, CA this week is \$1,092,444.

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	Description
Top/First	\$ 1,899,000	4804	0.25 - 0.50 acre	5.0	4.5	30	38	5	2	121	Most expensive 25% of properties
Upper/Second	\$ 1,295,000	3199	0.25 - 0.50 acre	4.5	3.5	54	38	6	9	70	Upper-middle 25% of properties
Lower/Third	\$ 940,000	2270	0.25 - 0.50 acre	4.0	2.5	54	38	3	8	74	Lower-middle 25% of properties
Bottom/Fourth	\$ 759,475	1654	6,501 - 8,000 sqft	3.0	1.5	60	38	9	5	65	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 1,092,444	↔
Asking Price Per Square Foot	\$ 424	↑↑
Average Days on Market (DOM)	82	↑↑
Percent of Properties with Price Decrease	49 %	
Percent Relisted (reset DOM)	17 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2640	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Market Action Index	Strong Seller's 47.6	↔

↔ 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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