

MARKET UPDATE: MALIBU, CA Single Family Homes

(as of Monday, September 17, 2018)

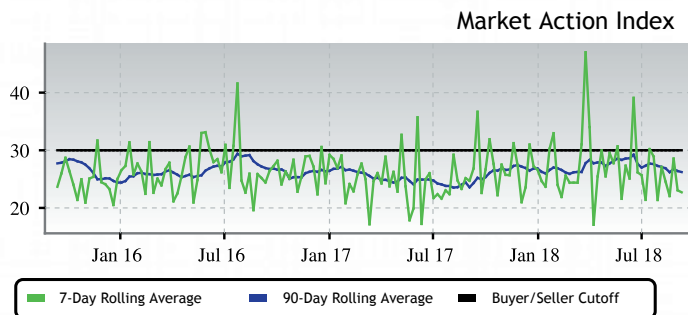
This Week

The median list price in MALIBU, CA this week is \$4,997,500.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.



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	\$ 13,595,000	4298	1.0 - 2.5 acres	5.0	4.5	38	57	6	2	318	Most expensive 25% of properties
Upper/Second	\$ 6,350,000	4388	0.50 - 1.0 acre	4.0	3.5	37	57	3	2	251	Upper-middle 25% of properties
Lower/Third	\$ 3,795,000	3010	0.50 - 1.0 acre	4.0	3.5	42	57	3	2	155	Lower-middle 25% of properties
Bottom/Fourth	\$ 2,488,000	2396	0.50 - 1.0 acre	4.0	2.5	42	57	4	3	157	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile			Trend
Median List Price	\$ 4,997,500		↔↔
Asking Price Per Square Foot	\$ 1,360		↔↔
Average Days on Market (DOM)	220		↑↑
Percent of Properties with Price Decrease	32 %		
Percent Relisted (reset DOM)	18 %		
Percent Flip (price increased)	2 %		
Median House Size (sq ft)	3260		
Median Lot Size	0.50 - 1.0 acre		
Median Number of Bedrooms	4.0		
Median Number of Bathrooms	3.5		
Market Action Index	Buyer's Advantage	26.2	↓↓

↔↔ 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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