

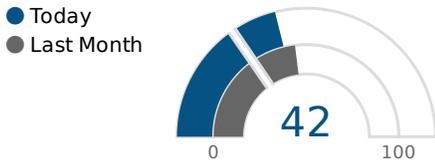
# MARKET UPDATE: CAMARILLO, CA Single Family Homes

(as of Monday, December 3rd, 2018)

This week the median list price for Camarillo, CA is \$690,000 with the market action index hovering around 42. This is less than last month's market action index of 46. Inventory has held steady at or around 177.

## 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.



### Slight Seller's Advantage

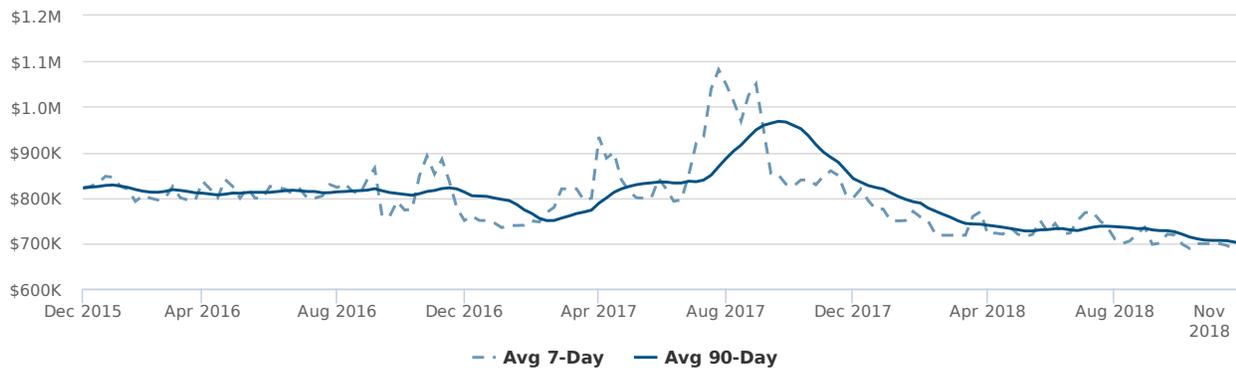
The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

## REAL-TIME MARKET PROFILE

Median List Price	\$690,000
Per Square Foot	\$343
Days on Market	103
Price Decreased	50%
Price Increased	5%
Relisted	11%
Inventory	177
Median House Rent	\$2,995
Most Expensive	\$6,495,000
Least Expensive	\$69,999
Market Action Index	42

**Slight Seller's Advantage**

## MEDIAN LIST PRICE



## MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,621,500	4,117	1 - 2.5 acres	5	5	22	4	3	129
\$799,000	2,585	6,500 - 8,000 sqft	4	3	40	0	0	116
\$619,700	1,819	4,500 - 6,500 sqft	3	2	40	2	4	88
\$379,000	1,290	0 - 4,500 sqft	2	2	40	6	9	80



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