

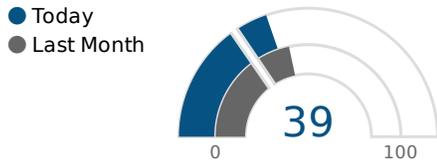
MARKET UPDATE: SIMI VALLEY, CA Single Family Homes

(as of Monday, December 3rd, 2018)

This week the median list price for Simi Valley, CA is \$659,000 with the market action index hovering around 39. This is less than last month's market action index of 43. Inventory has held steady at or around 282.

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 been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, 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	\$659,000
Per Square Foot	\$312
Days on Market	76
Price Decreased	54%
Price Increased	2%
Relisted	13%
Inventory	282
Median House Rent	\$2,950
Most Expensive	\$3,495,000
Least Expensive	\$30,000
Market Action Index	39

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
\$999,999	3,547	0.25 - 0.5 acre	4	4	19	1	3	104
\$732,450	2,359	6,500 - 8,000 sqft	4	3	29	7	9	57
\$618,000	1,926	6,500 - 8,000 sqft	4	3	50	6	4	69
\$529,500	1,436	6,500 - 8,000 sqft	3	2	54	0	9	72



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