

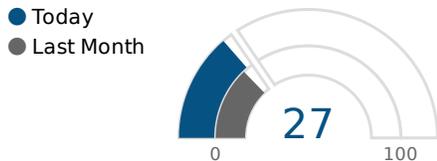
# MARKET UPDATE: MALIBU, CA Single Family Homes

(as of Monday, December 3rd, 2018)

This week the median list price for Malibu, CA is \$4,700,000 with the market action index hovering around 27. This is an increase over last month's market action index of 25. Inventory has held steady at or around 182.

## 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 Buyer's Advantage

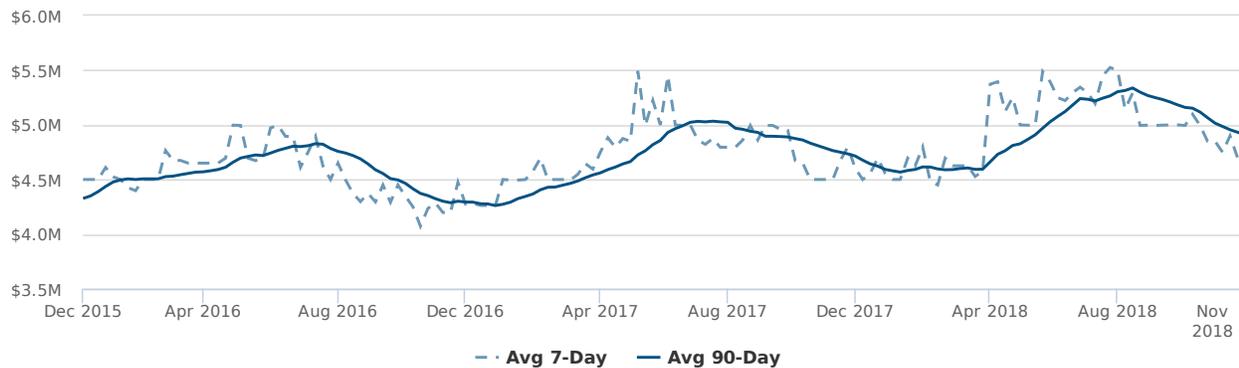
Home sales have begun exceeding new inventory. This is a Buyer's market so prices are not yet moving higher as excess inventory is consumed. If the tightening continues and the market moves into the Seller's zone, we may see upward pressure on pricing.

## REAL-TIME MARKET PROFILE

Median List Price		\$4,700,000
Per Square Foot		\$1,226
Days on Market		239
Price Decreased		39%
Price Increased		1%
Relisted		14%
Inventory		182
Median House Rent		\$20,000
Most Expensive		\$85,000,000
Least Expensive		\$895,000
Market Action Index		27

**Slight Buyer'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
\$13,995,000	4,310	1 - 2.5 acres	5	4	30	1	4	379
\$6,000,000	4,320	0.5 - 1 acre	4	3	26	1	4	240
\$3,497,500	2,964	0.5 - 1 acre	4	3	45	3	7	159
\$1,997,499	2,271	0.25 - 0.5 acre	3	2	38	3	5	181



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