

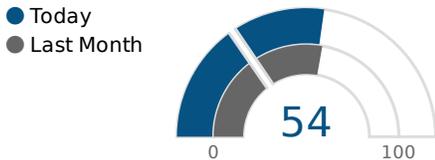
# MARKET UPDATE: WEST HILLS, CA Single Family Homes

(as of Monday, May 6th, 2019)

This week the median list price for West Hills, CA is \$849,950 with the market action index hovering around 54. This is less than last month's market action index of 55. Inventory has held steady at or around 49.

## 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.



### Strong Seller's Market

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.

## 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 |
|--------------|---------|--------------------|------|------|-----|-----|----------|-----|
| \$2,294,500  | 5,451   | 1 - 2.5 acres      | 5    | 5    | 29  | 1   | 3        | 170 |
| \$1,056,000  | 2,815   | 0.25 - 0.5 acre    | 4    | 2    | 50  | 3   | 2        | 50  |
| \$764,000    | 1,799   | 6,500 - 8,000 sqft | 4    | 2    | 59  | 4   | 3        | 68  |
| \$669,950    | 1,448   | 6,500 - 8,000 sqft | 3    | 1    | 60  | 2   | 2        | 39  |

## REAL-TIME MARKET PROFILE

|                     |             |
|---------------------|-------------|
| Median List Price   | \$849,950   |
| Per Square Foot     | \$421       |
| Days on Market      | 81          |
| Price Decreased     | 41%         |
| Price Increased     | 2%          |
| Relisted            | 6%          |
| Inventory           | 49          |
| Median House Rent   | \$2,895     |
| Most Expensive      | \$4,295,000 |
| Least Expensive     | \$539,900   |
| Market Action Index | 54          |

**Strong Seller's Market**



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