

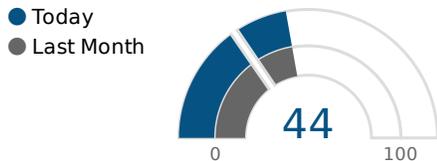
MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(as of Monday, May 6th, 2019)

This week the median list price for Woodland Hills, CA is \$1,098,500 with the market action index hovering around 44. This is about the same as last month's market action index of 44. Inventory has held steady at or around 156.

MARKET ACTION INDEX

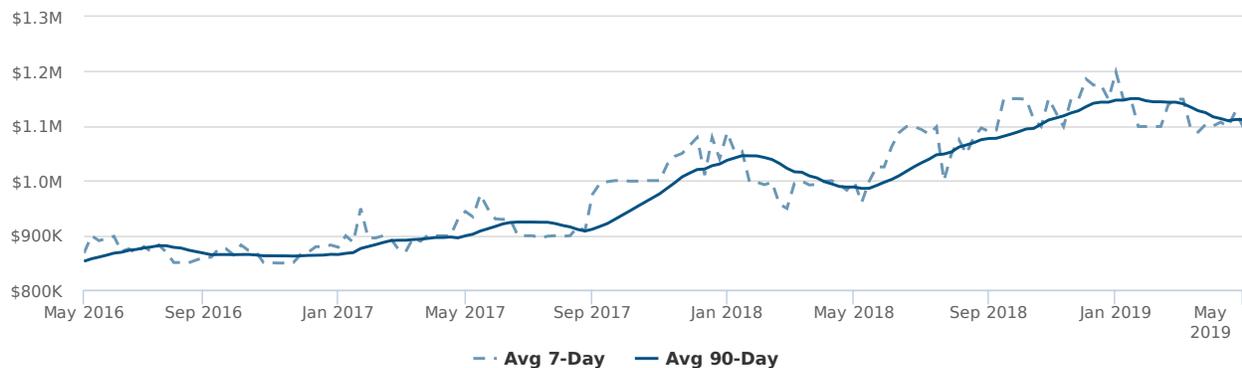
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

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
\$1,980,000	4,500	0.25 - 0.5 acre	5	4	44	4	3	93
\$1,199,900	2,800	0.25 - 0.5 acre	4	2	56	3	4	102
\$990,000	2,440	0.25 - 0.5 acre	4	2	55	6	2	65
\$799,000	1,787	6,500 - 8,000 sqft	3	1	60	14	10	28

REAL-TIME MARKET PROFILE

Median List Price	\$1,098,500
Per Square Foot	\$423
Days on Market	72
Price Decreased	39%
Price Increased	0%
Relisted	14%
Inventory	156
Median House Rent	\$4,500
Most Expensive	\$3,499,000
Least Expensive	\$649,000
Market Action Index	44
Slight Seller's Advantage	



DEBORAH KERNAHAN

Real Estate Expert / Team Leader / DRE #00909823 Since 1986
Certified Luxury Home Marketing Specialist

Deborah@DeborahKernahan.com

818.519.8357

DeborahKernahan.com

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