

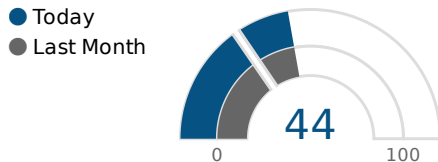
MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(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

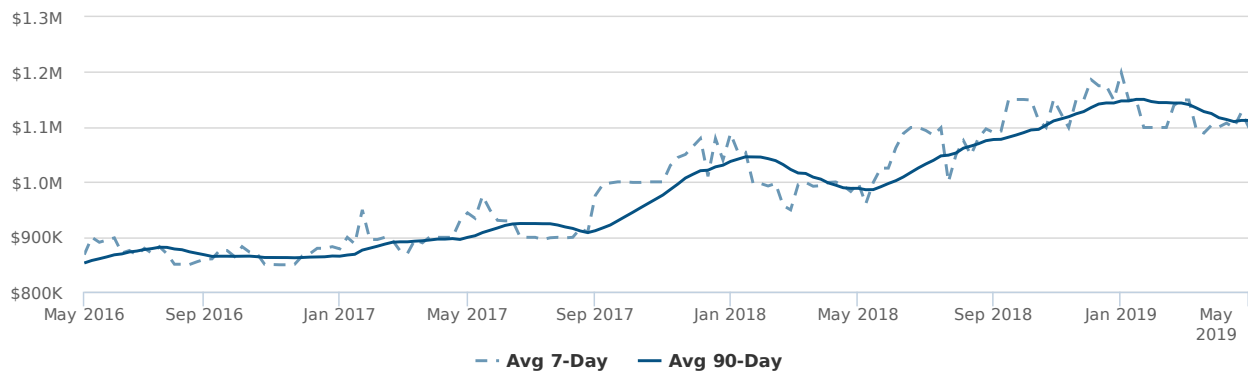
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



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

K&A
KERNAHAN
& ASSOCIATES

COMPASS

Each Office is Independently Owned and Operated