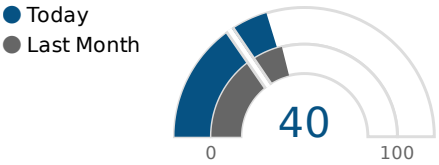
MARKET UPDATE: THOUSAND OAKS 91360, CA Single Family Homes

(as of Monday, May 6th, 2019)

This week the median list price for Thousand Oaks, CA 91360 is $787,500 with the market action index hovering around 40. This is less than last month's market action index of 42. Inventory has held steady at or around 76.

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.



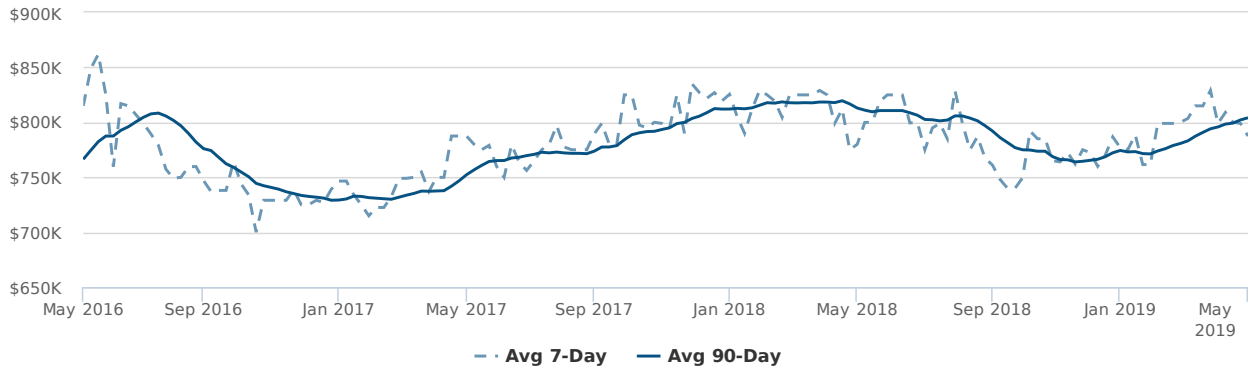
Slight Seller's Advantage

The market has started cooling and prices have been flat for several weeks. Since 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	$787,500
Per Square Foot	$396
Days on Market	68
Price Decreased	38%
Price Increased	0%
Relisted	12%
Inventory	76
Median House Rent	$3,550
Most Expensive	$15,999,000
Least Expensive	$389,900
Market Action Index **Slight Seller's Advantage**	**40**

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
$1,350,000	3,031	0.5 - 1 acre	4	3	46	4	1	91
$885,000	2,625	0.25 - 0.5 acre	4	3	44	1	2	30
$759,000	1,993	8,000 - 10,000 sqft	4	2	49	3	2	68
$648,000	1,433	8,000 - 10,000 sqft	3	2	56	4	4	85

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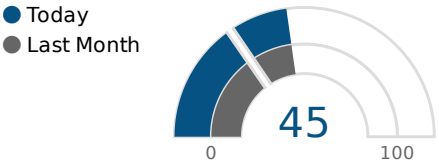
MARKET UPDATE: THOUSAND OAKS 91362, CA Single Family Homes

(as of Monday, May 6th, 2019)

This week the median list price for Thousand Oaks, CA 91362 is $995,000 with the market action index hovering around 45. This is about the same as last month's market action index of 45. 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.



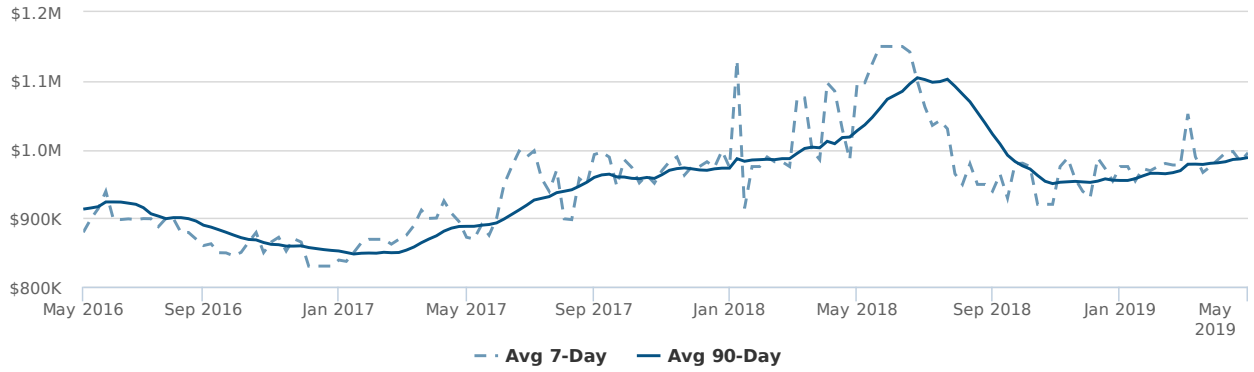
Strong Seller's Market

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.

Real-Time Market Profile

Median List Price	$995,000
Per Square Foot	$383
Days on Market	108
Price Decreased	35%
Price Increased	2%
Relisted	10%
Inventory	49
Median House Rent	$5,600
Most Expensive	$1,999,900
Least Expensive	$185,000
Market Action Index **Strong Seller's Market**	**45**

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
$1,475,000	3,804	0.5 - 1 acre	4	4	36	2	1	123
$1,084,500	2,663	0.25 - 0.5 acre	4	3	26	2	2	199
$948,500	2,650	8,000 - 10,000 sqft	4	3	28	1	1	83
$737,000	1,990	4,500 - 6,500 sqft	3	3	47	2	2	34

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