

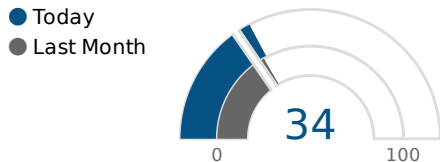
# MARKET UPDATE: WESTLAKE VILLAGE 91361, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Westlake Village, CA 91361 is \$2,047,500 with the market action index hovering around 34. This is an increase over last month's market action index of 33. Inventory has held steady at or around 98.

## MARKET ACTION INDEX

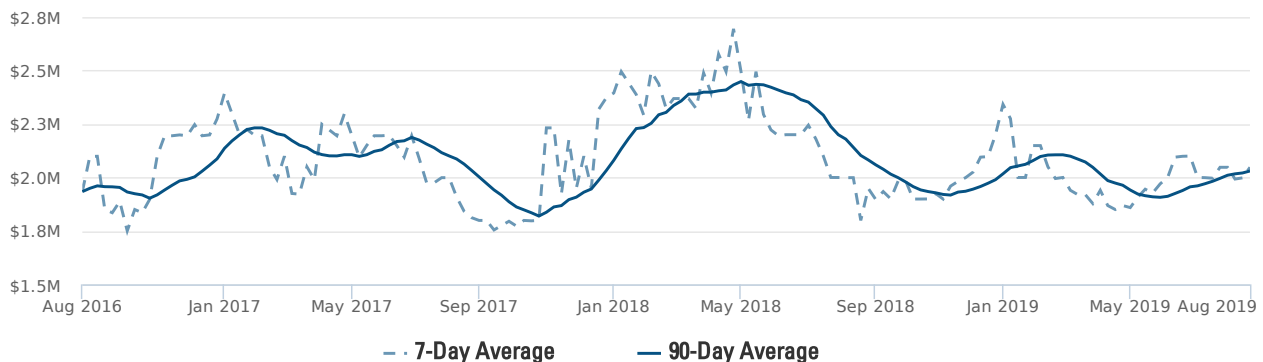
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



### Slight Seller's Advantage

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

## 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
\$5,872,500	6,434	1 - 2.5 acres	5	6	17	1	1	357
\$2,717,500	4,243	0.25 - 0.5 acre	4	4	34	3	0	185
\$1,799,000	3,396	0.25 - 0.5 acre	4	4	40	1	1	139
\$999,999	2,304	6,500 - 8,000 sqft	4	3	45	3	3	75

## REAL-TIME MARKET PROFILE

Median List Price	\$2,047,500
Per Square Foot	\$581
Days on Market	187
Price Decreased	38%
Price Increased	1%
Relisted	20%
Inventory	98
Median House Rent	\$4,550
Most Expensive	\$29,900,000
Least Expensive	\$479,000
Market Action Index	34
<b>Slight Seller's Advantage</b>	



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