

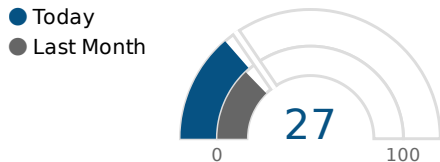
# MARKET UPDATE: MALIBU, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Malibu, CA is \$5,887,500 with the market action index hovering around 27. This is an increase over last month's market action index of 25. Inventory has held steady at or around 190.

## MARKET ACTION INDEX

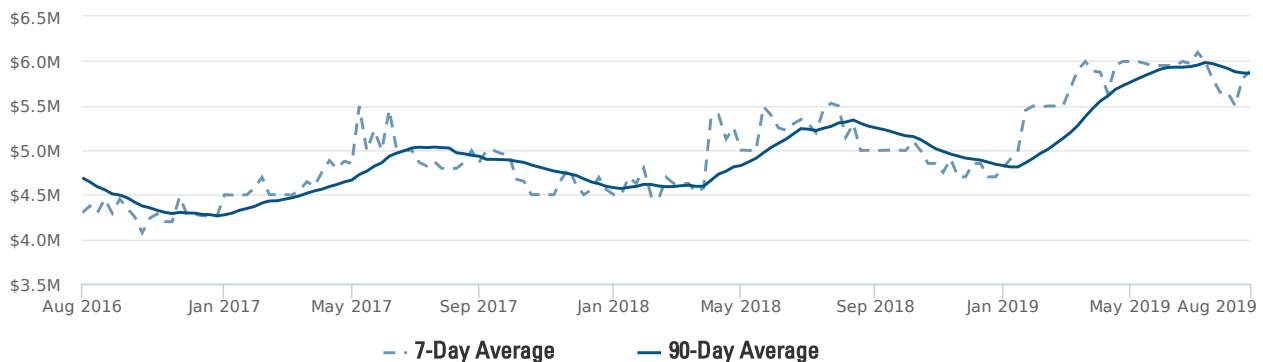
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



### Slight Buyer's Advantage

Home sales have been exceeding new inventory for several weeks. Since this is a Buyer's market, prices are not yet moving higher as excess inventory is consumed. However, as the supply and demand trends continue, the market moves into the Seller's zone, and we are likely to see upward pressure on pricing.

## 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
\$16,750,000	5,236	1 - 2.5 acres	5	5	28	4	4	257
\$7,300,000	3,931	0.25 - 0.5 acre	5	4	40	4	8	268
\$4,235,000	2,980	0.25 - 0.5 acre	4	2	45	2	5	196
\$2,381,500	2,346	0.25 - 0.5 acre	3	2	43	2	7	168

## REAL-TIME MARKET PROFILE

Median List Price	\$5,887,500
Per Square Foot	\$1,686
Days on Market	222
Price Decreased	26%
Price Increased	2%
Relisted	16%
Inventory	190
Median House Rent	\$12,500
Most Expensive	\$125,000,000
Least Expensive	\$1,299,000
Market Action Index	27
<b>Slight Buyer's Advantage</b>	



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