

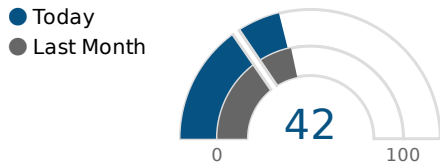
MARKET UPDATE: NEWBURY PARK, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Newbury Park, CA is \$822,500 with the market action index hovering around 42. This is less than last month's market action index of 43. Inventory has held steady at or around 120.

MARKET ACTION INDEX

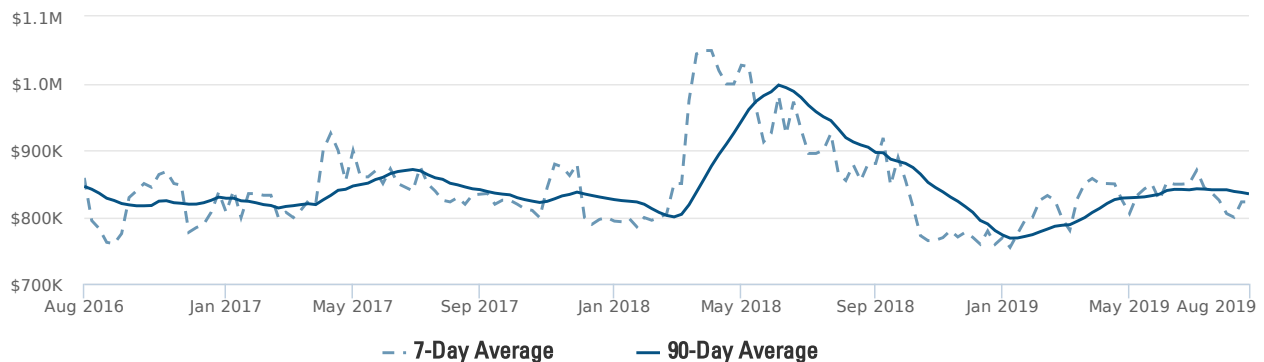
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



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.

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
\$1,224,600	3,736	0.25 - 0.5 acre	4	4	17	2	0	138
\$893,999	2,661	6,500 - 8,000 sqft	4	3	18	1	4	71
\$707,499	1,941	6,500 - 8,000 sqft	4	3	41	6	7	48
\$559,500	1,452	6,500 - 8,000 sqft	3	2	43	5	5	57

REAL-TIME MARKET PROFILE

Median List Price	\$822,500
Per Square Foot	\$353
Days on Market	79
Price Decreased	56%
Price Increased	4%
Relisted	17%
Inventory	120
Median House Rent	\$3,400
Most Expensive	\$2,895,950
Least Expensive	\$129,900
Market Action Index	42

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