

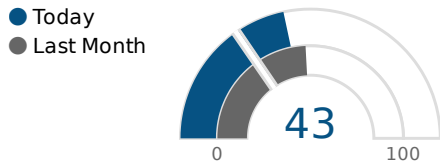
MARKET UPDATE: WEST HILLS, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for West Hills, CA is \$957,000 with the market action index hovering around 43. This is less than last month's market action index of 48. Inventory has held steady at or around 68.

MARKET ACTION INDEX

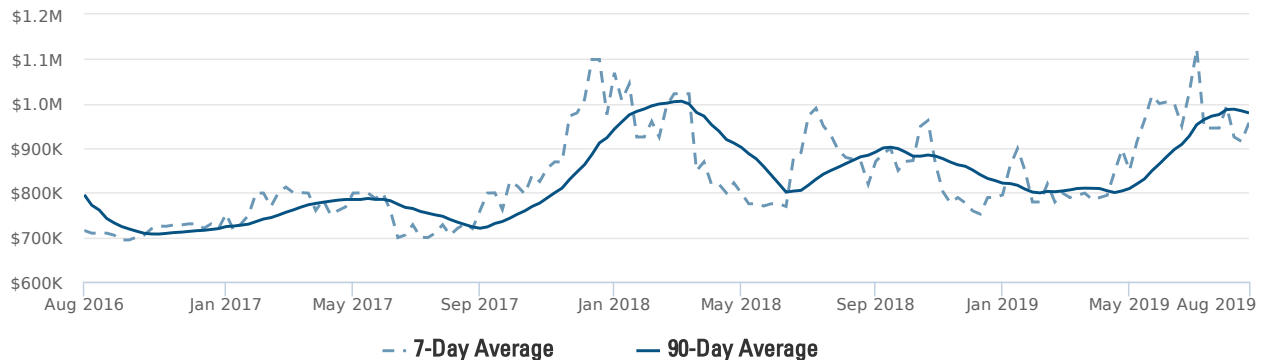
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to 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
\$2,275,000	5,100	1 - 2.5 acres	5	5	24	2	0	184
\$1,325,000	3,711	0.5 - 1 acre	4	3	32	3	1	45
\$870,000	2,340	0.25 - 0.5 acre	4	2	58	1	2	49
\$699,900	1,600	6,500 - 8,000 sqft	4	1	60	6	4	38

REAL-TIME MARKET PROFILE

Median List Price	\$957,000
Per Square Foot	\$387
Days on Market	79
Price Decreased	37%
Price Increased	3%
Relisted	10%
Inventory	68
Median House Rent	\$3,600
Most Expensive	\$4,290,000
Least Expensive	\$552,425
Market Action Index	43

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