

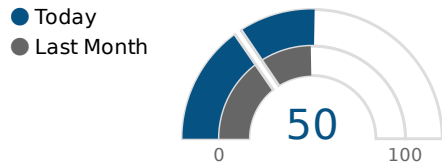
# MARKET UPDATE: SIMI VALLEY, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Simi Valley, CA is \$746,949 with the market action index hovering around 50. This is an increase over last month's market action index of 49. Inventory has held steady at or around 192.

## MARKET ACTION INDEX

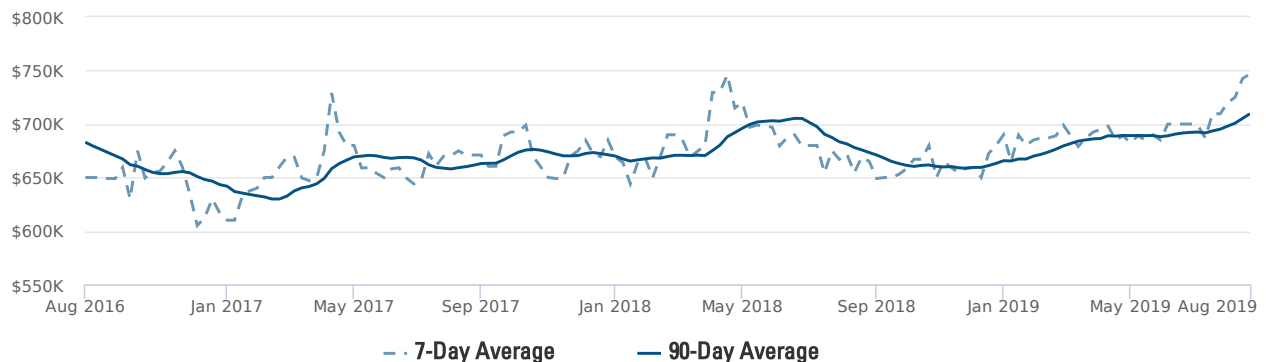
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



### 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.

## 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
\$975,000	3,576	0.25 - 0.5 acre	4	4	19	5	4	110
\$849,925	2,883	8,000 - 10,000 sqft	4	3	19	6	4	74
\$644,500	2,070	6,500 - 8,000 sqft	4	3	43	9	5	62
\$549,000	1,360	6,500 - 8,000 sqft	3	2	53	11	17	45

## REAL-TIME MARKET PROFILE

Median List Price	\$746,949
Per Square Foot	\$320
Days on Market	73
Price Decreased	51%
Price Increased	2%
Relisted	14%
Inventory	192
Median House Rent	\$2,800
Most Expensive	\$3,450,000
Least Expensive	\$69,900
Market Action Index	50

**Strong Seller's Market**



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