

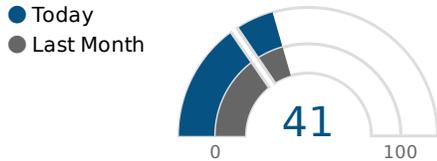
# MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Woodland Hills, CA is \$1,181,950 with the market action index hovering around 41. This is about the same as last month's market action index of 41. Inventory has held steady at or around 178.

## 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

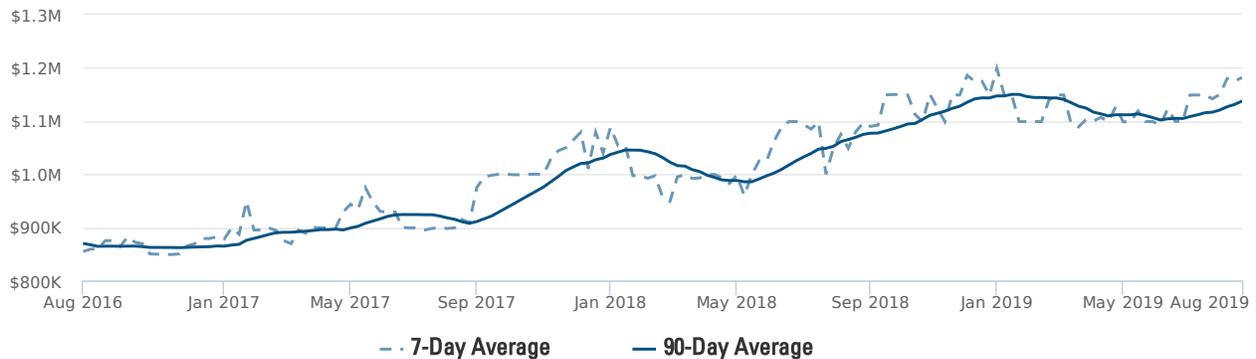
While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

## REAL-TIME MARKET PROFILE

|                     |             |
|---------------------|-------------|
| Median List Price   | \$1,181,950 |
| Per Square Foot     | \$418       |
| Days on Market      | 75          |
| Price Decreased     | 47%         |
| Price Increased     | 3%          |
| Relisted            | 14%         |
| Inventory           | 178         |
| Median House Rent   | \$4,600     |
| Most Expensive      | \$3,499,000 |
| Least Expensive     | \$249,000   |
| Market Action Index | 41          |

**Slight Seller's Advantage**

## 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 |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$1,822,000  | 4,562   | 0.25 - 0.5 acre     | 5    | 4    | 35  | 3   | 2        | 98  |
| \$1,312,475  | 2,999   | 0.25 - 0.5 acre     | 4    | 2    | 54  | 3   | 4        | 64  |
| \$995,000    | 2,555   | 0.25 - 0.5 acre     | 4    | 2    | 56  | 7   | 12       | 88  |
| \$840,000    | 2,000   | 8,000 - 10,000 sqft | 3    | 1    | 59  | 9   | 7        | 49  |



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