

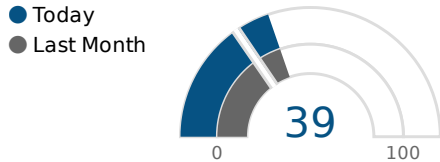
MARKET UPDATE: LOS ANGELES, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Los Angeles, CA is \$1,250,000 with the market action index hovering around 39. This is about the same as last month's market action index of 39. Inventory has held steady at or around 1998.

MARKET ACTION INDEX

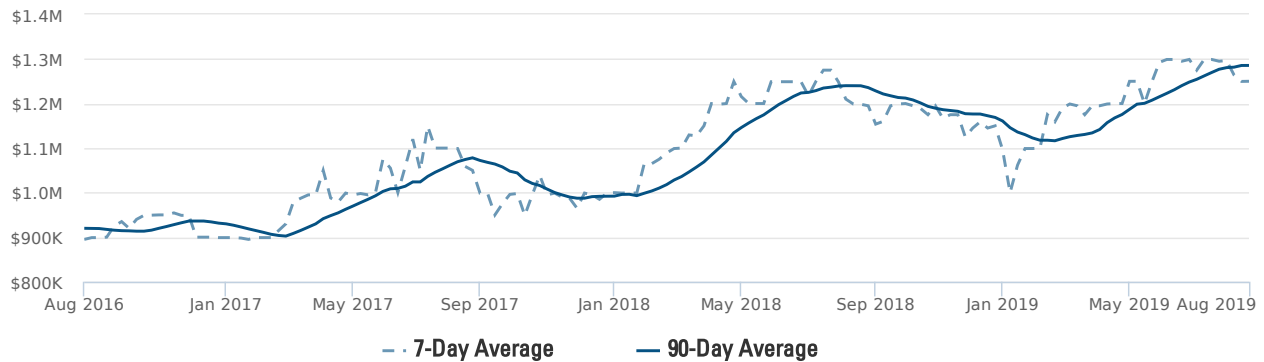
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

The market remains in a relative stasis in terms of sales to inventory and prices have been relatively stable for a few weeks. 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
\$3,850,000	4,250	0.25 - 0.5 acre	5	4	46	38	40	140
\$1,699,500	2,387	6,500 - 8,000 sqft	4	2	69	63	43	91
\$899,000	1,520	4,500 - 6,500 sqft	3	1	90	76	89	83
\$499,000	1,159	4,500 - 6,500 sqft	3	1	93	86	80	73

REAL-TIME MARKET PROFILE

Median List Price	\$1,250,000
Per Square Foot	\$661
Days on Market	97
Price Decreased	36%
Price Increased	4%
Relisted	17%
Inventory	1998
Median House Rent	\$4,800
Most Expensive	\$195,000,000
Least Expensive	\$68,500
Market Action Index	39
Slight Seller's Advantage	



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