

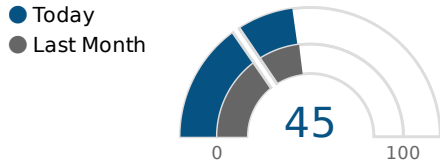
# MARKET UPDATE: THOUSAND OAKS 91360, CA Single Family Homes

(as of Monday, August 26th, 2019)

This week the median list price for Thousand Oaks, CA 91360 is \$785,000 with the market action index hovering around 45. This is less than last month's market action index of 46. Inventory has held steady at or around 75.

## MARKET ACTION INDEX

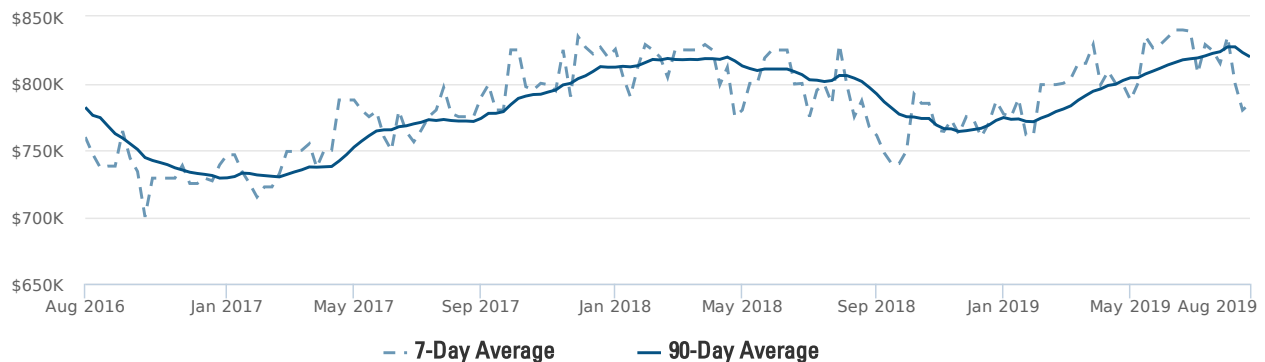
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



### Strong Seller's Market

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 |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$1,425,000  | 3,152   | 0.5 - 1 acre        | 4    | 3    | 46  | 4   | 0        | 99  |
| \$849,000    | 2,648   | 8,000 - 10,000 sqft | 4    | 3    | 49  | 3   | 1        | 79  |
| \$749,000    | 1,923   | 8,000 - 10,000 sqft | 4    | 2    | 49  | 4   | 2        | 61  |
| \$689,000    | 1,625   | 0.25 - 0.5 acre     | 3    | 2    | 56  | 4   | 4        | 48  |

## REAL-TIME MARKET PROFILE

|                               |              |
|-------------------------------|--------------|
| Median List Price             | \$785,000    |
| Per Square Foot               | \$408        |
| Days on Market                | 72           |
| Price Decreased               | 49%          |
| Price Increased               | 4%           |
| Relisted                      | 13%          |
| Inventory                     | 75           |
| Median House Rent             | \$3,295      |
| Most Expensive                | \$15,999,000 |
| Least Expensive               | \$630,000    |
| Market Action Index           | 45           |
| <b>Strong Seller's Market</b> |              |



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