

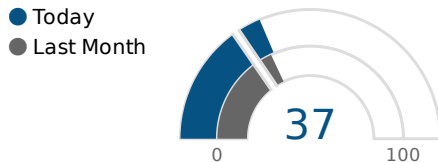
# MARKET UPDATE: STUDIO CITY, CA Single Family Homes

(as of Monday, July 15th, 2019)

This week the median list price for Studio City, CA is \$1,795,000 with the market action index hovering around 37. This is an increase over last month's market action index of 36. Inventory has held steady at or around 80.

## MARKET ACTION INDEX

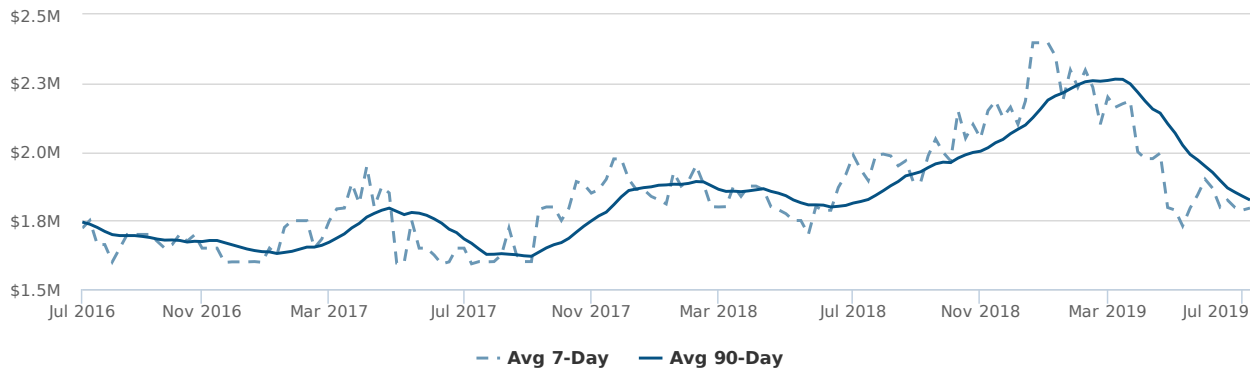
The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



### Slight Seller's Advantage

In the last few weeks, the market has been at a stasis point in terms of sales to inventory. However, prices seem to continue to fall a bit. Technically supply levels indicate this is a Seller's market so it is likely that the downward pricing pressure will be light or variable. Watch for an up-shift in the MAI before price stability is achieved.

## 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
\$4,847,500	5,433	0.5 - 1 acre	5	5	14	3	1	129
\$2,287,000	3,223	0.25 - 0.5 acre	4	3	55	1	2	84
\$1,586,995	2,539	8,000 - 10,000 sqft	3	2	63	2	4	74
\$1,249,500	1,879	6,500 - 8,000 sqft	3	1	65	3	2	85

## REAL-TIME MARKET PROFILE

Median List Price	\$1,795,000
Per Square Foot	\$724
Days on Market	93
Price Decreased	43%
Price Increased	1%
Relisted	21%
Inventory	80
Median House Rent	\$8,200
Most Expensive	\$7,980,000
Least Expensive	\$935,000
Market Action Index	37

**Slight Seller's Advantage**



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