

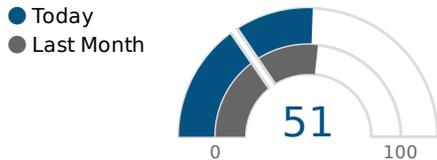
MARKET UPDATE: WEST HILLS, CA Single Family Homes

(as of Monday, July 15th, 2019)

This week the median list price for West Hills, CA is \$945,000 with the market action index hovering around 51. This is less than last month's market action index of 53. Inventory has held steady at or around 53.

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

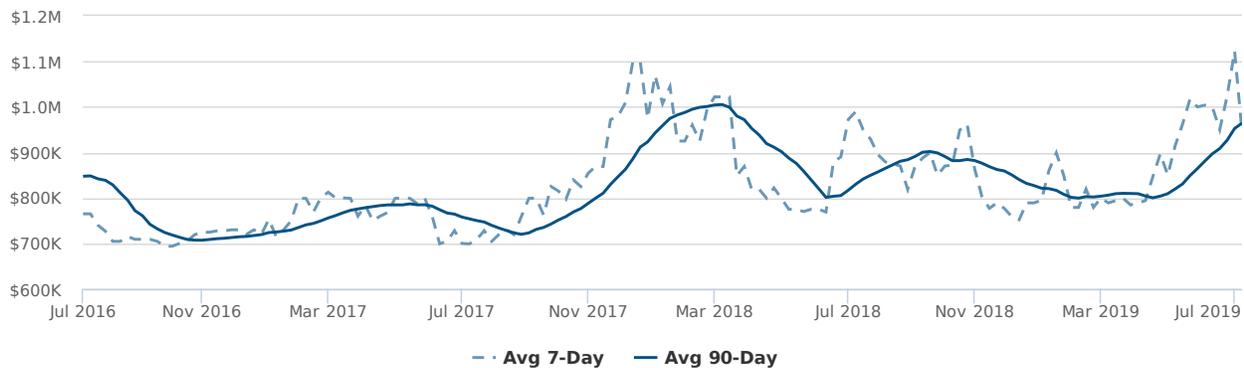
The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

REAL-TIME MARKET PROFILE

Median List Price	\$945,000
Per Square Foot	\$407
Days on Market	89
Price Decreased	45%
Price Increased	2%
Relisted	17%
Inventory	53
Median House Rent	\$3,398
Most Expensive	\$4,295,000
Least Expensive	\$600,000
Market Action Index	51

Strong Seller's Market

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
\$2,199,000	5,081	1 - 2.5 acres	5	4	23	0	0	203
\$1,390,000	3,841	0.5 - 1 acre	5	3	29	1	1	51
\$849,950	2,231	0.25 - 0.5 acre	4	2	55	2	1	60
\$699,499	1,576	6,500 - 8,000 sqft	3	1	60	5	3	45



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