

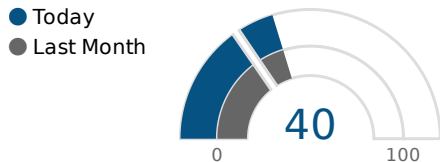
MARKET UPDATE: THOUSAND OAKS 91360, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Thousand Oaks, CA 91360 is \$786,710 with the market action index hovering around 40. This is about the same as last month's market action index of 40. Inventory has held steady at or around 56.

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

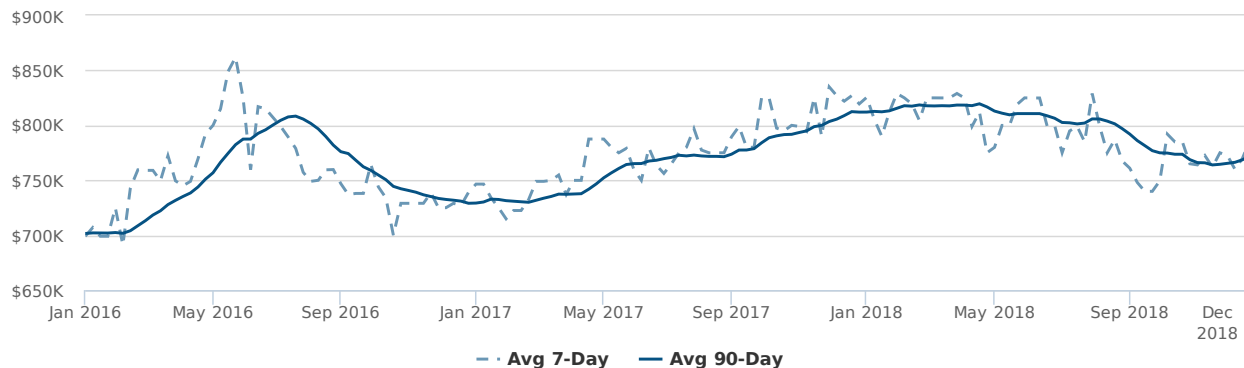
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

| | | |
|---------------------|--|-------------|
| Median List Price | | \$786,710 |
| Per Square Foot | | \$384 |
| Days on Market | | 122 |
| Price Decreased | | 46% |
| Price Increased | | 4% |
| Relisted | | 20% |
| Inventory | | 56 |
| Median House Rent | | \$3,550 |
| Most Expensive | | \$2,875,000 |
| Least Expensive | | \$459,900 |
| Market Action Index | | 40 |

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 |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$1,214,450 | 3,023 | 0.5 - 1 acre | 4 | 3 | 51 | 2 | 1 | 219 |
| \$834,950 | 2,393 | 8,000 - 10,000 sqft | 4 | 3 | 49 | 1 | 1 | 67 |
| \$759,475 | 1,944 | 0.25 - 0.5 acre | 4 | 3 | 43 | 1 | 1 | 76 |
| \$619,950 | 1,416 | 0.25 - 0.5 acre | 3 | 2 | 56 | 0 | 6 | 127 |



DEBORAH KERNAHAN

Real Estate Expert / Team Leader / DRE #00909823 Since 1986
Certified Luxury Home Marketing Specialist

Deborah@DeborahKernahan.com

818.519.8357

DeborahKernahan.com

