

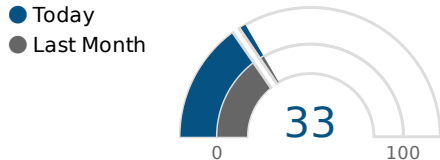
# MARKET UPDATE: STUDIO CITY, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Studio City, CA is \$2,397,000 with the market action index hovering around 33. This is about the same as last month's market action index of 33. Inventory has held steady at or around 62.

## 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

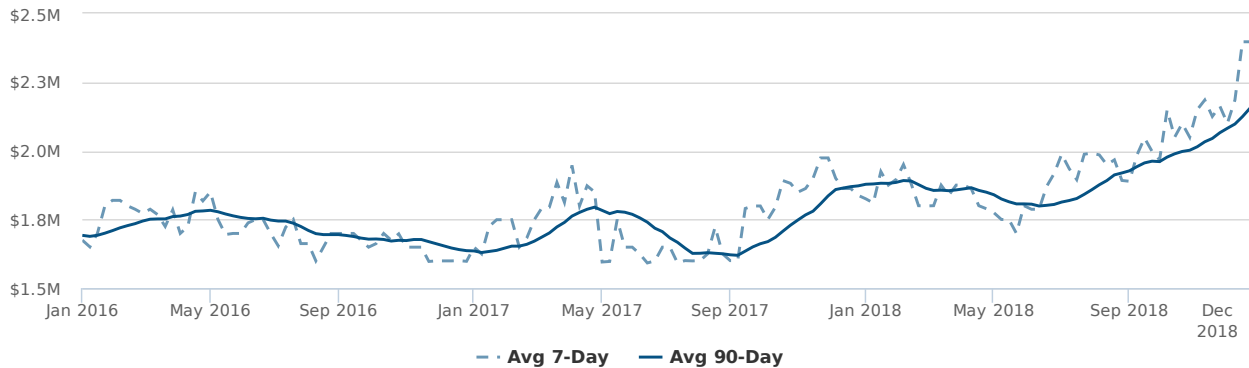
Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

## REAL-TIME MARKET PROFILE

Median List Price		\$2,397,000
Per Square Foot		\$760
Days on Market		137
Price Decreased		47%
Price Increased		2%
Relisted		18%
Inventory		62
Median House Rent		\$2,195
Most Expensive		\$7,999,999
Least Expensive		\$999,000
Market Action Index		<b>33</b>

**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
\$4,850,000	5,000	0.5 - 1 acre	5	4	55	0	0	144
\$2,699,000	3,672	0.25 - 0.5 acre	5	4	61	0	0	132
\$1,992,000	2,803	8,000 - 10,000 sqft	4	2	53	0	0	136
\$1,324,000	1,820	4,500 - 6,500 sqft	3	1	73	0	0	136



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