

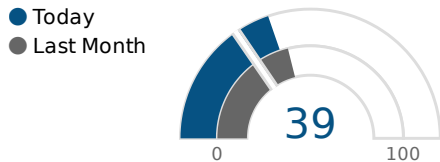
MARKET UPDATE: CAMARILLO, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Camarillo, CA is \$685,000 with the market action index hovering around 39. This is less than last month's market action index of 42. Inventory has held steady at or around 151.

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

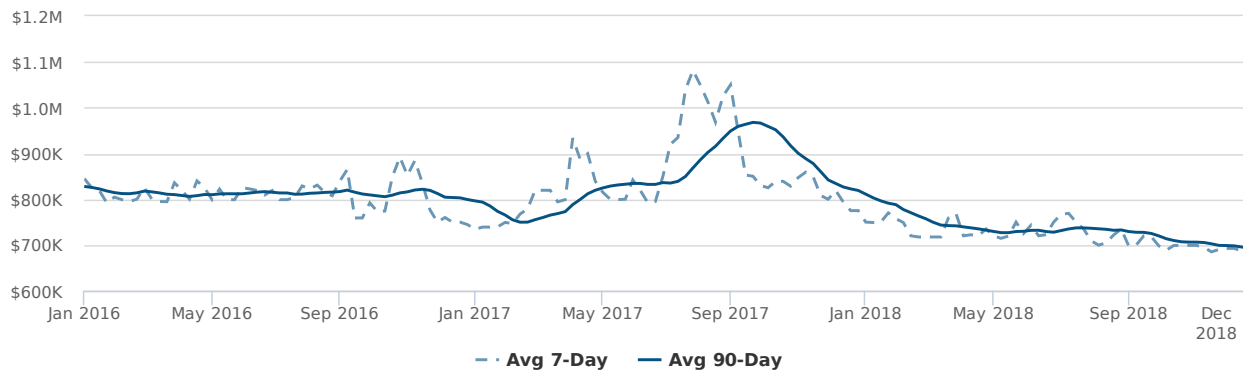
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward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

REAL-TIME MARKET PROFILE

Median List Price	\$685,000
Per Square Foot	\$355
Days on Market	112
Price Decreased	40%
Price Increased	3%
Relisted	10%
Inventory	151
Median House Rent	\$2,823
Most Expensive	\$6,495,000
Least Expensive	\$49,900
Market Action Index	39

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
\$1,644,000	4,022	1 - 2.5 acres	5	5	22	1	4	169
\$782,000	2,440	6,500 - 8,000 sqft	4	3	38	1	4	125
\$612,500	1,728	4,500 - 6,500 sqft	3	2	40	3	4	76
\$377,000	1,246	0 - 4,500 sqft	2	2	40	3	7	82



DEBORAH KERNAHAN

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

Deborah@DeborahKernahan.com
818.519.8357
DeborahKernahan.com



Each Office is Independently Owned and Operated