

# MARKET UPDATE: NEWBURY PARK, CA Single Family Homes

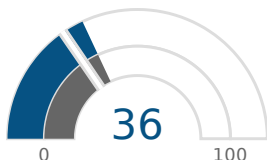
(as of Monday, December 31st, 2018)

This week the median list price for Newbury Park, CA is \$759,000 with the market action index hovering around 36. This is about the same as last month's market action index of 36. Inventory has held steady at or around 90.

## 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.

- Today
- Last Month



### Slight Seller's Advantage

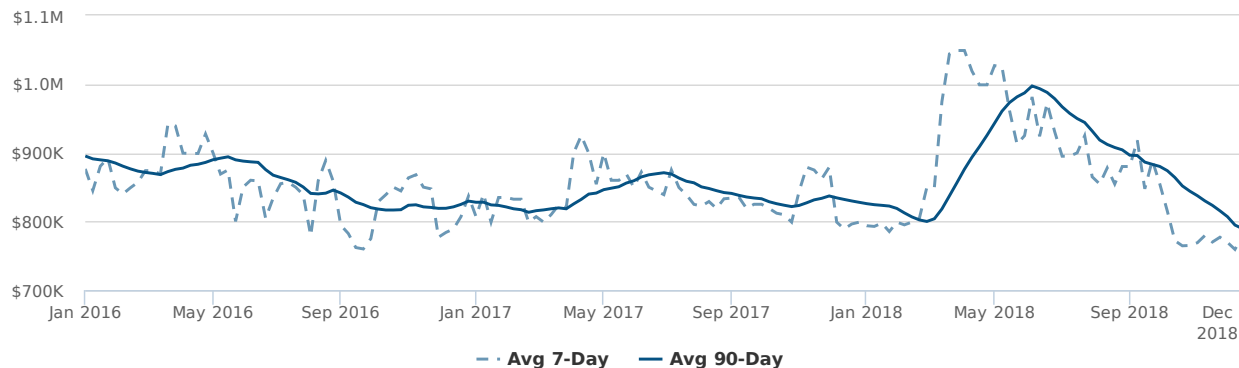
In the last few weeks, the market has been at a stasis point in terms of sales to inventory. However, prices seem to continue to fall a bit. Technically supply levels indicate this is a Seller's market so it is likely that the downward pricing pressure will be light or variable. Watch for an up-shift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

## REAL-TIME MARKET PROFILE

Median List Price	\$759,000
Per Square Foot	\$340
Days on Market	93
Price Decreased	51%
Price Increased	3%
Relisted	16%
Inventory	90
Median House Rent	\$3,100
Most Expensive	\$2,895,950
Least Expensive	\$145,000
Market Action Index	36

**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
\$1,199,000	3,736	0.25 - 0.5 acre	4	4	15	0	3	138
\$878,750	2,710	6,500 - 8,000 sqft	4	3	24	0	4	82
\$699,999	2,058	6,500 - 8,000 sqft	4	3	42	1	3	96
\$579,000	1,321	4,500 - 6,500 sqft	3	2	43	3	3	56



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