

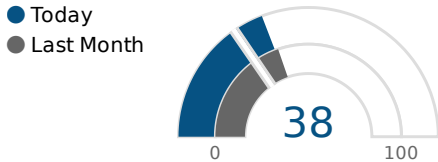
MARKET UPDATE: WOODLAND HILLS, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Woodland Hills, CA is \$1,149,000 with the market action index hovering around 38. This is less than last month's market action index of 39. Inventory has held steady at or around 133.

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

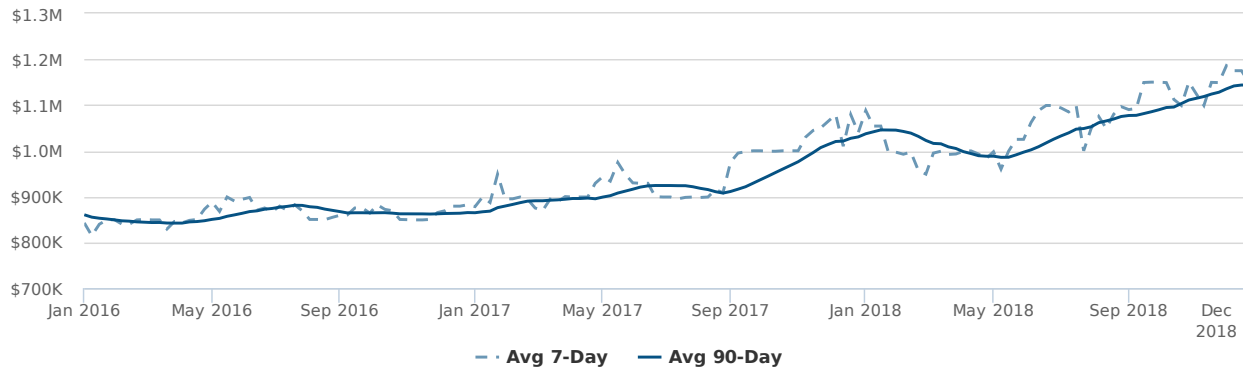
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward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

REAL-TIME MARKET PROFILE

Median List Price	\$1,149,000
Per Square Foot	\$425
Days on Market	91
Price Decreased	42%
Price Increased	5%
Relisted	14%
Inventory	133
Median House Rent	\$4,800
Most Expensive	\$2,850,000
Least Expensive	\$549,000
Market Action Index	38

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
\$1,795,000	4,229	0.25 - 0.5 acre	5	4	39	0	2	137
\$1,289,000	2,985	0.25 - 0.5 acre	4	2	45	0	1	75
\$999,000	2,440	0.25 - 0.5 acre	4	2	56	2	1	69
\$749,000	1,667	6,500 - 8,000 sqft	3	1	59	2	2	83



DEBORAH KERNAHAN

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

Deborah@DeborahKernahan.com

818.519.8357

DeborahKernahan.com

K&A
KERNAHAN
& ASSOCIATES

COMPASS