

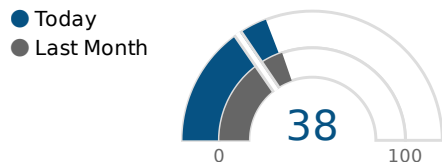
# MARKET UPDATE: SIMI VALLEY, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Simi Valley, CA is \$680,000 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 231.

## 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

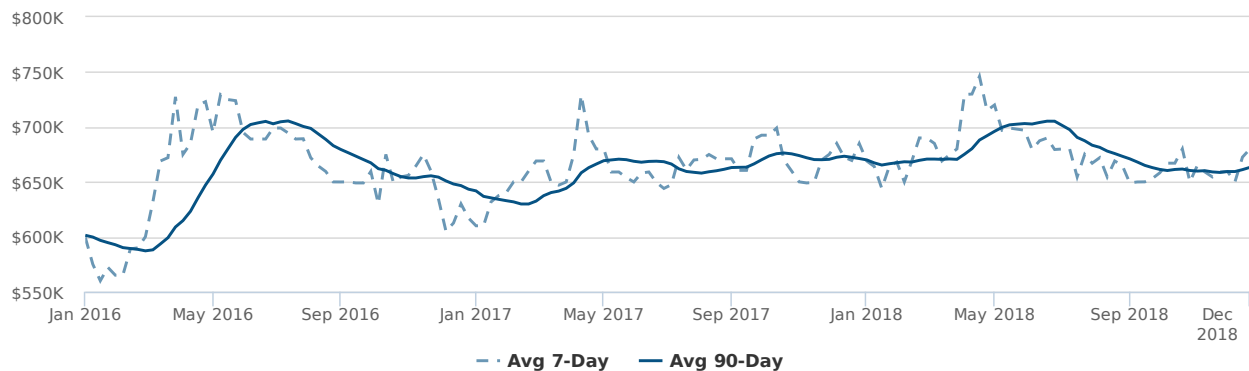
In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

## REAL-TIME MARKET PROFILE

Median List Price		\$680,000
Per Square Foot		\$312
Days on Market		80
Price Decreased		42%
Price Increased		2%
Relisted		12%
Inventory		231
Median House Rent		\$2,990
Most Expensive		\$3,495,000
Least Expensive		\$65,000
Market Action Index		<b>38</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
\$999,000	3,547	0.25 - 0.5 acre	5	4	19	0	1	96
\$756,499	2,553	6,500 - 8,000 sqft	4	3	23	0	5	60
\$619,925	2,012	6,500 - 8,000 sqft	4	3	48	1	7	80
\$529,700	1,379	6,500 - 8,000 sqft	3	2	54	5	6	85



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