

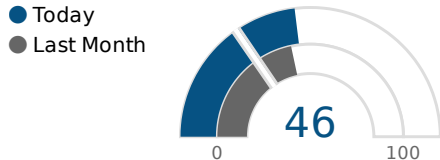
MARKET UPDATE: OAK PARK, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Oak Park, CA is \$989,000 with the market action index hovering around 46. This is an increase over last month's market action index of 43. Inventory has held steady at or around 9.

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.



Strong Seller's Market

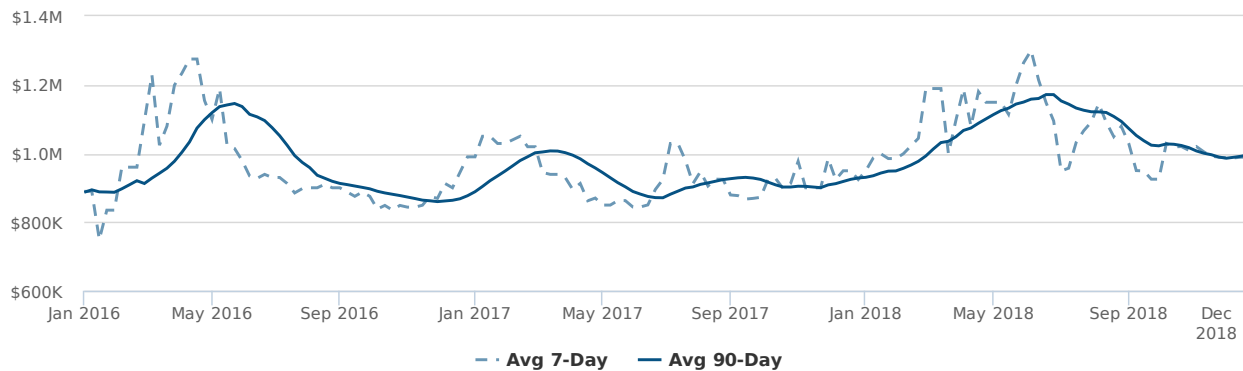
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price	\$989,000
Per Square Foot	\$434
Days on Market	101
Price Decreased	56%
Price Increased	11%
Relisted	44%
Inventory	9
Median House Rent	\$4,000
Most Expensive	\$1,450,000
Least Expensive	\$849,500
Market Action Index	46

Strong Seller's Market

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
\$1,424,950	3,284	0.25 - 0.5 acre	4	4	30	0	0	126
\$1,199,000	2,775	8,000 - 10,000 sqft	4	3	30	0	0	94
\$987,000	2,305	6,500 - 8,000 sqft	4	3	26	0	0	164
\$875,000	1,892	6,500 - 8,000 sqft	4	3	32	0	0	49



DEBORAH KERNAHAN

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

Deborah@DeborahKernahan.com

818.519.8357

DeborahKernahan.com

