

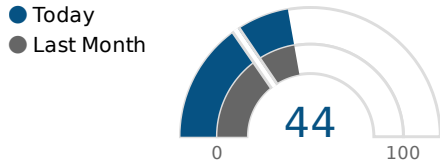
MARKET UPDATE: WEST HILLS, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for West Hills, CA is \$789,000 with the market action index hovering around 44. This is about the same as last month's market action index of 44. Inventory has held steady at or around 45.

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

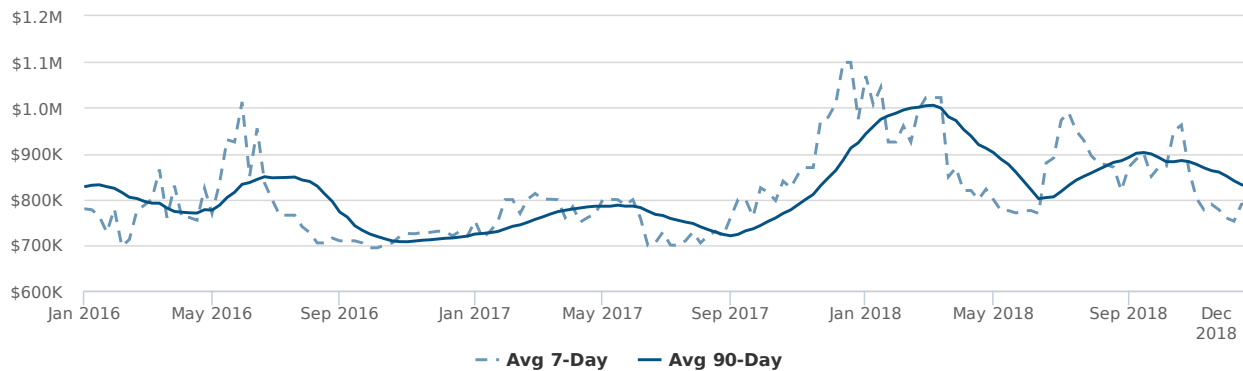
Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

REAL-TIME MARKET PROFILE

Median List Price	\$789,000
Per Square Foot	\$401
Days on Market	108
Price Decreased	51%
Price Increased	4%
Relisted	16%
Inventory	45
Median House Rent	\$3,500
Most Expensive	\$3,000,000
Least Expensive	\$569,000
Market Action Index	44

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
\$1,999,800	5,200	1 - 2.5 acres	5	5	12	1	1	213
\$950,000	2,985	0.25 - 0.5 acre	5	3	49	2	1	99
\$729,500	1,570	6,500 - 8,000 sqft	4	1	58	1	1	60
\$634,949	1,579	6,500 - 8,000 sqft	3	1	59	1	0	63



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