

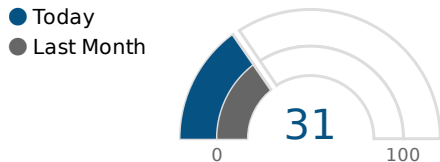
MARKET UPDATE: WESTLAKE VILLAGE 91361, CA Single Family Homes

(as of Monday, December 31st, 2018)

This week the median list price for Westlake Village, CA 91361 is \$2,200,000 with the market action index hovering around 31. This is an increase over last month's market action index of 30. Inventory has held steady at or around 91.

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

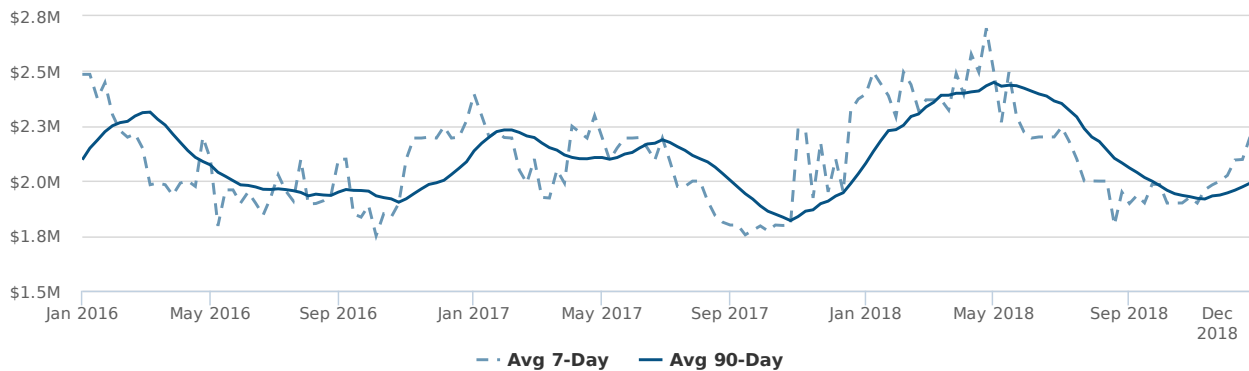
While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

REAL-TIME MARKET PROFILE

Median List Price	\$2,200,000
Per Square Foot	\$574
Days on Market	209
Price Decreased	32%
Price Increased	5%
Relisted	24%
Inventory	91
Median House Rent	\$9,800
Most Expensive	\$35,000,000
Least Expensive	\$415,000
Market Action Index	31

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
\$5,995,000	6,720	1 - 2.5 acres	5	6	13	0	1	367
\$2,999,900	4,048	0.25 - 0.5 acre	4	4	26	1	0	249
\$1,899,000	3,567	0.25 - 0.5 acre	4	4	40	1	5	134
\$950,000	2,340	8,000 - 10,000 sqft	3	3	43	2	5	91



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