



This Week

The median list price in WESTLAKE VILLAGE, CA 91362 this week is \$2,249,950.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

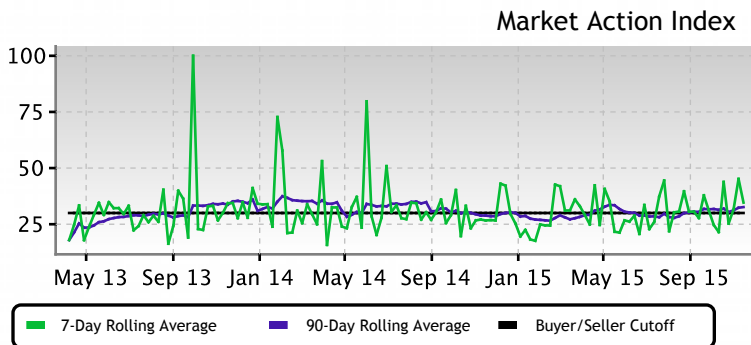
- The market has been strong for several consecutive weeks. Reflecting these inventory conditions, with the MAI in the Seller's zone, it is not surprising that prices have recently resumed their climb.

Real-Time Market Profile		Trend
Median List Price	\$ 2,249,950	↑
Asking Price Per Square Foot	\$ 438	↓
Average Days on Market (DOM)	155	↑↑
Percent of Properties with Price Decrease	39 %	
Percent Relisted (reset DOM)	24 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	5045	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	5.0	
Market Action Index Seller's Advantage	32.6	↑↑

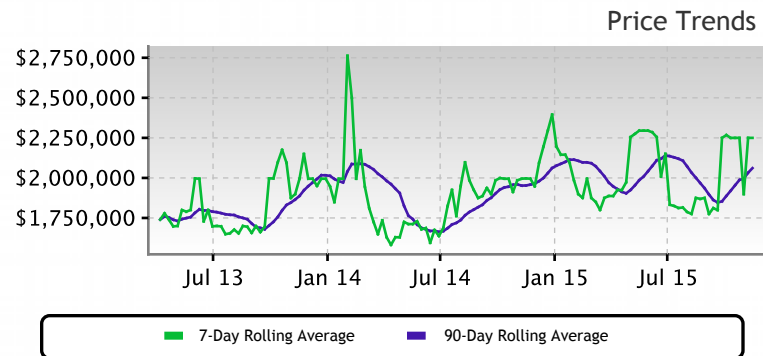
↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we may be seeing the start of a good price stretch here. We'll look at the Market Action Index later in the report to gauge the leading indicators.



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.



Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 5,895,000	10007	2.5 - 5.0 acres	6.0	8.0	23	11	0	0	252	Most expensive 25% of properties
Upper/Second	\$ 2,700,000	5729	0.50 - 1.0 acre	6.0	6.0	25	11	0	1	176	Upper-middle 25% of properties
Lower/Third	\$ 1,723,000	4270	0.50 - 1.0 acre	4.5	5.0	30	12	0	3	141	Lower-middle 25% of properties
Bottom/Fourth	\$ 938,500	2448	6,501 - 8,000 sqft	4.0	3.0	36	12	2	1	62	Least expensive 25% of properties