

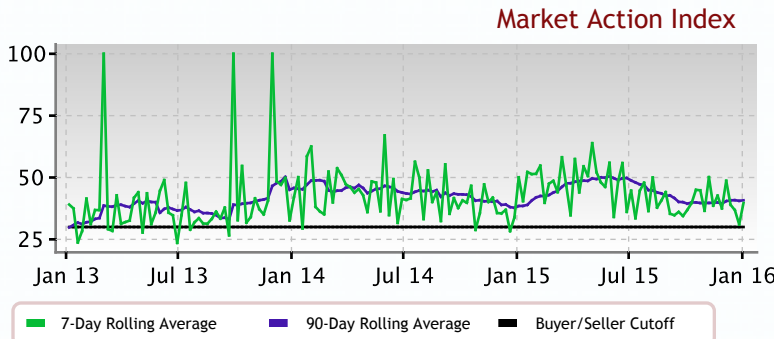
This Week

The median list price in SIMI VALLEY, CA 93065 this week is \$624,725.

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 remains in a relative stasis in terms of sales to inventory. Prices have not been moving higher for several weeks. 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 persistently, prices are likely to resume an upward climb.



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	Description
Top/First	\$ 929,000	3734	0.25 - 0.50 acre	5.0	4.0	18	27	1	2	165	Most expensive 25% of properties
Upper/Second	\$ 699,950	2474	6,501 - 8,000 sqft	4.0	3.0	19	27	5	4	93	Upper-middle 25% of properties
Lower/Third	\$ 564,475	1922	6,501 - 8,000 sqft	4.0	2.8	39	28	4	5	75	Lower-middle 25% of properties
Bottom/Fourth	\$ 467,000	1330	6,501 - 8,000 sqft	4.0	2.0	52	28	1	3	88	Least expensive 25% of properties

Real-Time Market Profile		Trend
Median List Price	\$ 624,725	↔↔
Asking Price Per Square Foot	\$ 282	↔↔
Average Days on Market (DOM)	105	↑↑
Percent of Properties with Price Decrease	36 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	3 %	
Median House Size (sq ft)	2209	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 40.8	↔↔

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

Price

- Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

