



This Week

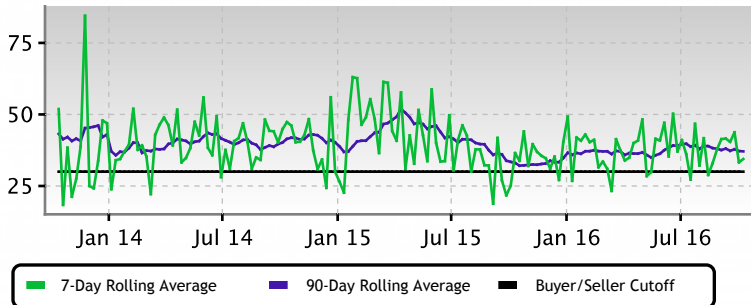
The median list price in STUDIO CITY, CA 91604 this week is \$1,699,000.

The Market Action index has been trending down lately, while days-on-market is climbing, providing mostly bearish signs for the market.

Supply and Demand

- The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

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.

Quartiles

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 2,595,000	3950	8,001 - 10,000 sqft	5.0	5.0	15	23	3	1	90	Most expensive 25% of properties
Upper/Second	\$ 1,899,000	3600	0.25 - 0.50 acre	5.0	4.0	52	23	4	3	128	Upper-middle 25% of properties
Lower/Third	\$ 1,499,950	2654	8,001 - 10,000 sqft	4.0	3.0	56	23	4	5	86	Lower-middle 25% of properties
Bottom/Fourth	\$ 1,062,500	1730	6,501 - 8,000 sqft	3.0	2.0	68	24	2	1	144	Least expensive 25% of properties

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

Real-Time Market Profile

		Trend
Median List Price	\$ 1,699,000	↔↔
Asking Price Per Square Foot	\$ 578	↔↔
Average Days on Market (DOM)	112	↑↑
Percent of Properties with Price Decrease	44 %	
Percent Relisted (reset DOM)	24 %	
Percent Flip (price increased)	5 %	
Median House Size (sq ft)	2982	
Median Lot Size	8,001 - 10,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 37.1	↓↓

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

Price

- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Price Trends

