

# BHHS CALIFORNIA PROPERTIES MARKET UPDATE

LA CANADA  
FLINTRIDGE, CA 91011

- **Current Real Estate Market Conditions for Single Family Homes**
- **Trends in Pricing**
- **Current Levels of Supply and Demand**
- **Value Metrics**

- **Report for the week of  
January 08, 2018**

- **Presented by .**

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### This Week

- The median list price in LA CANADA FLINTRIDGE, CA 91011 this week is \$2,950,000. The 29 properties have been on the market for an average of 140 days.

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 continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

#### Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 2,950,000	↑↑
Average List Price	\$ 3,473,962	
Asking Price Per Square Foot	\$ 750	↑↑
Average Days on Market (DoM)	140	↑↑
Inventory of Properties Listed	29	↓↓
Most Expensive Listing	\$ 12,995,000	
Least Expensive Listing	\$ 780,000	
Average Age of Listing	56	
Percent of Properties with Price Decrease	17 %	
Percent Relisted (reset DOM)	14 %	
Percent Flip (price increased)	10 %	
Median House Size (sq ft)	3894	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	

#### Altos Research Value Statistics

Market Action Index Seller's Advantage 40.9 ↑↑

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 a seller's advantage. Below 30, conditions give the advantage to the buyer.

Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend  
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

### Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 5,980,000	7956	1.0 - 2.5 acres	5.0	7.0	68	7	0	0	244
Upper/Second	\$ 3,490,000	5267	0.25 - 0.50 acre	5.0	4.5	65	7	0	1	108
Lower/Third	\$ 2,497,000	3837	0.50 - 1.0 acre	4.0	4.0	52	7	0	1	129
Bottom/Fourth	\$ 1,432,000	1998	0.25 - 0.50 acre	3.0	2.0	68	8	1	0	87

Most expensive 25% of properties

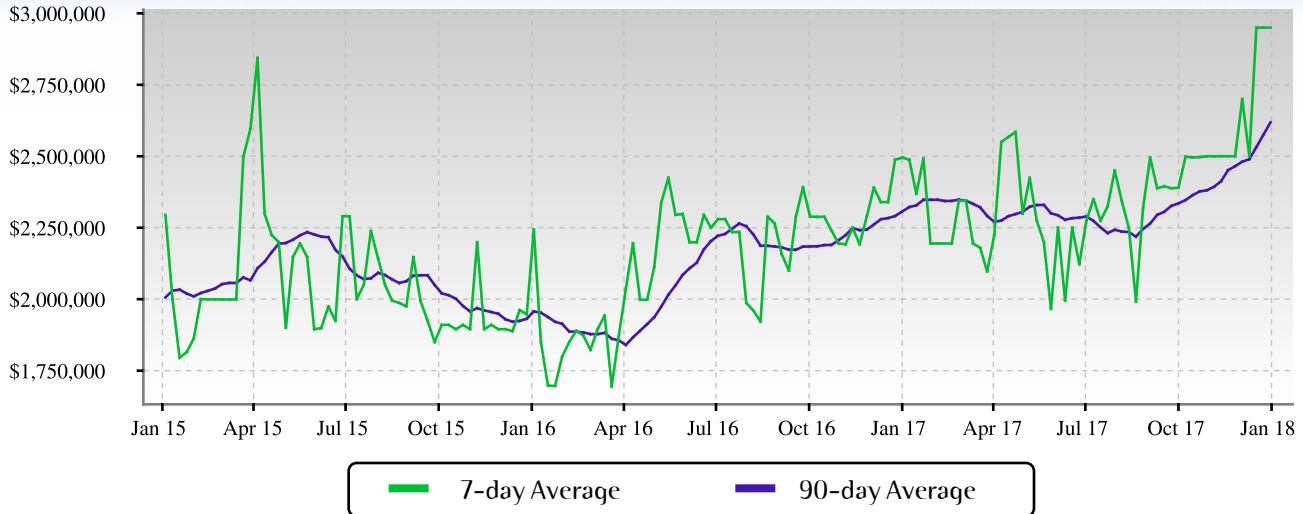
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

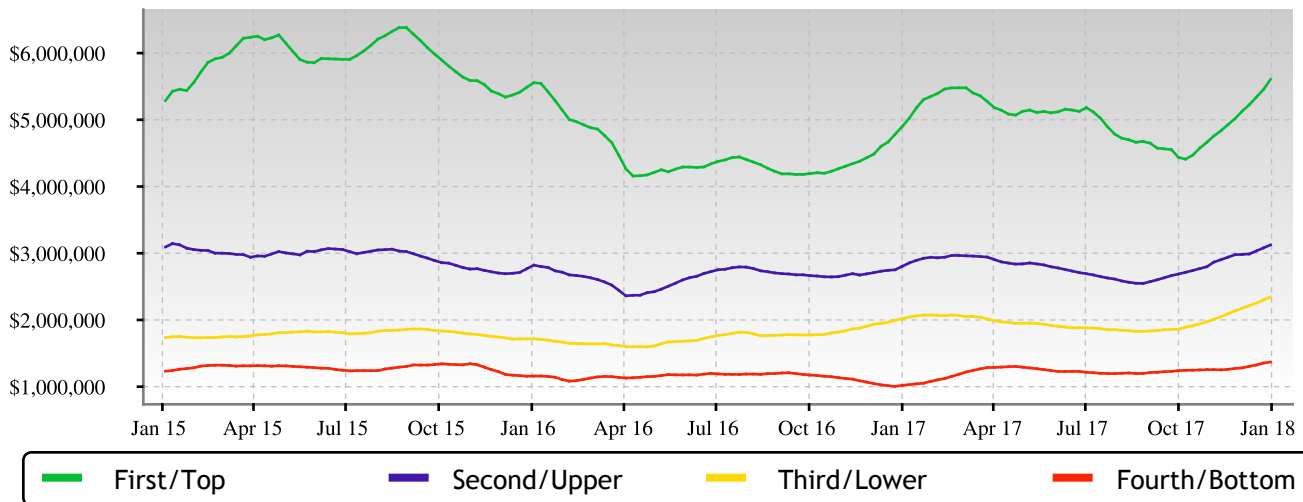
## Median Price

While this week the median price in this zip code didn't fluctuate much, we continue to sit at all time high prices. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



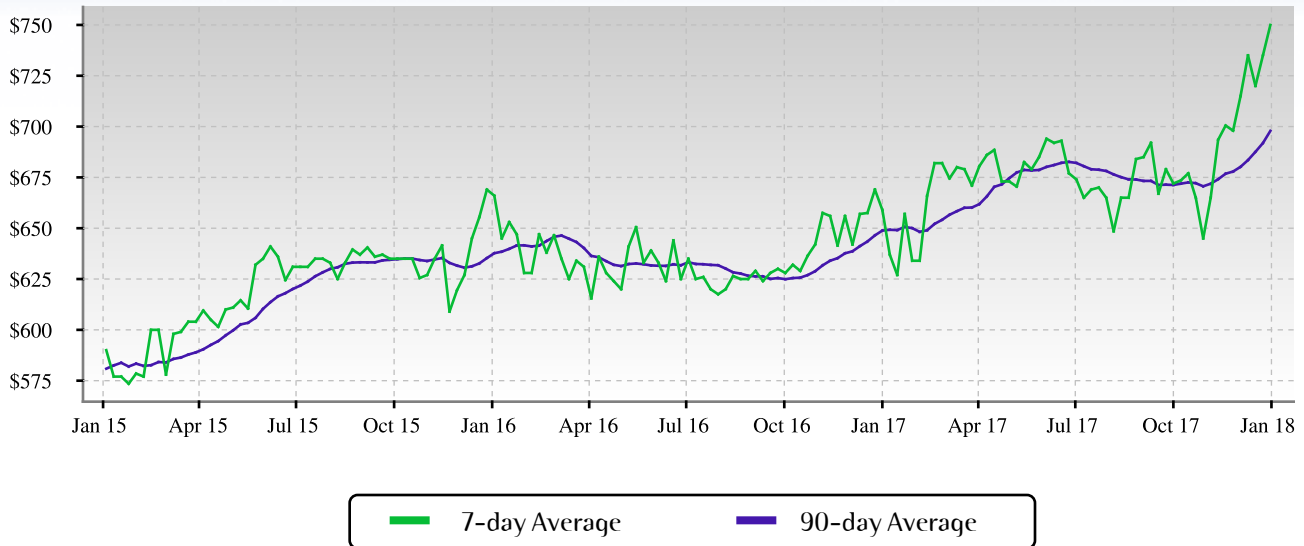
## Quartile Prices

Not surprisingly, given the condition of the overall market, all quartiles have shown price strength in recent weeks. All have been increasing in price lately. Watch for a persistent decline in the Market Action Index as a leading indicator for the top of the market.



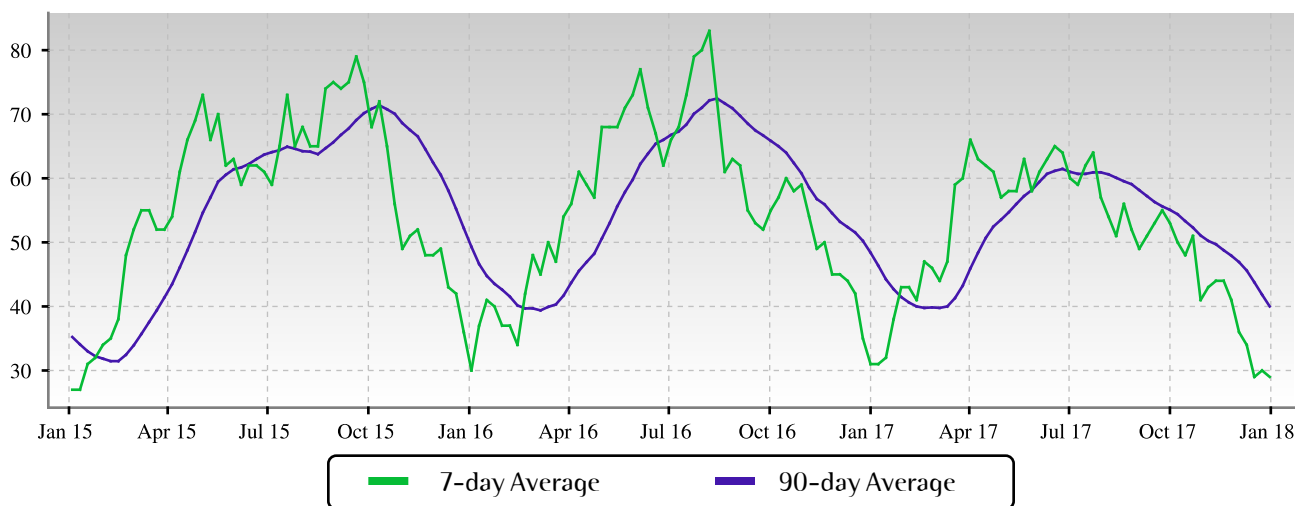
### Price per Square Foot

The market appears to be placing an increasing premium on homes. When list prices and price per square foot consistently increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



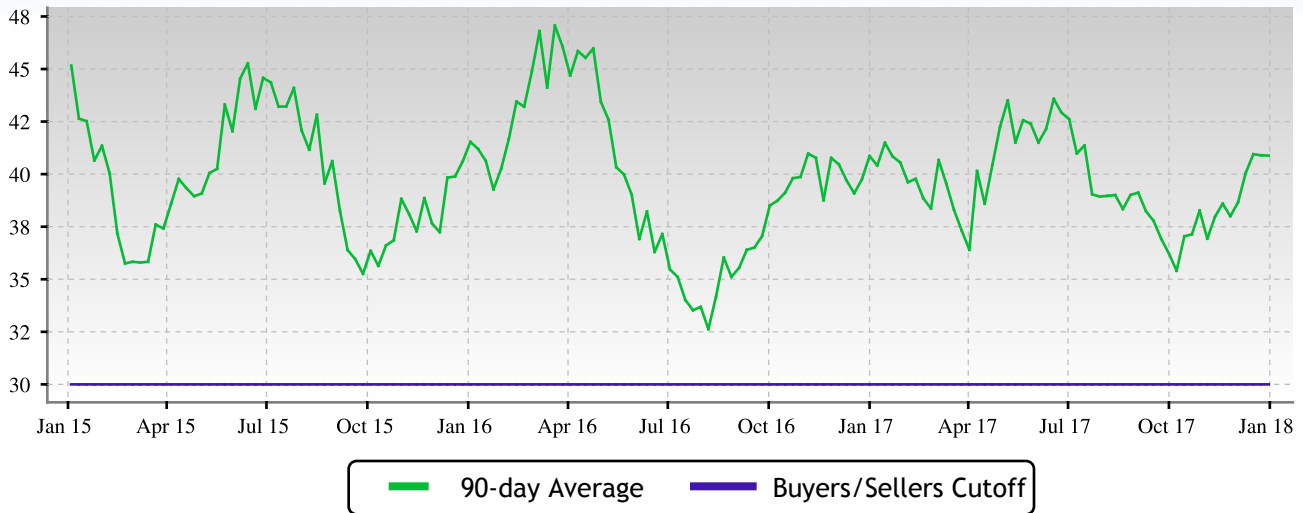
### Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



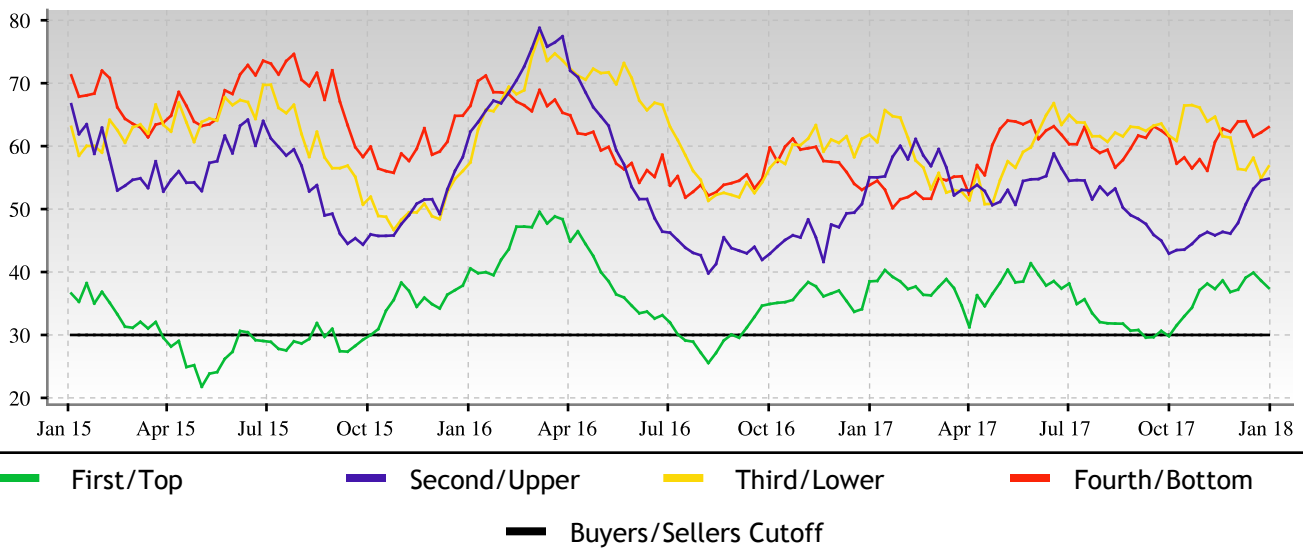
### Market Action Index

The LA CANADA FLINTRIDGE, 91011 market is currently in the Seller's Advantage zone (greater than 30). The 90-day Market Action Index stands at 40.88 which indicates that demand is strong and available supply of homes gets snapped up relatively quickly.



### Market Action Index per Quartile

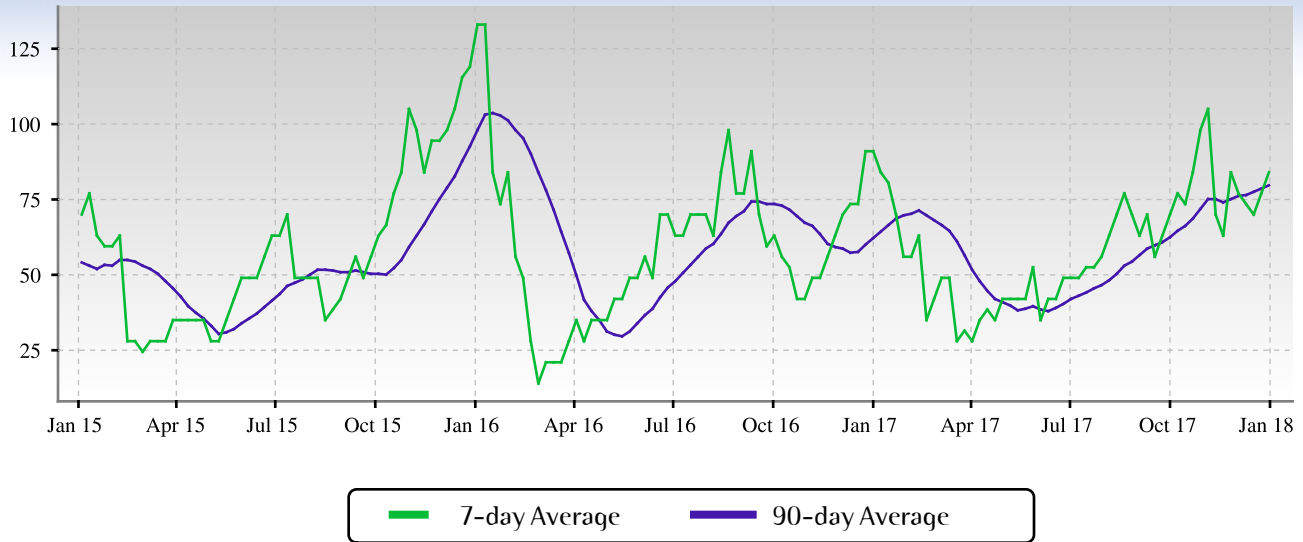
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

## Days on Market

The properties have been on the market for an average of 140 days. Half of the listings have come newly on the market in the past 84 or so days.



## Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

