



Market Report

Los Angeles, CA 90024 - Westwood

REPORT FOR 10/13/2020

Single-Family Homes

CHARTWELL
ESCROW

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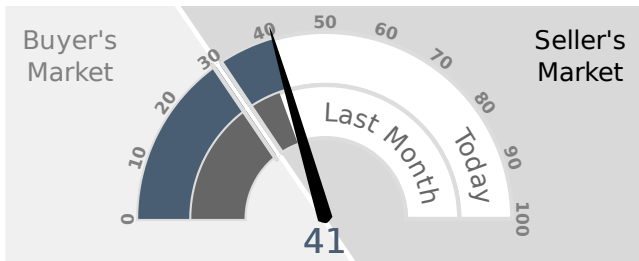
Beverly Hills • Brentwood • Calabasas • Hollywood • Malibu • Newport Beach • Old Town
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Village

Los Angeles, CA 90024 - Westwood

This week the median list price for Los Angeles, CA 90024 - Westwood is \$4,097,500 with the market action index hovering around 41. This is an increase over last month's market action index of 39. Inventory has held steady at or around 20.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price		\$4,097,500
Per Square Foot		\$1,101
Days on Market		67
Price Decreased		25%
Price Increased		5%
Relisted		10%
Inventory		20
Median Rent		\$8,250
Most Expensive		\$69,950,000
Least Expensive		\$650,000
Market Action		41

Slight Seller's Advantage

MARKET SEGMENTS

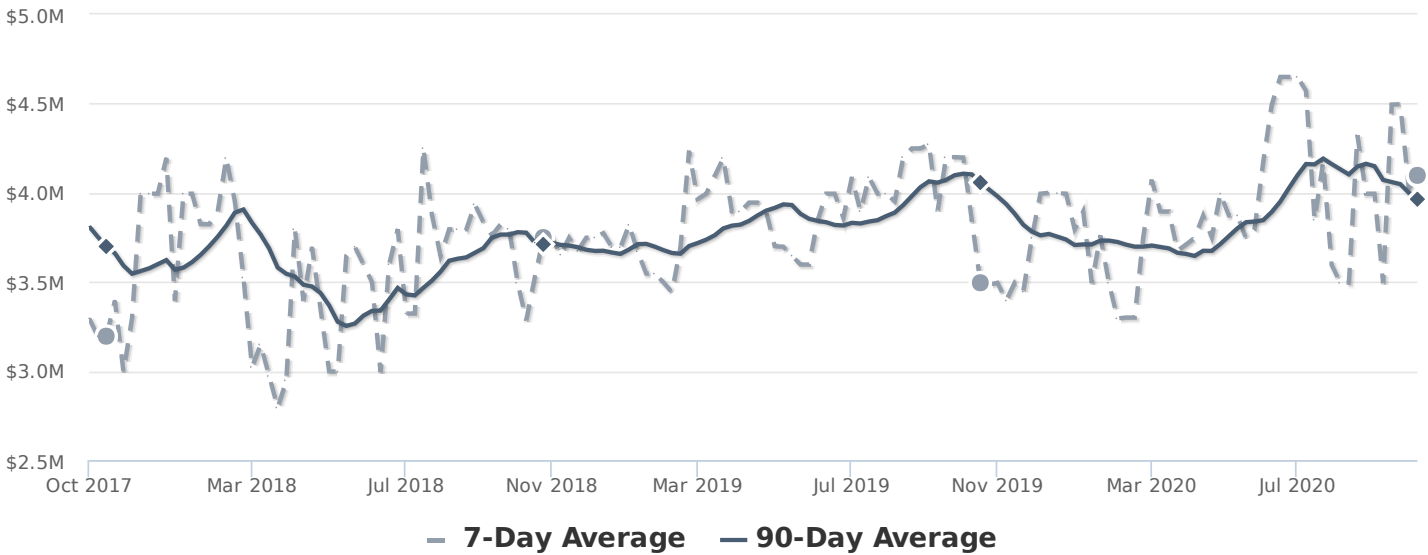
Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$9,000,000	8,149	0.5 - 1 acre	5	8	29	0	0	60
\$4,500,000	4,108	0.25 - 0.5 acre	4	5	80	0	0	54
\$3,300,000	3,499	8,000 - 10,000 sqft	4	4	83	1	1	77
\$2,349,000	2,268	6,500 - 8,000 sqft	3	2	80	1	1	75

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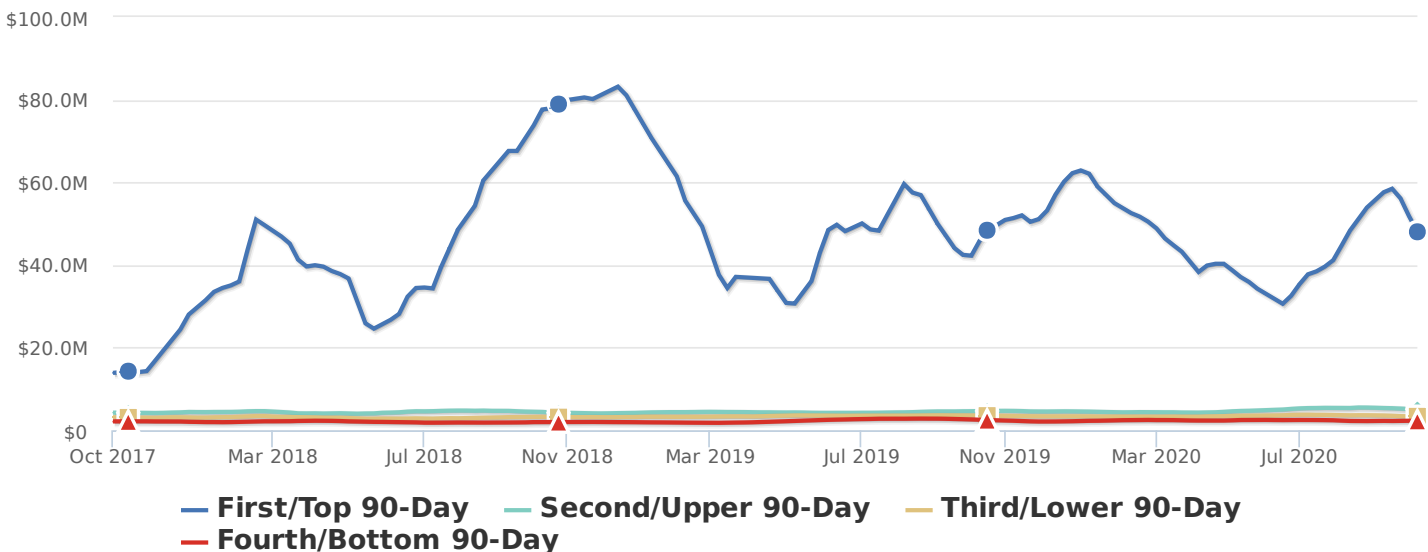
MEDIAN LIST PRICE

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.



SEGMENTS

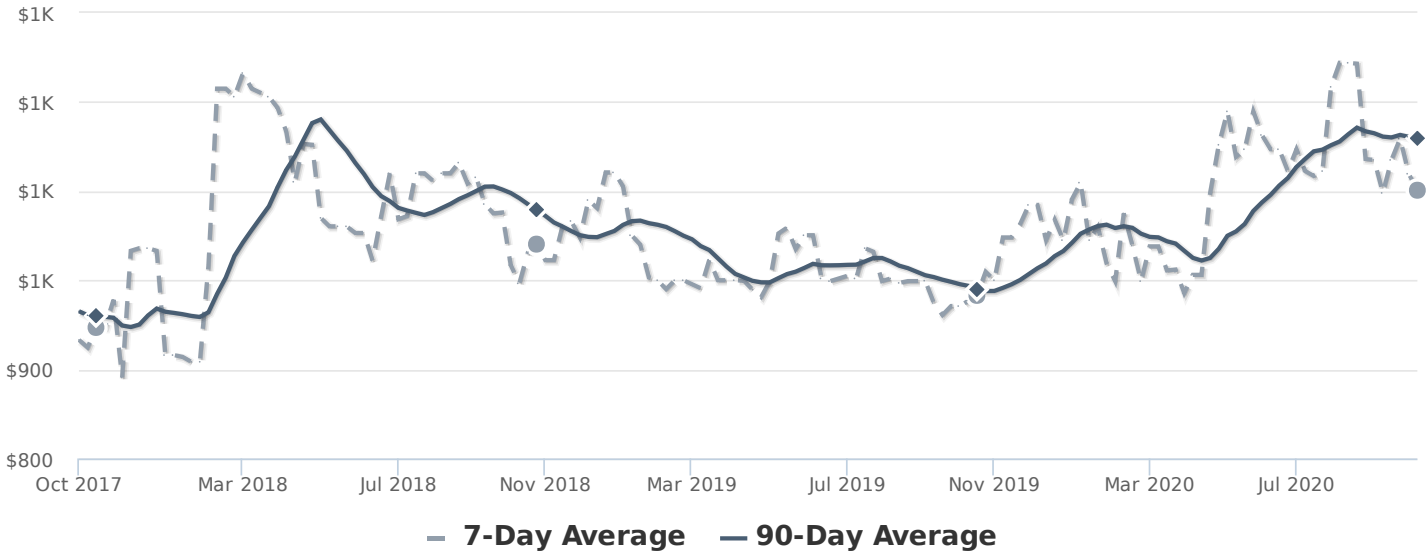
In the quartile market segments, we see the market's price weakness almost across the board. Prices in Quartile 4 have been mixed recently, while the rest of the market is trending downward. Look for a strong, persistent up shift in the Market Action Index as a leading indicator of the trough in the market.



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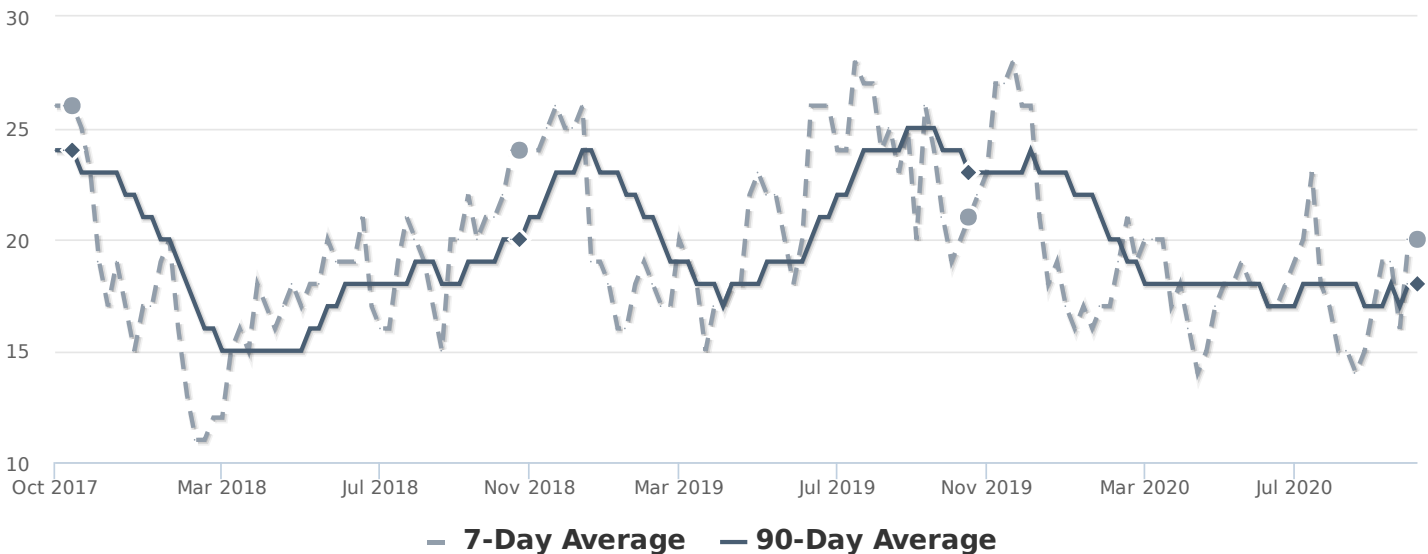
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



INVENTORY

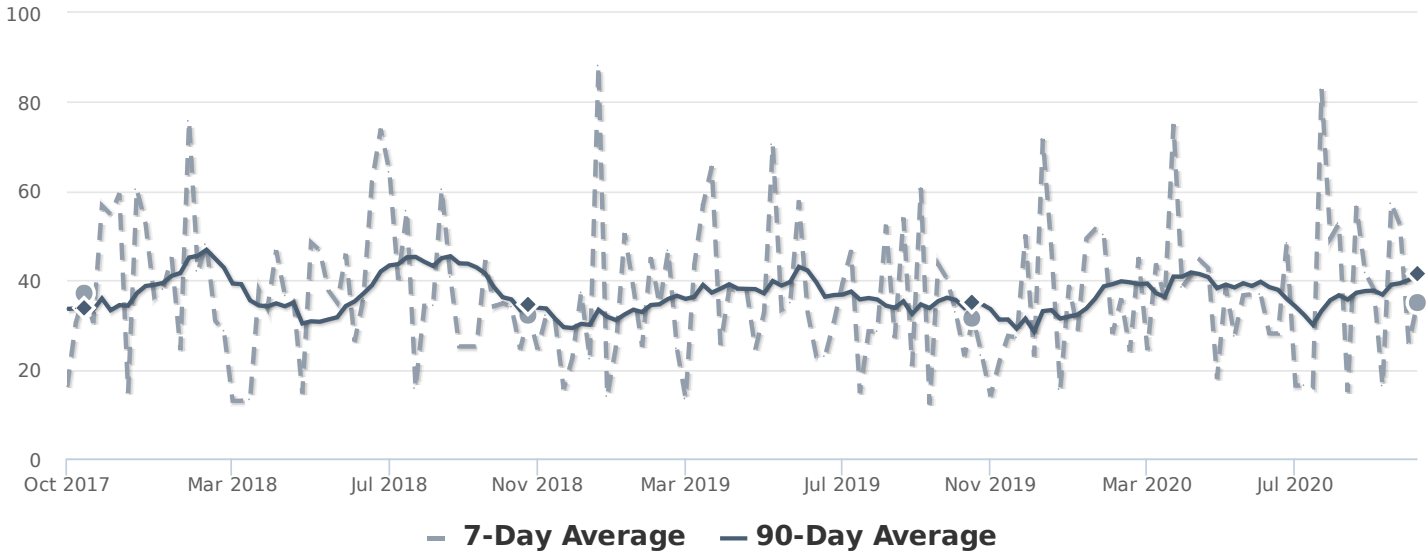
Inventory has been relatively steady around these levels in recent weeks.



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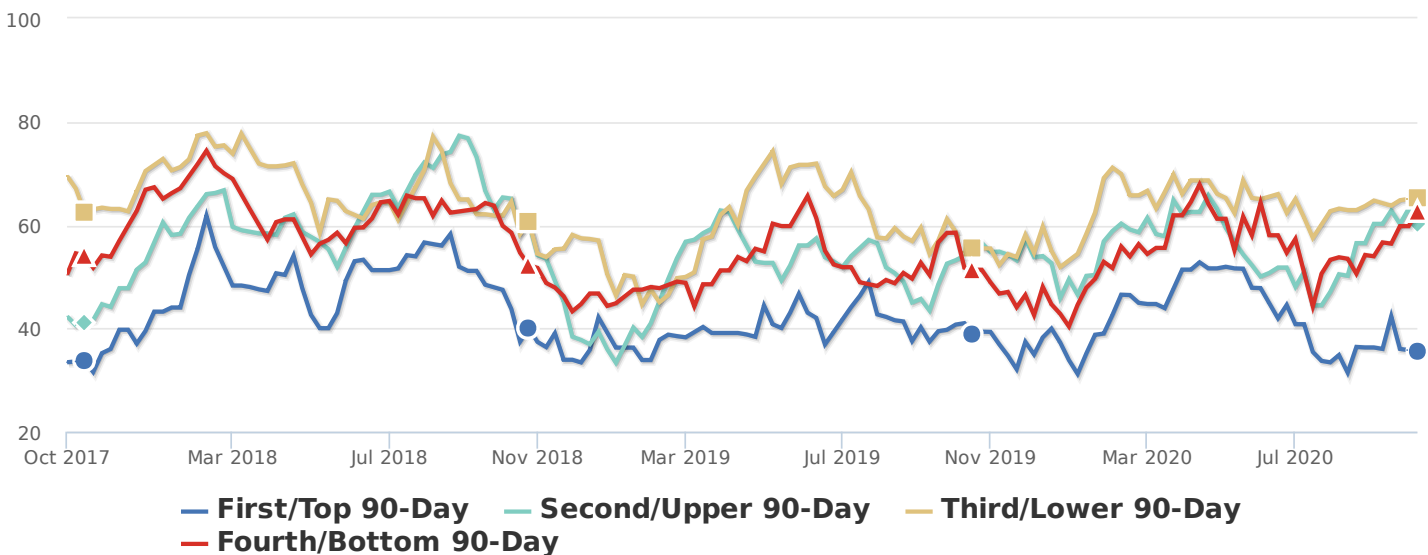
MARKET ACTION INDEX

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MARKET ACTION SEGMENTS

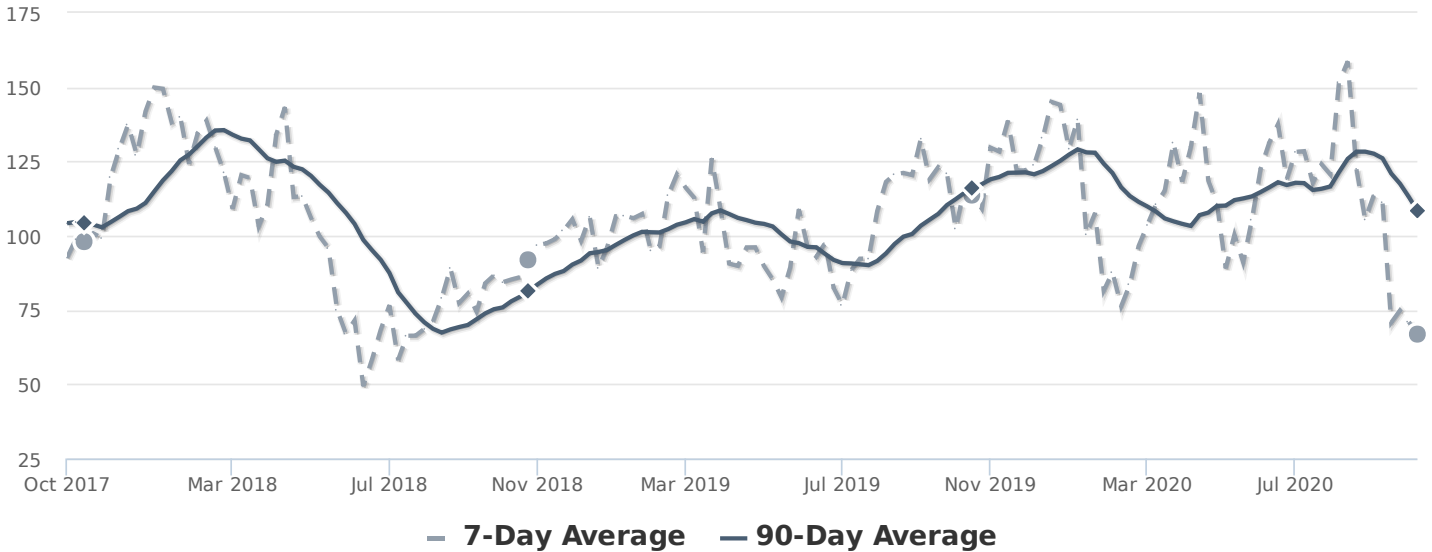
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



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AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 108 days. Half of the listings have come newly on the market in the past 63 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

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

