



# **Market Report**

## **Los Angeles, CA 90067**

REPORT FOR 10/22/2020

Condos/Townhomes

**CHARTWELL**  
ESCROW

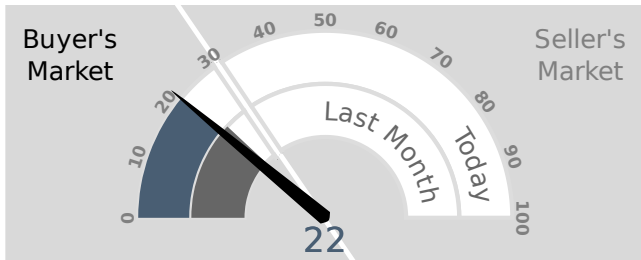
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Beverly Hills • Brentwood • Calabasas • Hollywood • Malibu • Newport Beach • Old Town  
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Village

This week the median list price for Los Angeles, CA 90067 is \$2,205,000 with the market action index hovering around 22. This is less than last month's market action index of 24. Inventory has held steady at or around 74.

MARKET ACTION INDEX

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



Slight Buyer's Advantage

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price		\$2,205,000
Per Square Foot		\$1,089
Days on Market		210
Price Decreased		19%
Price Increased		0%
Relisted		14%
Inventory		74
Median Rent		\$6,000
Most Expensive		\$27,000,000
Least Expensive		\$365,000
Market Action		22

Slight Buyer's Advantage

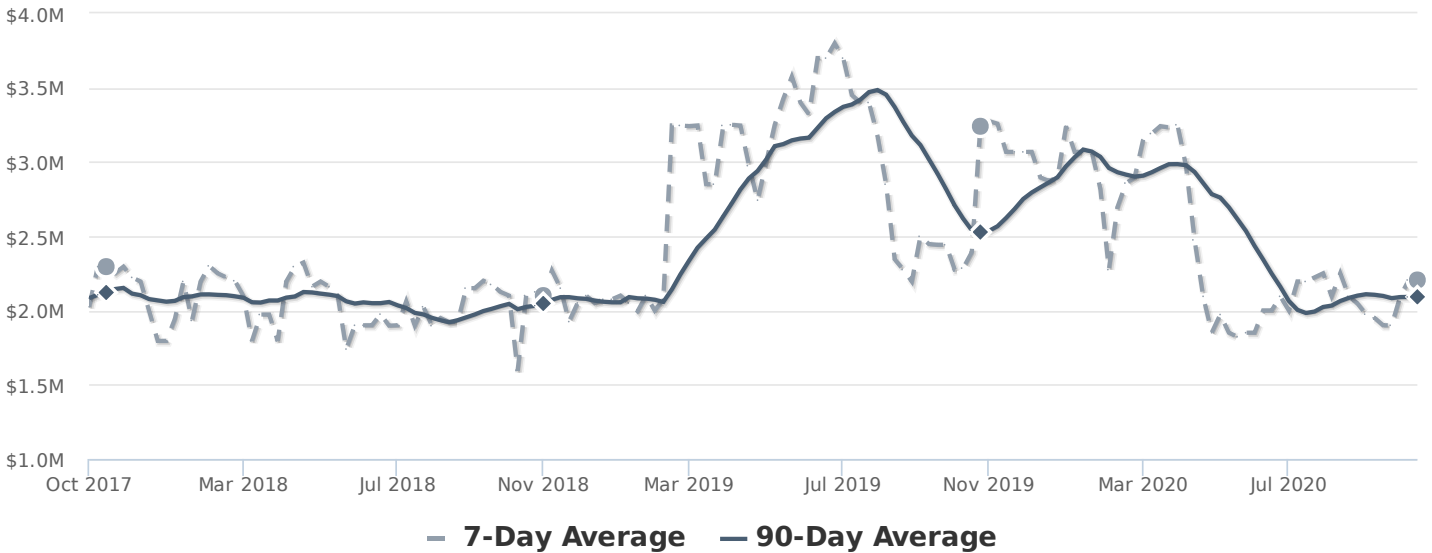
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$5,390,000	3,091	2.5 - 5 acres	2	3	10	0	0	343
\$2,910,000	2,288	10 - 20 acres	2	3	41	0	0	231
\$1,648,000	2,000	2.5 - 5 acres	2	3	47	0	1	177
\$899,000	1,097	10 - 20 acres	2	2	54	1	0	96

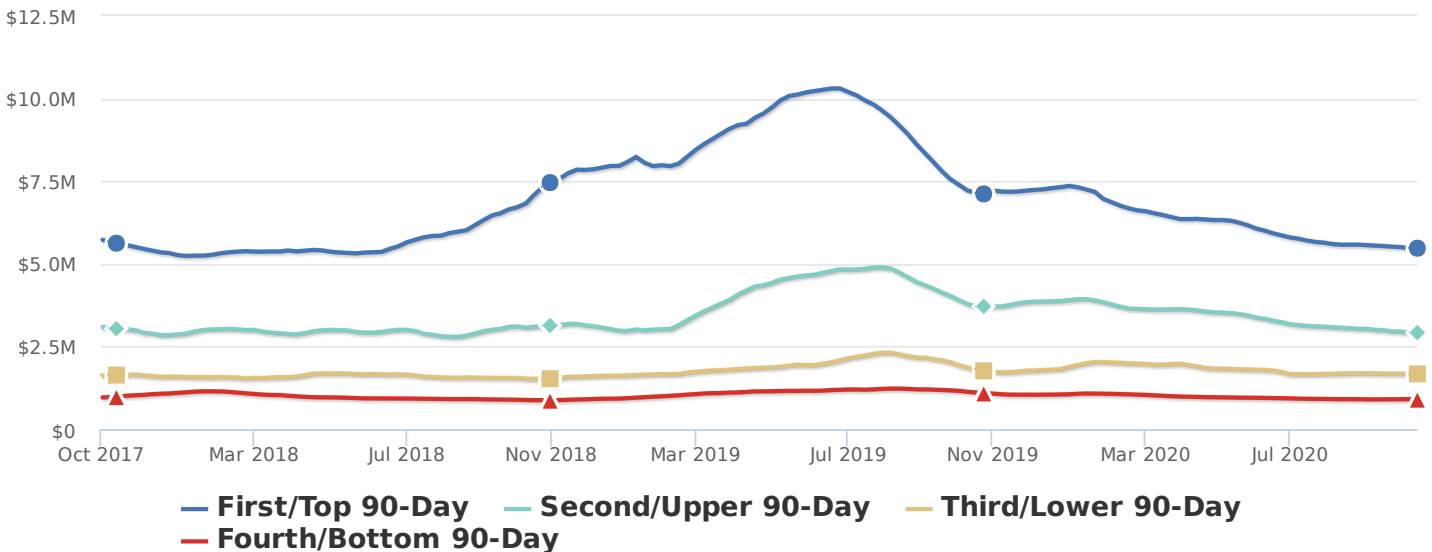
MEDIAN LIST PRICE

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.



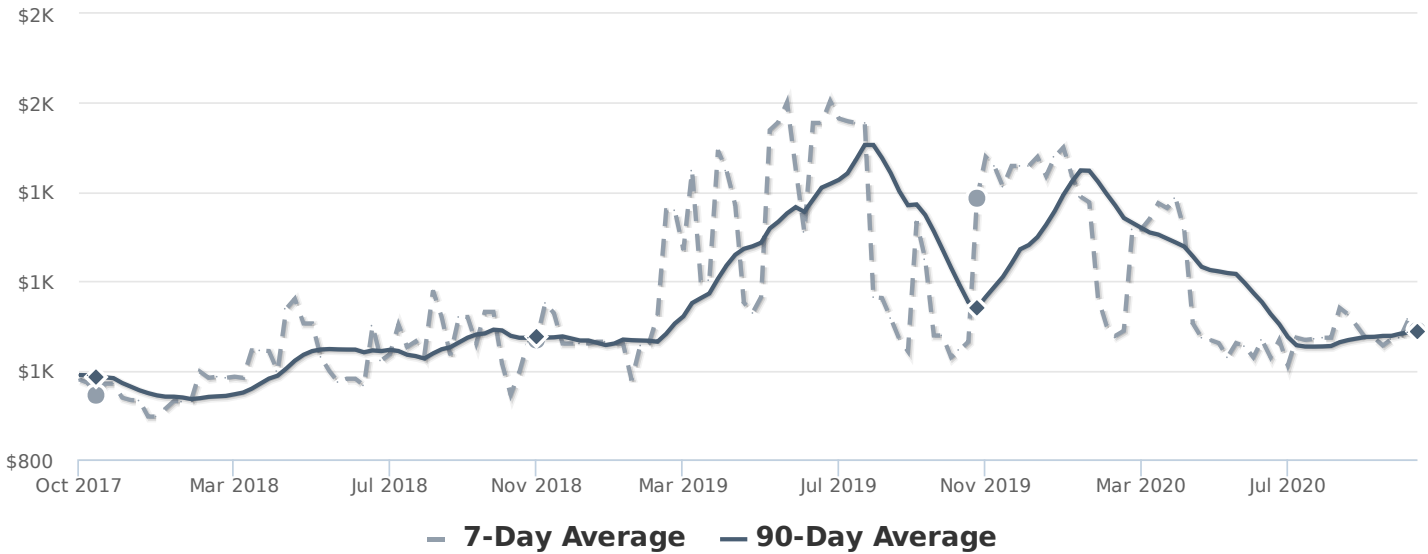
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



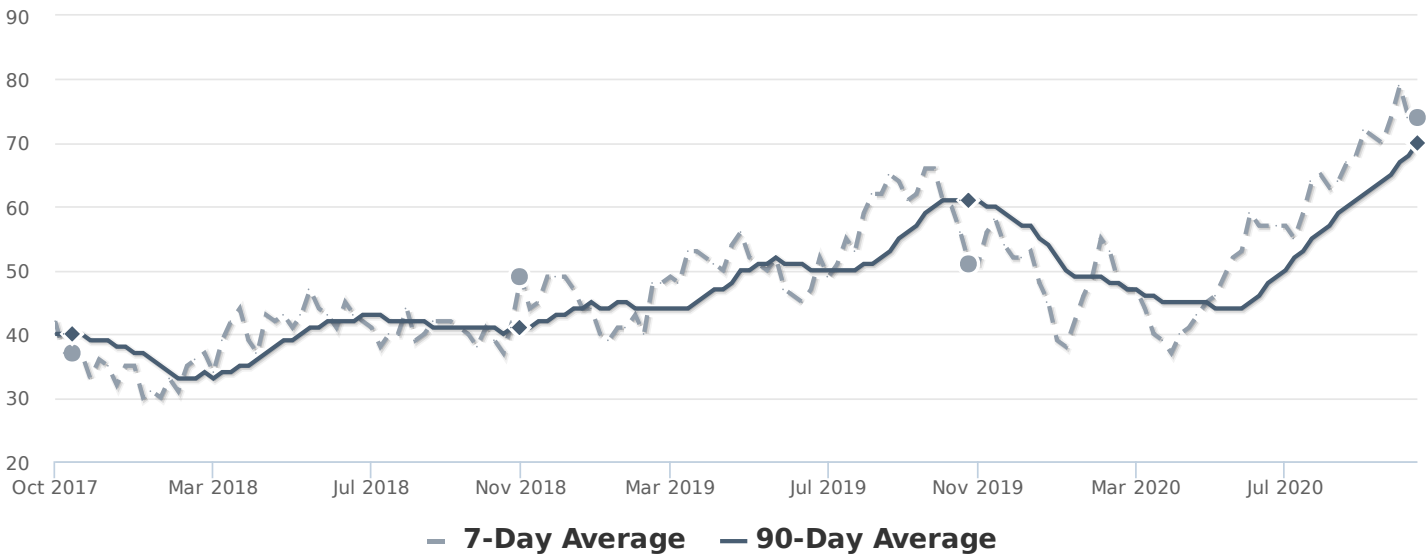
PRICE PER SQUARE FOOT

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.



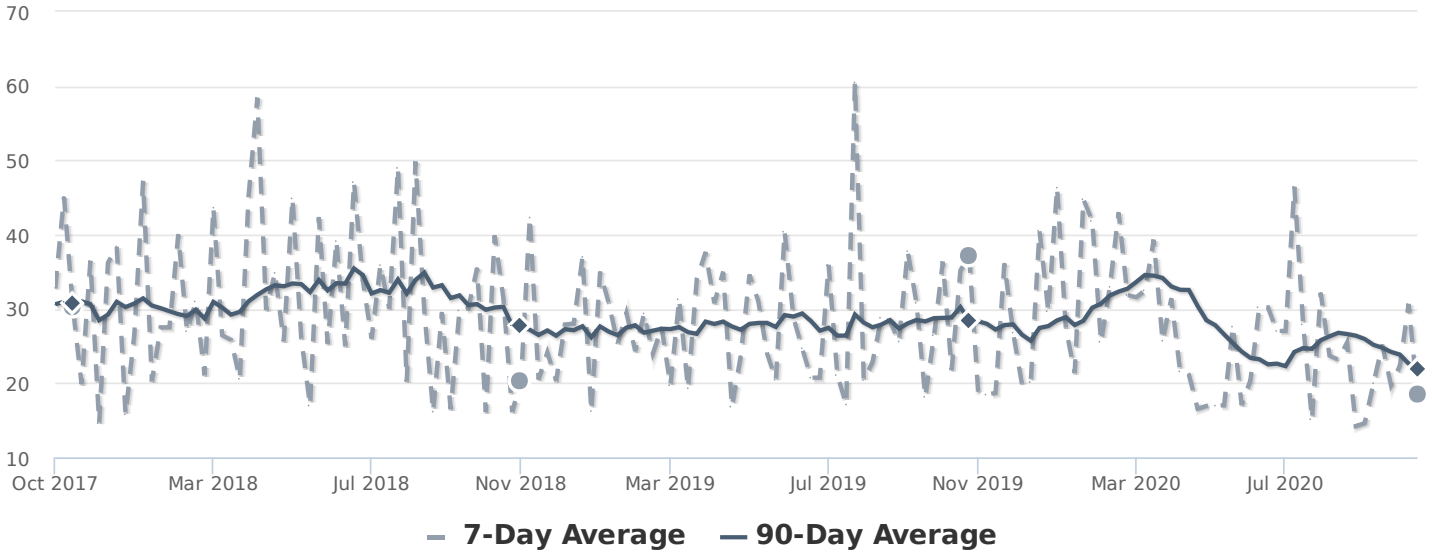
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



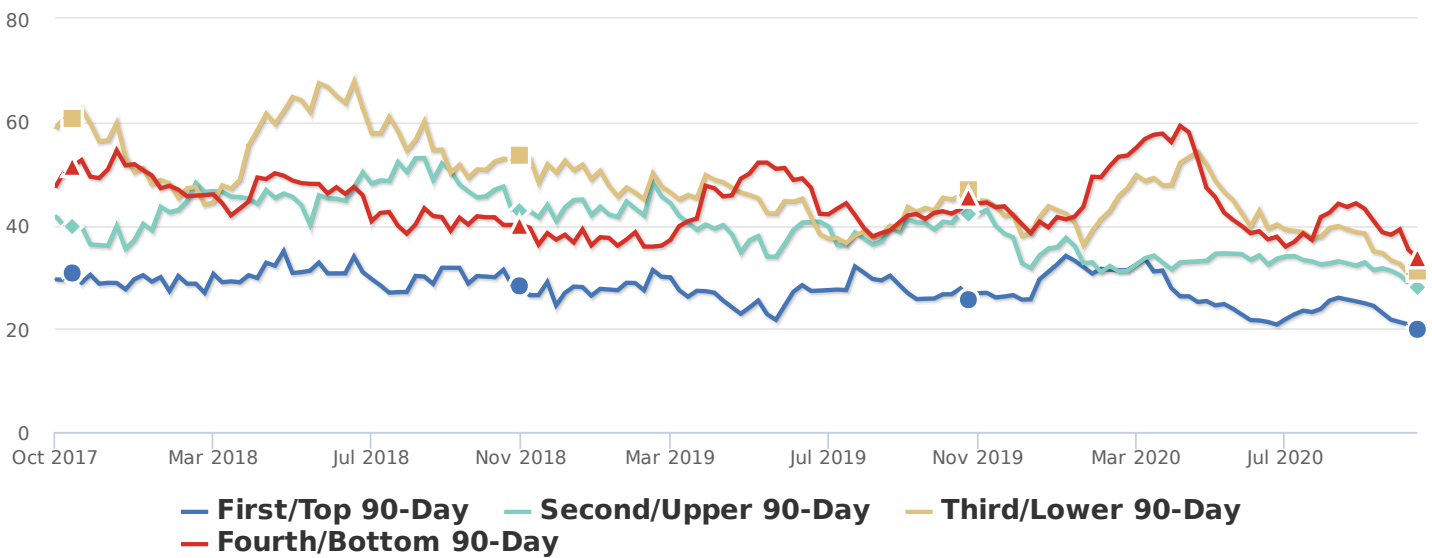
MARKET ACTION INDEX

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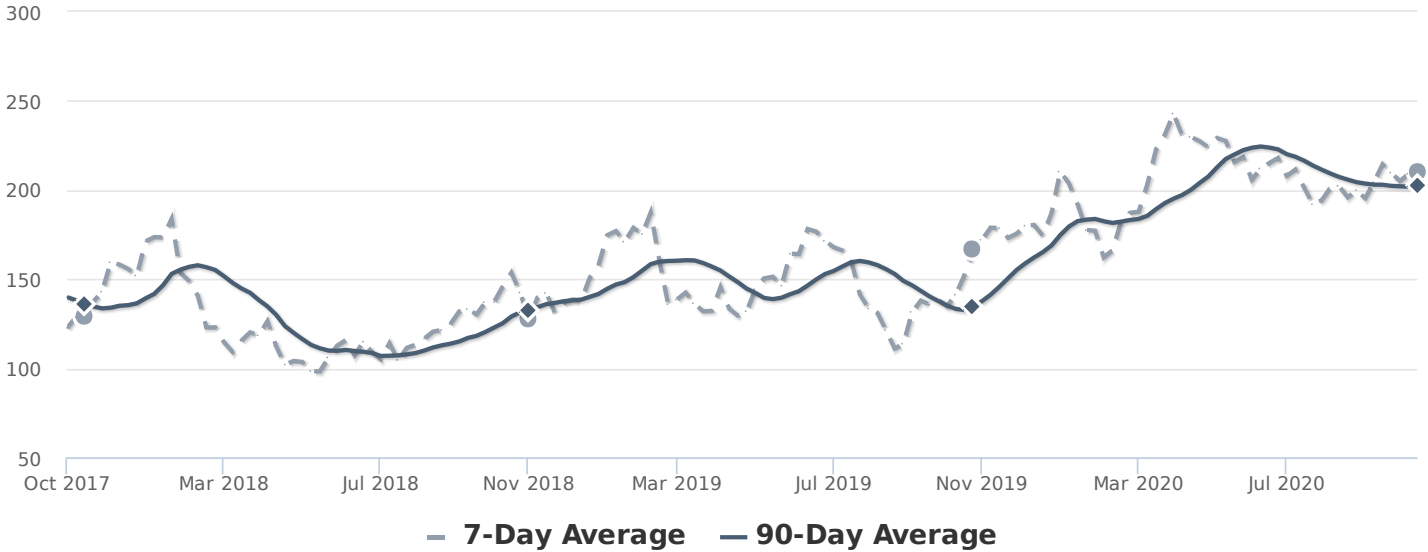
MARKET ACTION SEGMENTS

Higher-end homes in the area (Quartiles 1 and 2) are in the Buyer's Market zone with several months of inventory given the current levels of demand. The low-end of the market is where buyers are focusing more of their attention.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 203 days. Half of the listings have come newly on the market in the past 104 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.

