



AREA REPORT

SHERMAN OAKS

Year End 2022 | ALL PROPERTY TYPES

Welcome to the Sherman Oaks Area Report, an exclusive Coldwell Banker report that informs you of residential real estate sales activity and regional trends. It gives you a broad look at the real estate market. The Market Summary below offers a look at sales activity for the prior month and year, along with current year-to-date statistics. The graphs depict different aspects of the real estate market for the specific market area. Please contact me at any point, if you would like more information on current market trends.



CATHY

CaRE : 02013209

Cell: 559-691-0130

cathy.collom@camoves.com

cmcollom.cbintouch.com

f in

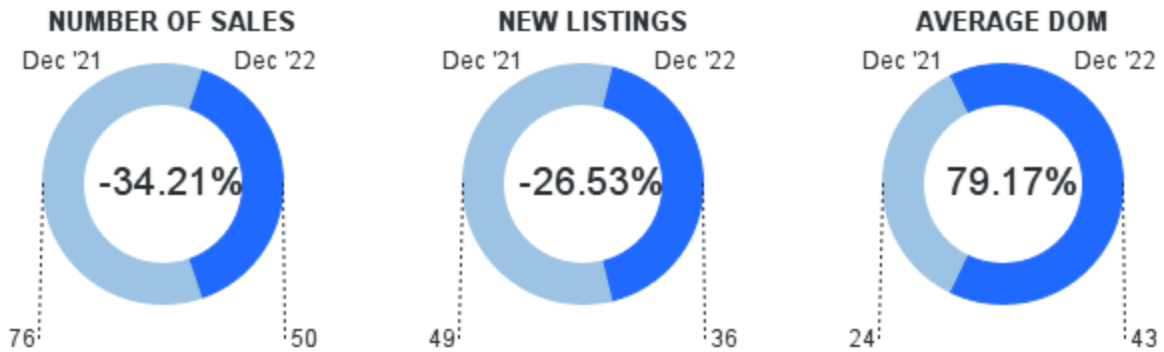


COLDWELL BANKER
REALTY

SHERMAN OAKS | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-6.06% ↓

MEDIAN SALES PRICE
ALL PROPERTY TYPES

7.84% ↑

AVERAGE SALES PRICE
ALL PROPERTY TYPES

4.12% ↑

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

14.17% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
ALL PROPERTY TYPES

■ Dec '21 ■ Dec '22

AREA REPORT

SHERMAN OAKS

FULL MARKET SUMMARY

December 2022 | All Property Types ?

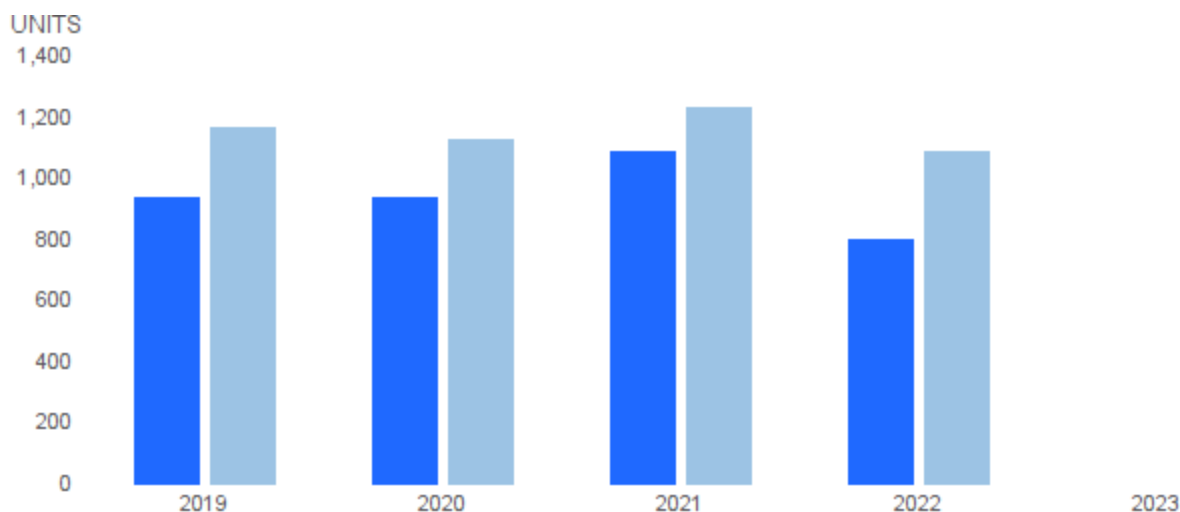
| | Month to Date | | | Year to Date | | |
|----------------------------|---------------|---------------|-----------|--------------|-------------|-----------|
| | December 2022 | December 2021 | % Change | YTD 2022 | YTD 2021 | % Change |
| New Listings | 36 | 49 | -26.53% ↓ | 1087 | 1227 | -11.41% ↓ |
| Sold Listings | 50 | 76 | -34.21% ↓ | 798 | 1086 | -26.52% ↓ |
| Median List Price (Solds) | \$1,289,500 | \$1,238,500 | 4.12% ↑ | \$1,368,450 | \$1,199,450 | 14.09% ↑ |
| Median Sold Price | \$1,252,500 | \$1,333,250 | -6.06% ↓ | \$1,425,000 | \$1,260,000 | 13.1% ↑ |
| Median Days on Market | 29 | 12 | 141.67% ↑ | 13 | 12 | 8.33% ↑ |
| Average List Price (Solds) | \$1,683,797 | \$1,474,842 | 14.17% ↑ | \$1,595,923 | \$1,376,866 | 15.91% ↑ |
| Average Sold Price | \$1,629,035 | \$1,510,538 | 7.84% ↑ | \$1,641,309 | \$1,409,921 | 16.41% ↑ |
| Average Days on Market | 43 | 24 | 79.17% ↑ | 23 | 24 | -4.17% ↓ |
| List/Sold Price Ratio | 97.4% | 103.1% | -5.58% ↓ | 103.9% | 103.2% | 0.74% ↑ |

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | All Property Types ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



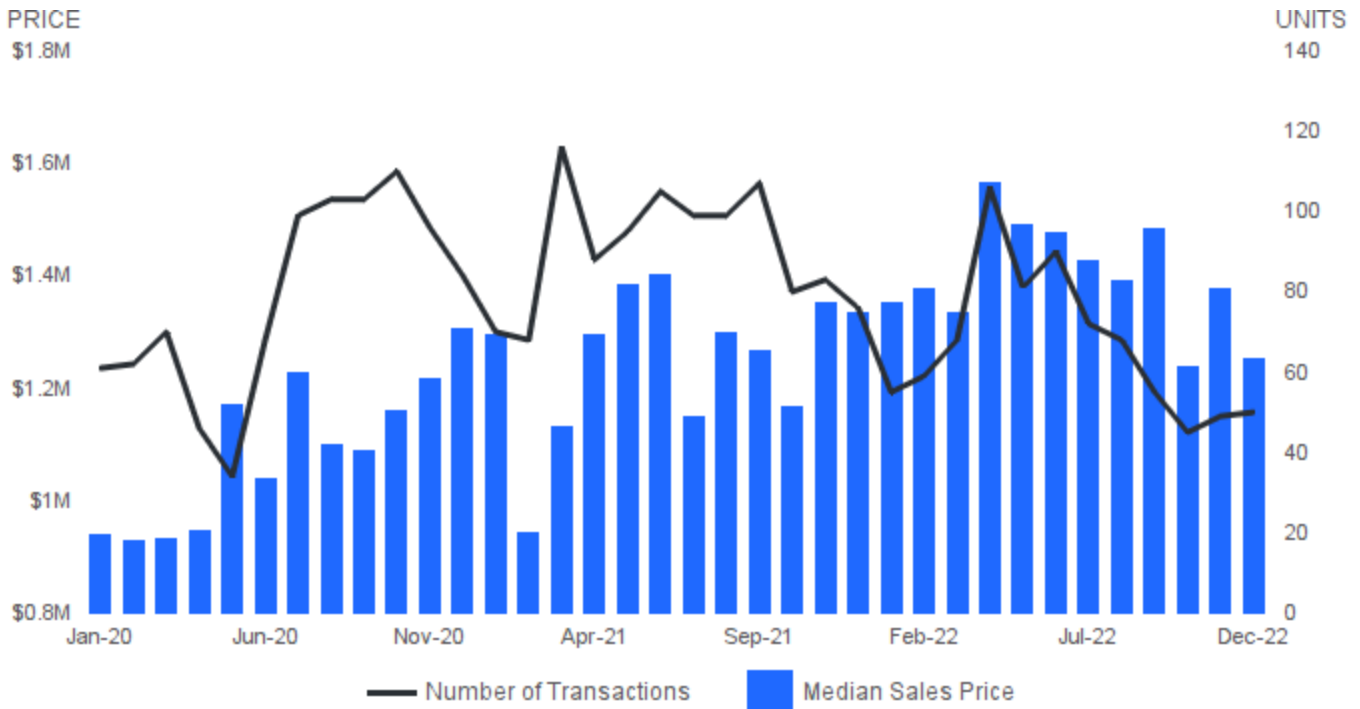
| | | | | | |
|-------------------|---------|---------|---------|---------|-----|
| Sold Properties | 934 | 936 | 1,086 | 798 | 0 |
| New Properties | 1,164 | 1,126 | 1,227 | 1,087 | 0 |
| Sold Volume | \$1.06B | \$1.21B | \$1.53B | \$1.31B | \$0 |
| Listing Volume | \$1.47B | \$1.60B | \$1.80B | \$1.86B | \$0 |
| Median Sale Price | \$1.01M | \$1.11M | \$1.26M | \$1.43M | \$0 |

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | All Property Types ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

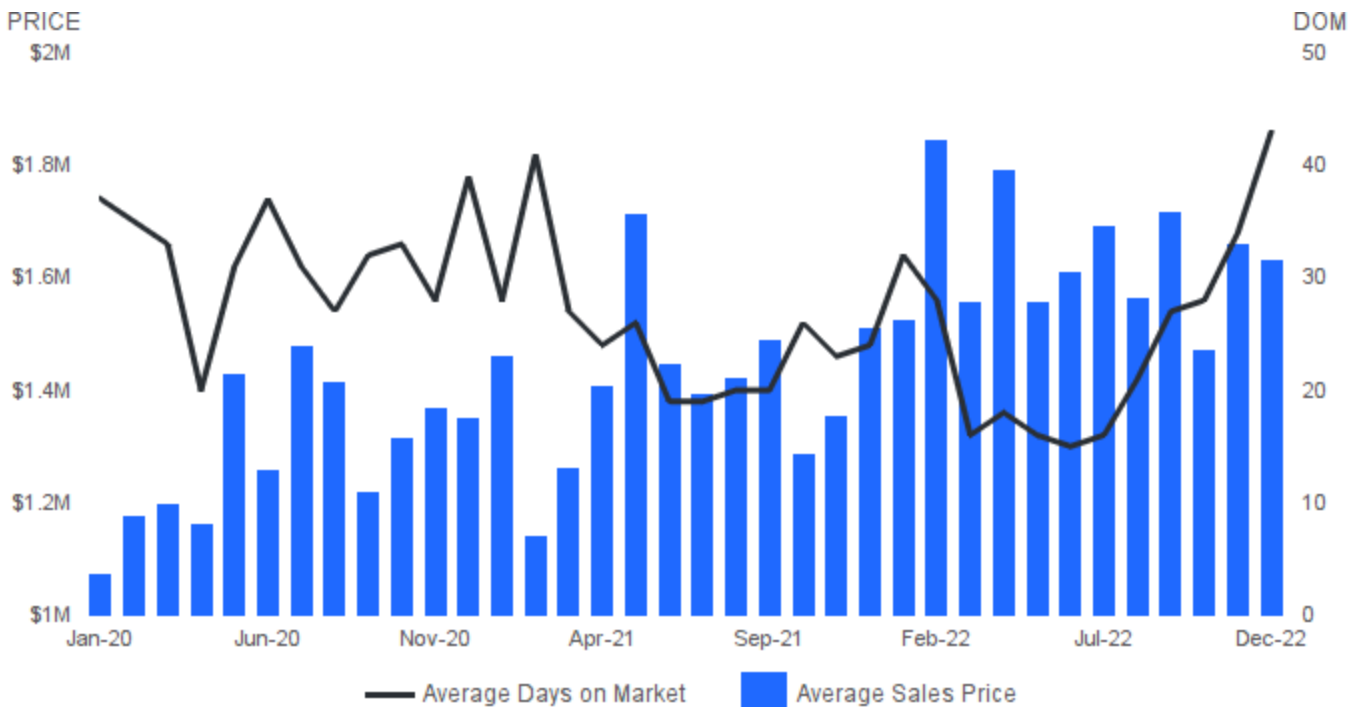


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | All Property Types ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.



AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2022 | All Property Types ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

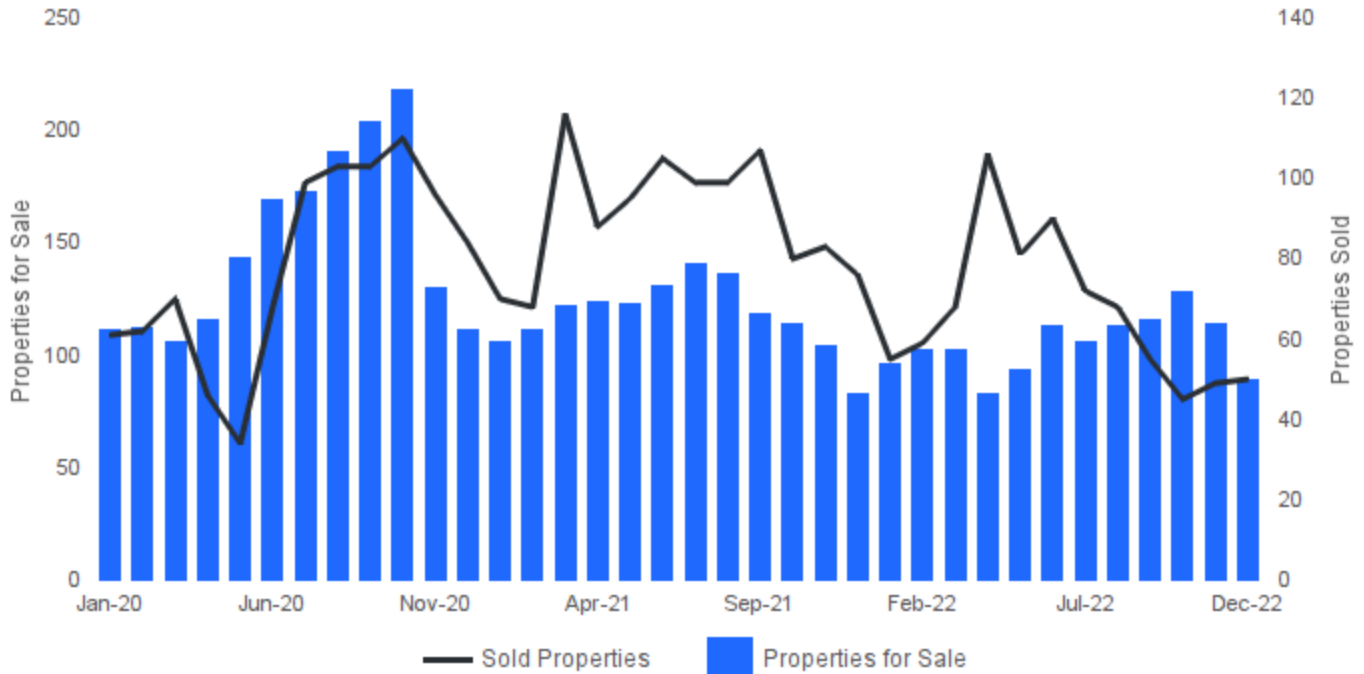


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | All Property Types ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



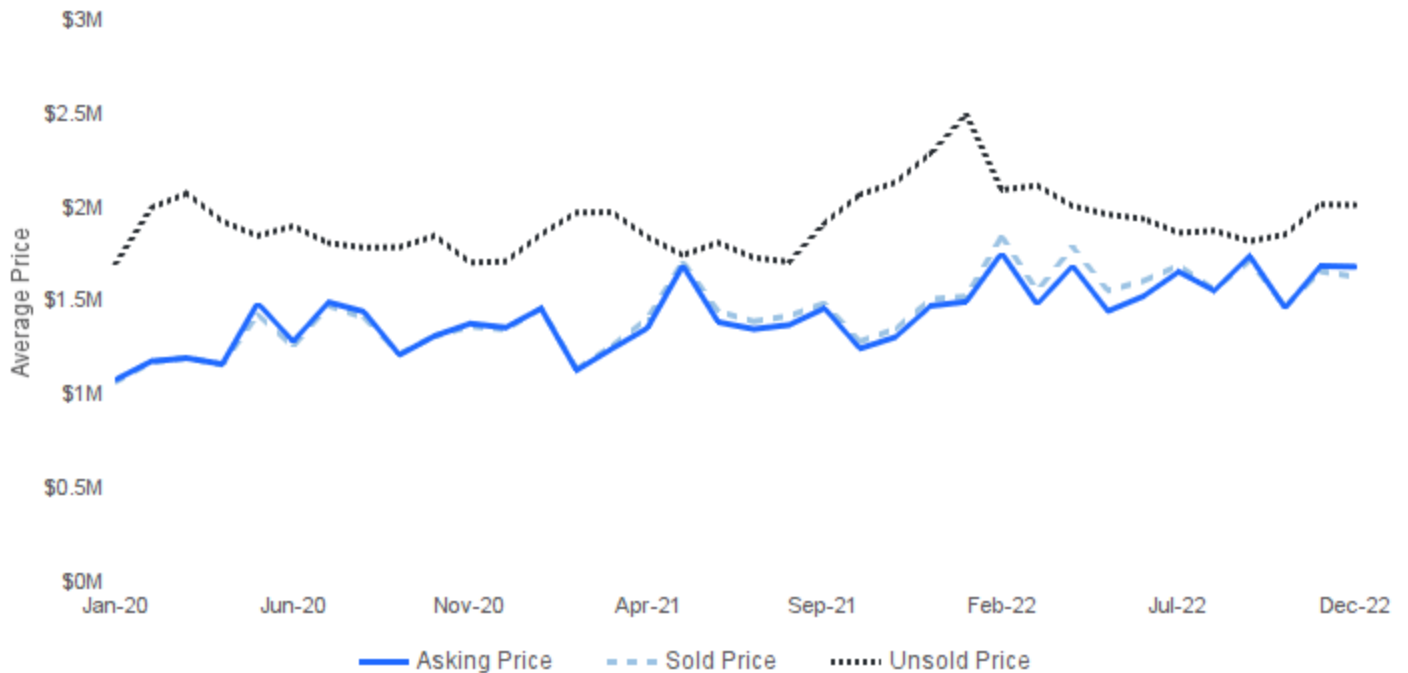
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | All Property Types ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

Sold Price | the average selling price



ABSORPTION RATE

December 2022 | All Property Types ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

Months
2



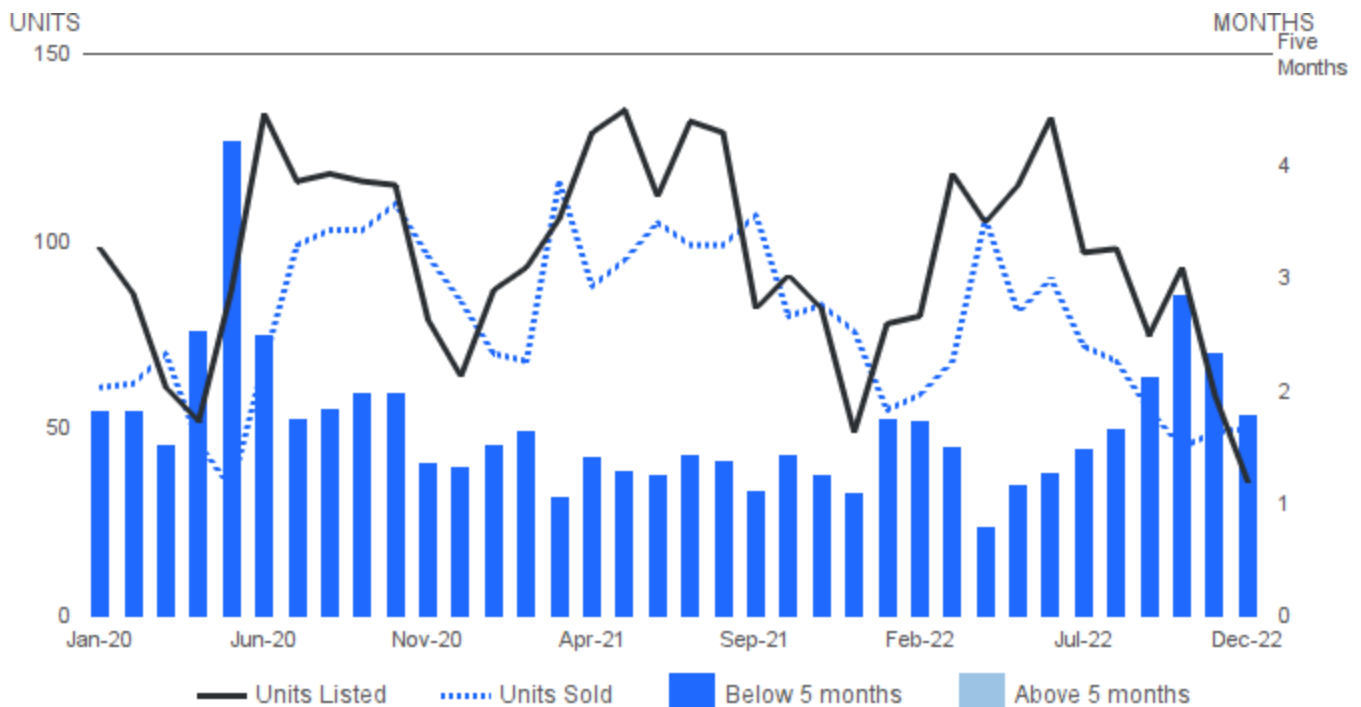
MONTHS SUPPLY OF INVENTORY

December 2022 | All Property Types ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 