AREA REPORT

STUDIO CITY

FY 2022 | ALL PROPERTY TYPES

Welcome to the Studio City 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.

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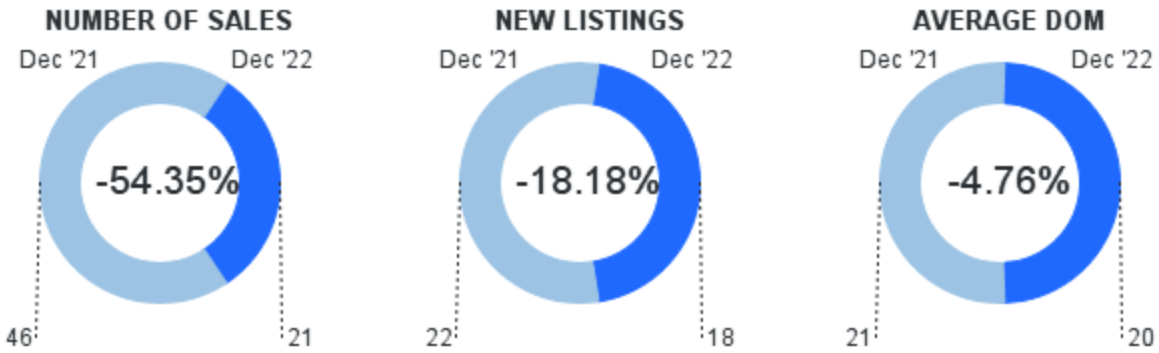
COLDWELL BANKER REALTY

STUDIO CITY | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

All Property Types



-24.10%

MEDIAN SALES PRICE
ALL PROPERTY TYPES

-17.41%

AVERAGE SALES PRICE
ALL PROPERTY TYPES

-20.57%

MEDIAN LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

-15.03%

AVERAGE LIST PRICE (SOLD LISTINGS)
ALL PROPERTY TYPES

Dec '21 Dec '22

AREA REPORT
STUDIO CITY

FULL MARKET SUMMARY

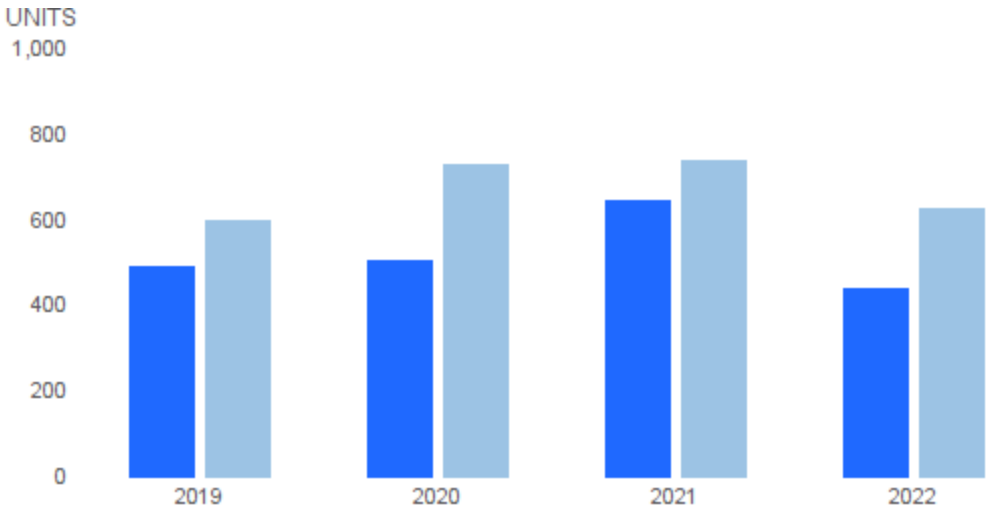
December 2022 | All Property Types

	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	18	22	-18.18%	625	736	-15.08%
Sold Listings	21	46	-54.35%	441	646	-31.73%
Median List Price (Solds)	$1,025,000	$1,290,500	-20.57%	$1,595,000	$1,475,000	8.14%
Median Sold Price	$1,025,000	$1,350,500	-24.1%	$1,600,000	$1,485,000	7.74%
Median Days on Market	12	12	0%	13	13	0%
Average List Price (Solds)	$1,402,380	$1,650,371	-15.03%	$1,848,472	$1,678,020	10.16%
Average Sold Price	$1,408,428	$1,705,353	-17.41%	$1,882,949	$1,696,281	11%
Average Days on Market	20	21	-4.76%	24	31	-22.58%
List/Sold Price Ratio	100.8%	103.5%	-2.62%	103%	101.7%	1.32%

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.

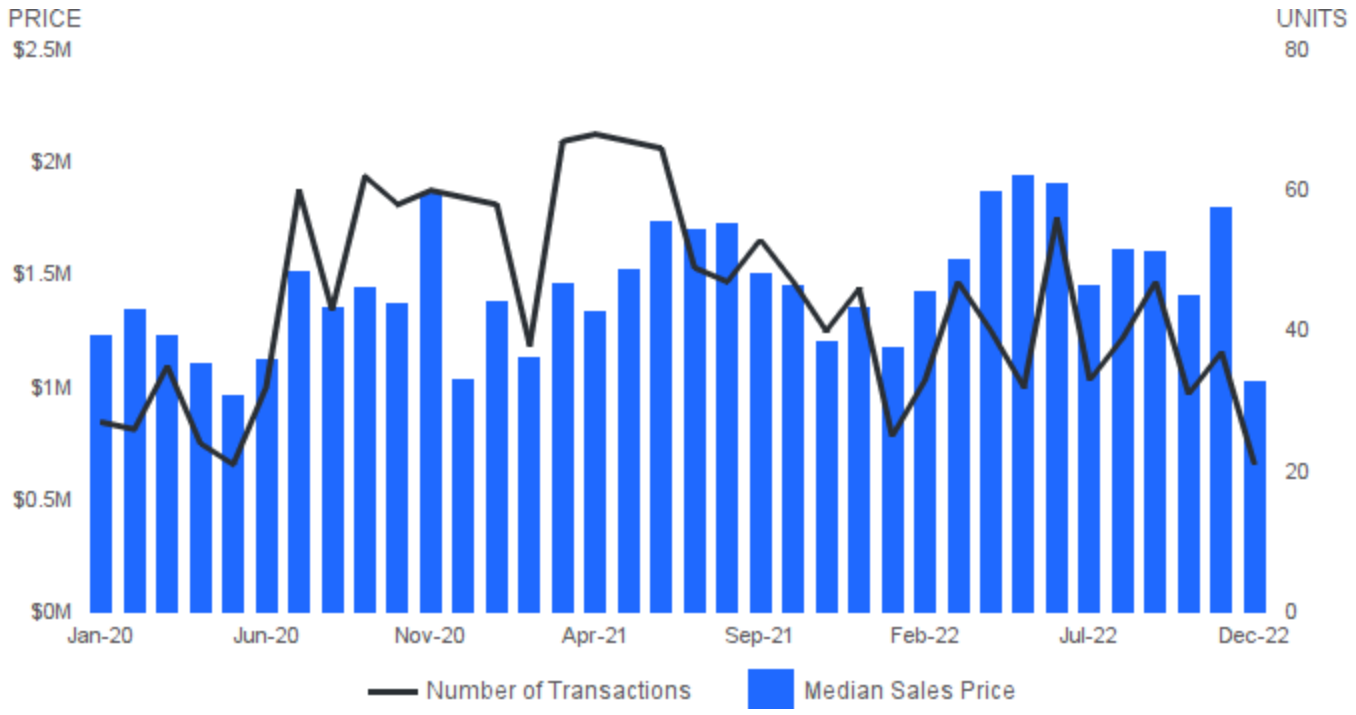


	2019	2020	2021	2022	2023
Sold Properties	489	507	646	441	0
New Properties	597	731	736	625	0
Sold Volume	$721.74M	$788.93M	$1.10B	$830.38M	$0
Listing Volume	$1.02B	$1.30B	$1.35B	$1.27B	$0
Median Sale Price	$1.23M	$1.35M	$1.49M	$1.60M	$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | All Property Types

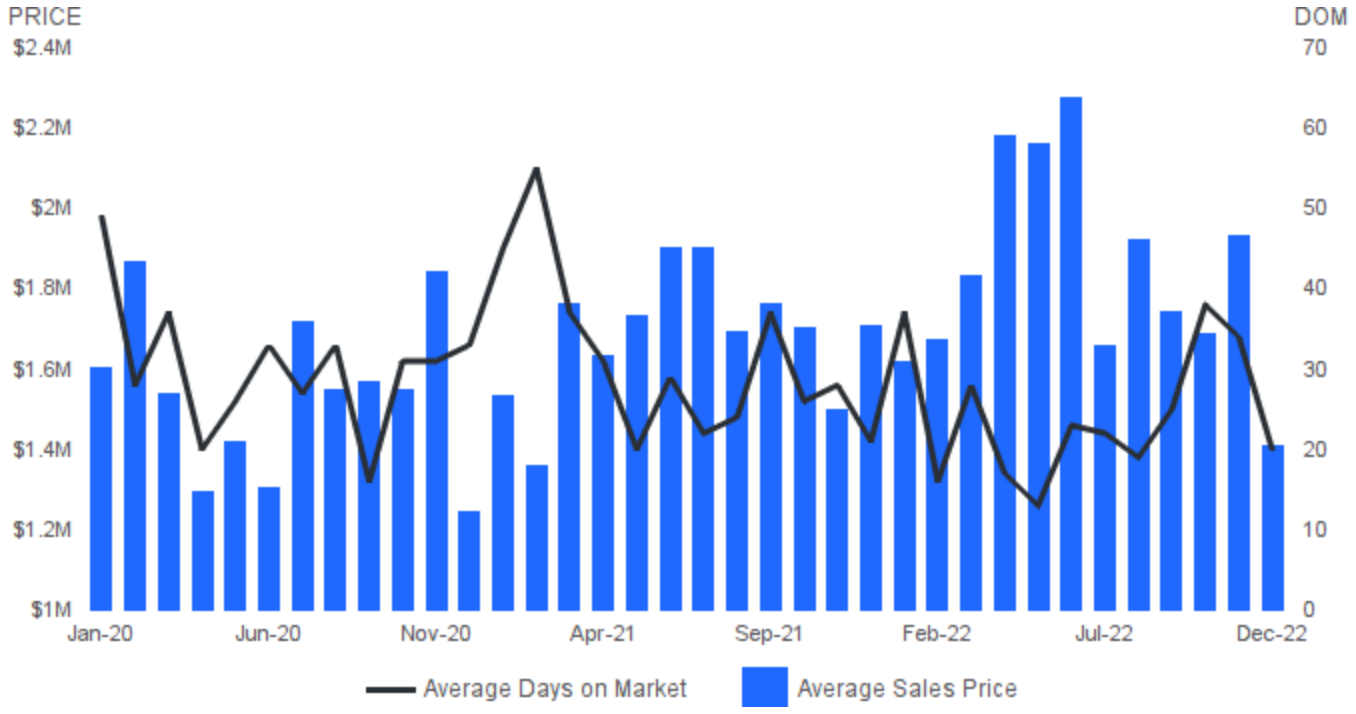
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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

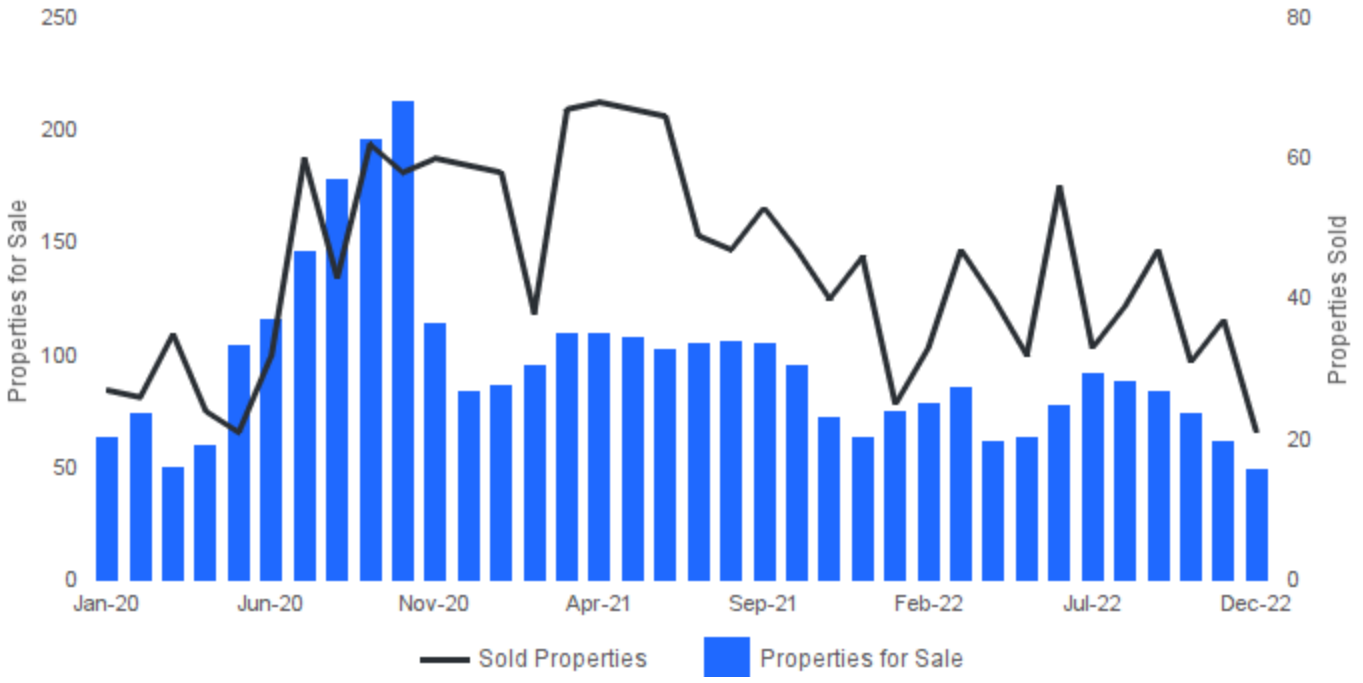
December 2022 | All Property Types

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

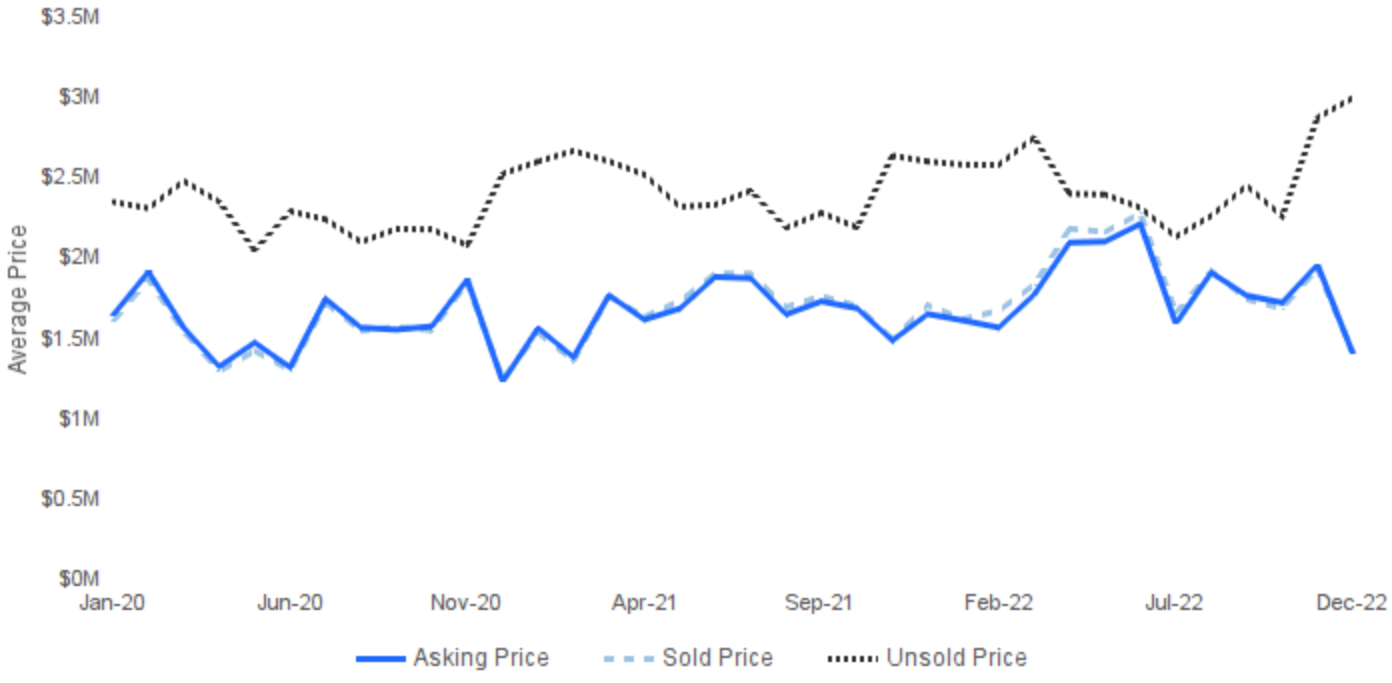
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | All Property Types

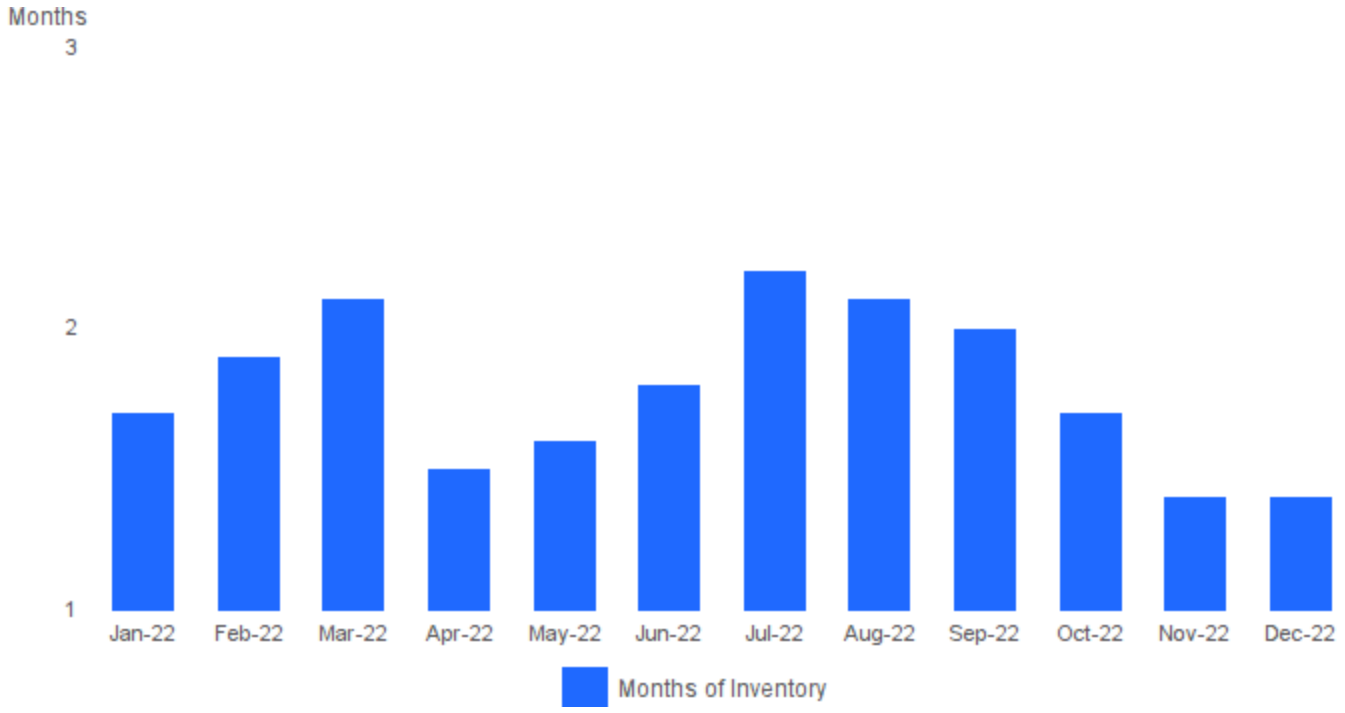
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 2022 | All Property Types

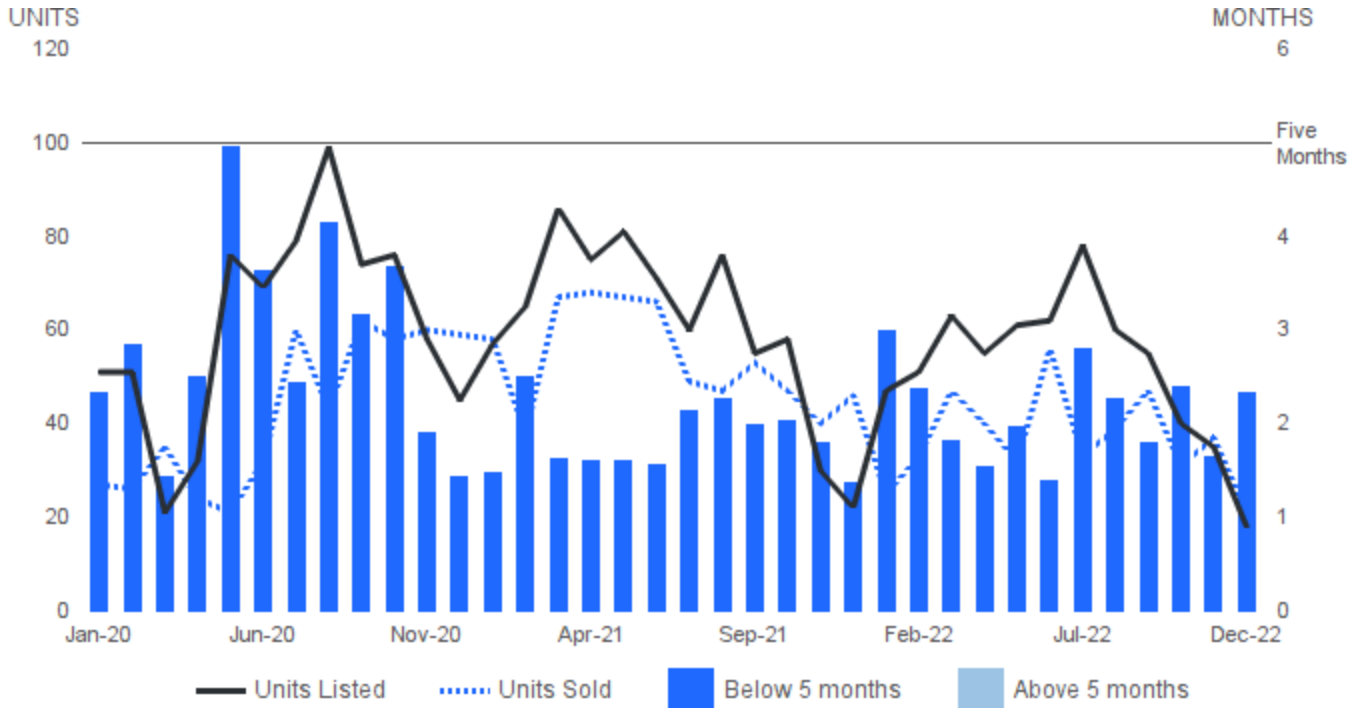
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS 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.



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