

SAN JOSE Home Sales (12/2017 vs 12/2016)

15-Month Market Trend Homes for 12/2017 compared to 12/2016, Updated 1/8/18

	2017	Change	Comment
Sale Price	\$1.201M	Increased 26%	Higher Sale Price
Avg Price/Sqft	\$657	Increased 20%	Higher Price per sqft, highest in last 15 months
Sold/List %	108%	Increased 9%	Higher Price over asking, 8% over asking, highest in 15 months
Number of Solds	346	Decreased 17%	Much fewer sold
Days on Market	20	Decreased 38%	Average sold much faster, in 20 days
Months Inventory	0.3	Decreased 41%	Very Low inventory, lowest in 15 months

- ◆ Much higher sale price with 26% increase compared to 12/2016. Price per sqft being highest in 15 months at \$657/sqft
- ◆ Average Sold\$/List\$ = 108%, which is 9% higher than 12/2016, showing more competitive pricing. Buyers willing to pay 8% over asking in San Jose. Extremely low inventory at only 0.3 month available lowest in last 15 months.



