

## SANTA CLARA CITY 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
<b>Sale Price</b>	\$1.465 M	Increased 30%	Higher Sale Price
<b>Avg Price/Sqft</b>	\$901	Increased 17%	Higher Price per sqft
<b>Sold/List %</b>	115%	Increased 12%	Higher Price over asking, 12% over asking, highest in last 15 months
<b>Number of Solds</b>	45	Increased 25%	More sold
<b>Days on Market</b>	13	Decreased 46%	Average sold in 13 days
<b>Months Inventory</b>	0.2	Decreased 51%	Very Low inventory, lowest in last 15 months

- ◆ Much higher sale price with 30% increase compared to 12/2016. Price per sqft at \$901/sqft
- ◆ Average Sold\$/List\$ = 115%, which is 12% higher than 12/2016, showing more competitive pricing. Buyers willing to pay 15% over asking in Santa Clara City. Very low inventory at only 0.2 month available, lowest in last 15 months.



