

SANTA CLARA CITY Home Sales (2/2018 vs 2/2017)

15-Month Market Trend Homes for 2/2018 compared to 2/2017, Updated 3/7/18

	2018	Change	Comment
Sale Price	\$1.685 M	Increased 56%	Higher Sale Price, highest in last 15 months
Avg Price/Sqft	\$934	Increased 22%	Higher Price per sqft,
Sold/List %	114%	Increased 8%	Higher Price over asking, 14% over asking
Number of Solds	31	Decreased 3%	Less sold
Days on Market	15	same	Average sold in 15 days
Months Inventory	0.6	Increased 20%	Very Low inventory

- ◆ Much higher sale price with 56% increase compared to last year, **highest in last 15 months**. Price per sqft at \$934/sqft,
- ◆ Average Sold\$/List\$ = 114%, which is 8% higher than last year, showing more competitive pricing. Buyers willing to pay 14% over asking in Santa Clara City. Very low inventory at only 0.6 month available.



