

SANTA CLARA CITY Home Sales (3/2018 vs 3/2017)

15-Month Market Trend Homes for 3/2018 compared to 3/2017, Updated 4/10/18

	2018	Change	Comment
Sale Price	\$1.628M	Increased 32%	Higher Sale Price
Avg Price/Sqft	\$1015	Increased 42%	Higher Price per sqft, highest in last 15 months
Sold/List %	119%	Increased 13%	Higher Price over asking, 19% over asking
Number of Solds	60	Increased 30%	More sold
Days on Market	8	Decreased 39%	Average sold in 8 days
Months Inventory	0.4	Decreased 53%	Very Low inventory

- ◆ Much higher sale price with 32% increase compared to last year. Price per sqft at \$1015/sqft, **highest in last 15 months**
- ◆ Average Sold\$/List\$ = 119%, which is 13% higher than last year, showing more competitive pricing. Buyers willing to pay 19% over asking in Santa Clara City. Very low inventory at only 0.4 month available.



