

SANTA CLARA CITY Home Sales (4/2018 vs 4/2017)

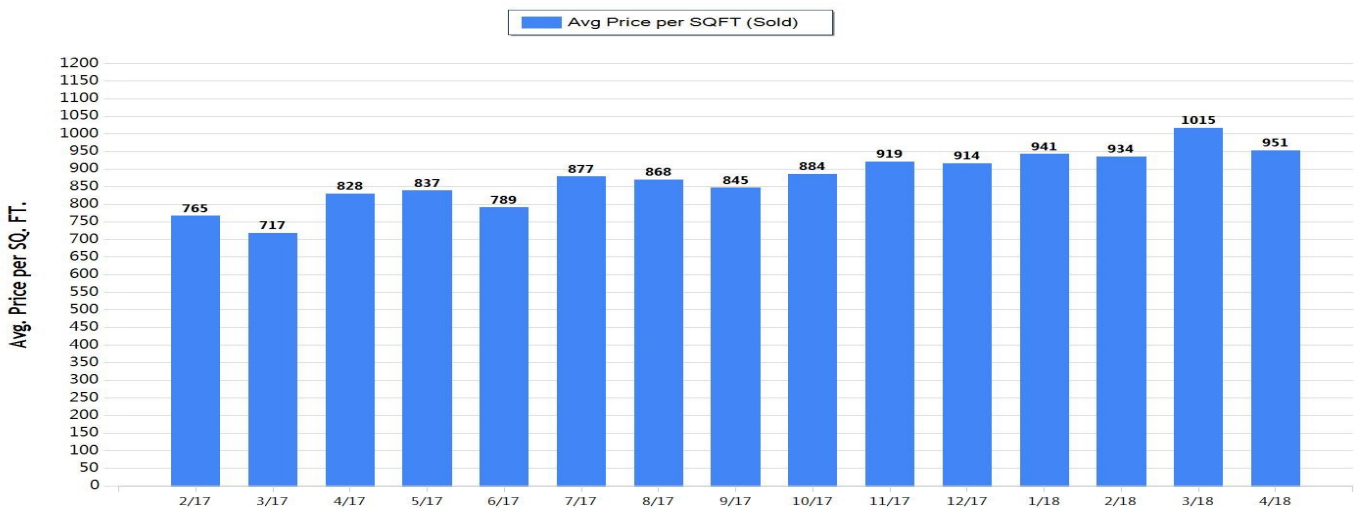
15-Month Market Trend Homes for 4/2018 compared to 4/2017, Updated 5/15/18

	2018	Change	Comment
Sale Price	\$1.643M	Increased 38%	Higher Sale Price
Avg Price/Sqft	\$951	Increased 15%	Higher Price per sqft,
Sold/List %	113%	Increased 3%	Higher Price over asking, 13% over asking
Number of Solds	50	same	
Days on Market	14	Increased 40%	Average sold in 14 days
Months Inventory	0.8	Increased 14%	Very Low inventory

- ◆ Much higher sale price with 38 %increase compared to last year. Price per sqft at \$951/sqft,
- ◆ Average Sold\$/List\$ = 113%, which is 3% higher than last year, showing more competitive pricing. Buyers willing to pay 13% over asking in Santa Clara City. Very low inventory at only 0.8 month available.



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