

SANTA CLARA CITY Home Sales (6/2018 vs 6/2017)

15-Month Market Trend Homes for 6/2018 compared to 6/2017, Updated 7/15/18

SANTA CLARA CITY	2018	Change	Comment
Sale Price	\$1.597M	Increased 26%	Higher Sale Price
Avg Price/Sqft	\$1019	Increased 29%	Higher Price per sqft,
Sold/List %	106%	Decreased 2%	Higher Price over asking, 6% over asking
Number of Solds	64	Decreased 26%	
Days on Market	14	Increased 8%	Average sold in 14 days
Months Inventory	0.9	Increased 180%	Very Low inventory

- ◆ Much higher sale price with 26% increase compared to last year. Price per sqft at \$1019/sqft,
- ◆ Average Sold\$/List\$ = 106%, which is 2% lower than last year, showing more competitive pricing. Buyers willing to pay 6% over asking in Santa Clara City. Very low inventory at only 0.9 month available.



