

## PALO ALTO Home Sales (7/2018 vs 7/2017)

15-Month Market Trend Homes for 7/2018 compared to last year, Updated 8/28/18

PALO ALTO	2018	Change	Comment
Sale Price	\$3.715M	Increased 21%	Higher sale price
Avg Price/Sqft	\$1583	Increased 12%	Higher Price per sqft
Sold/List %	102%	Decreased 1%	Higher Price over asking, 2% over asking
Number of Solds	29	Decreased 15%	Fewer number sold
Days on Market	21	Decreased 9%	Average sold in 21 days
Months Inventory	1.1	Increased 10%	Low inventory

- ◆ Higher sale price compared to last year. Price per sqft at \$1583/sqft
- ◆ Average Sold\$/List\$ = 102%, which is 1% lower than last year. Buyers willing to pay 2% over asking in Palo Alto. Low inventory at 1.1 month available.



