

## SANTA CLARA CITY Home Sales (7/2018 vs 7/2017)

15-Month Market Trend Homes for 7/2018 compared to 7/2017, Updated 8/28/18

SANTA CLARA CITY	2018	Change	Comment
Sale Price	\$1.502M	Increased 17%	Higher Sale Price
Avg Price/Sqft	\$999	Increased 14%	Higher Price per sqft,
Sold/List %	105%	Decreased 6%	Higher Price over asking, 5% over asking
Number of Solds	57	Increased 12%	More sold
Days on Market	18	Increased 13%	Average sold in 18 days
Months Inventory	0.8	similar	Very Low inventory

- ◆ Much higher sale price with 17% increase compared to last year. Price per sqft at \$999/sqft,
- ◆ Average Sold\$/List\$ = 105%, which is 6% lower than last year, showing more competitive pricing. Buyers willing to pay 5% over asking in Santa Clara City. Very low inventory at only 0.8 month available.



