

PALO ALTO Home Sales (8/2018 vs 8/2017)

15-Month Market Trend Homes for 8/2018 compared to last year, Updated 9/9/18

PALO ALTO	2018	Change	Comment
Sale Price	\$3.745M	Increased 8%	Higher sale price
Avg Price/Sqft	\$1576	Increased 7%	Higher Price per sqft
Sold/List %	106%	Increased 5%	Higher Price over asking, 6% over asking
Number of Solds	30	Decreased 12%	Fewer number sold
Days on Market	16	Decreased 39%	Average sold in 16 days
Months Inventory	1.2	Increased 93%	Low inventory

- ◆ Higher sale price compared to last year. Price per sqft at \$1576/sqft
- ◆ Average Sold\$/List\$ = 106%, which is 5% higher than last year. Buyers willing to pay 6% over asking in Palo Alto. Low inventory at 1.2 month available.



