

## SANTA CLARA CITY Home Sales (8/2018 vs 8/2017)

15-Month Market Trend Homes for 8/2018 compared to 8/2017, Updated 9/9/18

SANTA CLARA CITY	2018	Change	Comment
Sale Price	\$1.468M	Increased 7%	Higher Sale Price
Avg Price/Sqft	\$962	Increased 11%	Higher Price per sqft,
Sold/List %	101%	Increased 100%	Higher Price over asking, 1% over asking
Number of Solds	52	Decreased 27%	More sold
Days on Market	26	Deceased 9%	Average sold in 26 days
Months Inventory	0.7	Increased 124%	Very Low inventory

- ◆ Much higher sale price with 7% increase compared to last year. Price per sqft at \$962/sqft,
- ◆ Average Sold\$/List\$ = 101%, which is 100% more than last year, showing still competitive pricing. Buyers willing to pay 1% over asking in Santa Clara City. Very low inventory at only 0.7 month available.



