

SANTA CLARA CITY Home Sales (9/2018 vs 9/2017)

15-Month Market Trend Homes for 9/2018 compared to 9/2017, Updated 10/18

SANTA CLARA CITY	2018	Change	Comment
Sale Price	\$1.418M	Increased 6%	Higher Sale Price
Avg Price/Sqft	\$894	Increased 6%	Higher Price per sqft,
Sold/List %	102%	Decreased 7%	Higher Price over asking, 2% over asking
Number of Solds	32	Decreased 48%	Fewer sold
Days on Market	15	Same	Average sold in 15 days
Months Inventory	1.7	Increased 427%	Low inventory

- ◆ Higher sale price with 6% increase compared to last year. Price per sqft at \$894/sqft,
- ◆ Average Sold\$/List\$ = 102%, which is lower by 7% from last year, showing still competitive pricing. Buyers willing to pay 2% over asking in Santa Clara City. Still low inventory at only 1.7 month available.



