

SANTA CLARA CITY Home Sales (10/2018 vs 10/2017)

15-Month Market Trend Homes for 10/2018 compared to 10/2017, Updated 11/18

SANTA CLARA CITY	2018	Change	Comment
Sale Price	\$1.385M	Decreased 6%	Slightly lower Sale Price
Avg Price/Sqft	\$960	Increased 9%	Higher Price per sqft,
Sold/List %	97%	Decreased 12%	Selling lower than asking price
Number of Solds	44	Increased 10%	Few more sold
Days on Market	22	Increased 120%	Average sold in 22 days, longer time to sell
Months Inventory	1.6	Increased 400%	Low inventory still

- ◆ Slightly lower msale price with 6% decrease compared to last year. Price per sqft at \$960/sqft, which is higher.
- ◆ Average Sold\$/List\$ = 97%, which is lower by 12% from last year, showing sales under list price. Buyers willing to pay 3% less than asking in Santa Clara City. Still low inventory at only 1.6 month available.



