



Carol Lin (408)685-8811

Market Inventory

January 26, 2014

Active Listings	Nov-14			Dec-14					Jan-15			
	2	3	4	1	2	3	4	5	1	2	3	4
AREA	10-Nov	17-Nov	24-Nov	1-Dec	8-Dec	15-Dec	22-Dec	29-Dec	5-Jan	12-Jan	19-Jan	26-Jan
NWQtr1	287	269	238	224	225	228			127	150	160	187
NWQtr2	84	59	52	41	55	56			16	39	46	41
Total	371	328	290	265	280	284	0	0	143	189	206	228
SCC1	1100	1067	943	846	835	833	666	482	515	576	600	647
SCC2	352	309	265	233	221	218	176	109	107	144	166	163
Total	1452	1376	1208	1079	1056	1051	842	591	622	720	766	810

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
NWQtr1	79	56	75	69	37	40	75	45	48	19	33	40
NWQtr2	29	29	41	25	18	16	30	23	22	14	21	27
Total	108	85	116	94	55	56	105	68	70	33	54	67
SCC1	222	192	206	193	147	144	299	225	229	83	149	155
SCC2	79	75	97	85	54	67	107	98	83	44	60	70
Total	301	267	303	278	201	211	406	323	312	127	209	225

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
NWQtr1	69	64	52	60	47	57	61	26	27	44	34	35
NWQtr2	49	25	27	26	23	25	25	12	10	20	21	8
Total	118	89	79	86	70	82	86	38	37	64	55	43
SCC1	200	148	161	156	141	150	172	95	108	107	97	93
SCC2	104	67	73	64	55	52	85	45	50	45	45	31
Total	304	215	234	220	196	202	257	140	158	152	142	124

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
NWQtr1	188	234	277	335	384	363	349	365	365	346	272	
NWQtr2	56	73	81	103	115	148	126	126	115	101	73	
Total	244	307	358	438	499	511	475	491	480	447	345	0
SCC1	658	732	858	1026	1218	1276	1355	1412	1377	1281	1060	732
SCC2	227	256	269	309	343	371	411	456	426	407	326	191
Total	885	988	1127	1335	1561	1647	1766	1868	1803	1688	1386	923

CLOSINGS BY MONTH 2014-2015												
	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
NWQtr1	159	196	305	395	395	431	397	320	346	336	247	229
NWQtr2	87	108	141	179	185	163	173	180	146	164	113	103
Total	246	304	446	574	580	594	570	500	492	500	360	332
SCC1	524	557	769	975	1016	1028	1046	906	896	916	682	698
SCC2	240	285	348	413	422	410	423	378	386	394	295	313
Total	764	842	1117	1388	1438	1438	1469	1284	1282	1310	977	1011

MEDIAN PRICES 2014-2015												
	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
SCC1	\$721,000	\$800,000	\$860,000	\$900,000	\$889,444	\$903,000	\$865,000	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500
SCC2	\$495,000	\$486,000	\$523,500	\$523,750	\$545,000	\$526,750	\$530,000	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000

- Class 1 =Single Family Residence
- Class 2 =Townhomes/Condos
- SCC =Santa Clara County: Area (1-23/200-243)
- NWQtr =NorthWest of 17/101 & SouthWest of Menlo Park/101: Area (8/15-19/200-243)



Presented by: Carol Lin (408)685-8811

Week of:	10-Nov-14	17-Nov-14	24-Nov-14	1-Dec-14	8-Dec-14	15-Dec-14	5-Jan-15	12-Jan-15	19-Jan-15	26-Jan-15	Area #	
CLASS 1: SINGLE FAMILY HOMES - ACTIVE												
Gilroy/MH	1	206	204	178	160	175	174	130	136	136	129	1
Santa Teresa	2	20	20	21	17	15	15	11	13	14	13	2
Evergreen	3	81	76	70	59	53	55	33	33	31	38	3
East Valley	4	109	102	94	89	82	78	53	55	54	48	4
North Valley	5	43	40	32	30	24	24	15	14	20	24	5
Milpitas	6	34	31	24	20	16	15	12	13	19	22	6
Santa Clara	8	27	26	21	19	25	25	14	14	17	20	8
Central SJ	9	67	72	69	63	58	58	39	39	45	49	9
Willow Glen	10	41	49	39	33	42	43	19	27	20	22	10
South SJ	11	47	41	36	38	30	29	16	19	23	21	11
Blossom Vly	12	56	54	42	30	29	28	9	14	17	13	12
Almaden Vly	13	28	26	24	20	21	22	11	19	18	17	13
Cambrian	14	34	39	28	18	23	22	11	14	11	19	14
Campbell	15	21	19	23	18	20	20	10	14	15	14	15
Los Gatos	16	66	62	56	50	50	51	36	39	39	37	16
Saratoga	17	54	47	43	44	38	39	26	27	28	31	17
Cupertino	18	21	17	16	13	17	18	6	8	6	9	18
Sunnyvale	19	35	30	24	28	16	14	6	13	14	19	19
Mtn. View	200-210	9	8	6	6	7	6	6	7	8	9	200-210
Los Altos/Hills	211-214,221	32	33	31	30	34	37	15	17	25	28	211-214,221
Palo Alto	230-243	22	27	18	16	18	18	8	11	8	20	230-243
Menlo Park	300-311	23	17	14	10	12	13	13	12	15	14	300-311
Totals		1076	1040	909	811	805	804	499	558	583	616	

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CLASS 2: CONDO/TOWNHOMES - ACTIVE												
Gilroy/MH	1	23	20	12	11	9	9	5	4	3	3	1
Santa Teresa	2	8	7	7	6	4	4	4	6	5	4	2
Evergreen	3	23	24	23	22	21	21	15	18	21	20	3
East Valley	4	20	14	14	12	11	11	7	27	8	9	4
North Valley	5	26	18	14	15	14	14	1	3	7	6	5
Milpitas	6	14	14	14	11	9	9	9	7	7	7	6
Santa Clara	8	19	16	12	11	13	14	6	12	10	7	8
Central SJ	9	60	58	51	43	36	34	26	27	25	26	9
Willow Glen	10	11	9	7	8	8	7	2	4	4	6	10
South SJ	11	33	35	34	30	23	23	11	12	7	10	11
Blossom Vly	12	28	27	18	16	20	19	9	10	15	18	12
Almaden Vly	13	5	6	5	5	1	1	1	2	2	1	13
Cambrian	14	13	17	14	13	9	9	1	5	9	9	14
Campbell	15	25	15	14	10	12	12	4	8	6	4	15
Los Gatos	16	13	9	7	8	8	8	1	4	6	4	16
Saratoga	17	4	3	3	3	3	3	0	0	3	3	17
Cupertino	18	1	2	2	0	2	2	1	7	3	7	18
Sunnyvale	19	7	7	8	5	11	11	2	6	4	4	19
Mtn. View	200-210	8	2	3	0	2	2	2	3	4	8	200-210
Los Altos/Hills	211-214,221	1	1	0	0	0	0	0	0	0	2	211-214,221
Palo Alto	230-243	6	4	3	4	4	4	0	0	3	2	230-243
Menlo Park	300-311	7	7	6	5	5	5	2	4	5	5	300-311
Totals		355	315	271	238	225	222	109	169	157	165	

If your property is now listed for sale or lease, this is not intended as a solicitation of that listing.