



Carol Lin (408)685-8811

Market Inventory

February 16, 2014

Active Listings	Dec-14					Jan-15				Feb-15		
	1	2	3	4	5	1	2	3	4	1	2	3
AREA	1-Dec	8-Dec	15-Dec	22-Dec	29-Dec	5-Jan	12-Jan	19-Jan	26-Jan	2-Feb	9-Feb	16-Feb
NWQtr1	224	225	228			127	150	160	187	197	226	221
NWQtr2	41	55	56			16	39	46	41	36	45	47
Total	265	280	284	0	0	143	189	206	228	233	271	268
SCC1	846	835	833	666	482	515	576	600	647	655	709	705
SCC2	233	221	218	176	109	107	144	166	163	153	175	170
Total	1079	1056	1051	842	591	622	720	766	810	808	884	875

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
NWQtr1	69	37	40	75	45	48	19	33	40	59	59	82
NWQtr2	25	18	16	30	23	22	14	21	27	25	26	25
Total	94	55	56	105	68	70	33	54	67	84	85	107
SCC1	193	147	144	299	225	229	83	149	155	182	184	231
SCC2	85	54	67	107	98	83	44	60	70	67	76	81
Total	278	201	211	406	323	312	127	209	225	249	260	312

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
NWQtr1	60	47	57	61	26	27	44	34	35	27	30	28
NWQtr2	26	23	25	25	12	10	20	21	8	19	19	16
Total	86	70	82	86	38	37	64	55	43	46	49	44
SCC1	156	141	150	172	95	108	107	97	93	96	77	97
SCC2	64	55	52	85	45	50	45	45	31	50	43	38
Total	220	196	202	257	140	158	152	142	124	146	120	135

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
NWQtr1	188	234	277	335	384	363	349	365	365	346	272	156
NWQtr2	56	73	81	103	115	148	126	126	115	101	73	36
Total	244	307	358	438	499	511	475	491	480	447	345	192
SCC1	732	858	1026	1218	1276	1355	1412	1377	1281	1060	732	585
SCC2	256	269	309	343	371	411	456	426	407	326	191	145
Total	988	1127	1335	1561	1647	1766	1868	1803	1688	1386	923	730

CLOSINGS BY MONTH 2014-2015												
	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
NWQtr1	196	305	395	395	431	397	320	346	336	247	229	175
NWQtr2	108	141	179	185	163	173	180	146	164	113	103	85
Total	304	446	574	580	594	570	500	492	500	360	332	260
SCC1	557	769	975	1016	1028	1046	906	896	916	682	698	569
SCC2	285	348	413	422	410	423	378	386	394	295	313	242
Total	842	1117	1388	1438	1438	1469	1284	1282	1310	977	1011	811

MEDIAN PRICES 2014-2015												
	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15
SCC1	\$800,000	\$860,000	\$900,000	\$889,444	\$903,000	\$865,000	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000
SCC2	\$486,000	\$523,500	\$523,750	\$545,000	\$526,750	\$530,000	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000	\$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:	1-Dec-14	8-Dec-14	15-Dec-14	5-Jan-15	12-Jan-15	19-Jan-15	26-Jan-15	2-Feb-15	9-Feb-15	16-Feb-15	Area #	
CLASS 1: SINGLE FAMILY HOMES - ACTIVE												
Gilroy/MH	1	160	175	174	130	136	136	129	122	121	129	1
Santa Teresa	2	17	15	15	11	13	14	13	12	11	16	2
Evergreen	3	59	53	55	33	33	31	38	46	39	39	3
East Valley	4	89	82	78	53	55	54	48	50	48	51	4
North Valley	5	30	24	24	15	14	20	24	20	24	28	5
Milpitas	6	20	16	15	12	13	19	22	20	21	18	6
Santa Clara	8	19	25	25	14	14	17	20	21	23	24	8
Central SJ	9	63	58	58	39	39	45	49	41	48	49	9
Willow Glen	10	33	42	43	19	27	20	22	28	37	37	10
South SJ	11	38	30	29	16	19	23	21	20	22	20	11
Blossom Vly	12	30	29	28	9	14	17	13	28	30	27	12
Almaden Vly	13	20	21	22	11	19	18	17	19	28	28	13
Cambrian	14	18	23	22	11	14	11	19	20	26	15	14
Campbell	15	18	20	20	10	14	15	14	13	19	19	15
Los Gatos	16	50	50	51	36	39	39	37	44	56	52	16
Saratoga	17	44	38	39	26	27	28	31	36	38	42	17
Cupertino	18	13	17	18	6	8	6	9	10	15	12	18
Sunnyvale	19	28	16	14	6	13	14	19	19	22	17	19
Mtn. View	200-210	6	7	6	6	7	8	9	10	10	10	200-210
Los Altos/Hills	211-214,221	30	34	37	15	17	25	28	28	28	25	211-214,221
Palo Alto	230-243	16	18	18	8	11	8	20	16	15	20	230-243
Menlo Park	300-311	10	12	13	13	12	15	14	14	20	16	300-311
Totals		811	805	804	499	558	583	616	637	701	694	

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CLASS 2: CONDO/TOWNHOMES - ACTIVE												
Gilroy/MH	1	11	9	9	5	4	3	3	4	5	6	1
Santa Teresa	2	6	4	4	4	6	5	4	4	3	7	2
Evergreen	3	22	21	21	15	18	21	20	18	16	11	3
East Valley	4	12	11	11	7	27	8	9	7	8	8	4
North Valley	5	15	14	14	1	3	7	6	3	6	9	5
Milpitas	6	11	9	9	9	7	7	7	7	10	10	6
Santa Clara	8	11	13	14	6	12	10	7	4	8	10	8
Central SJ	9	43	36	34	26	27	25	26	24	30	25	9
Willow Glen	10	8	8	7	2	4	4	6	5	6	6	10
South SJ	11	30	23	23	11	12	7	10	13	15	11	11
Blossom Vly	12	16	20	19	9	10	15	18	20	18	20	12
Almaden Vly	13	5	1	1	1	2	2	1	2	2	3	13
Cambrian	14	13	9	9	1	5	9	9	10	11	7	14
Campbell	15	10	12	12	4	8	6	4	11	11	9	15
Los Gatos	16	8	8	8	1	4	6	4	6	4	4	16
Saratoga	17	3	3	3	0	0	3	3	2	1	1	17
Cupertino	18	0	2	2	1	7	3	7	4	4	6	18
Sunnyvale	19	5	11	11	2	6	4	4	2	6	6	19
Mtn. View	200-210	0	2	2	2	3	4	8	4	7	6	200-210
Los Altos/Hills	211-214,221	0	0	0	0	0	0	2	1	1	1	211-214,221
Palo Alto	230-243	4	4	4	0	0	3	2	2	3	4	230-243
Menlo Park	300-311	5	5	5	2	4	5	5	5	6	3	300-311
Totals		238	225	222	109	169	157	165	158	181	173	

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