



Carol Lin (408)685-8811

Market Inventory

May 4, 2014

Active Listings	Feb-15			Mar-15				Apr-15				
	3	4	1	2	3	4	5	1	2	3	4	1
AREA	16-Feb	23-Feb	2-Mar	9-Mar	16-Mar	23-Mar	30-Mar	6-Apr	13-Apr	20-Apr	27-Apr	4-May
NWQtr1	221	236	248	269	251	246	296	264	293	332	345	380
NWQtr2	47	58	47	64	62	55	69	57	74	74	78	105
<b>Total</b>	<b>268</b>	<b>294</b>	<b>295</b>	<b>333</b>	<b>313</b>	<b>301</b>	<b>365</b>	<b>321</b>	<b>367</b>	<b>406</b>	<b>423</b>	<b>485</b>
SCC1	705	731	778	810	815	840	895	838	923	963	963	1022
SCC2	170	182	181	201	200	169	193	162	193	218	221	246
<b>Total</b>	<b>875</b>	<b>913</b>	<b>959</b>	<b>1011</b>	<b>1015</b>	<b>1009</b>	<b>1088</b>	<b>1000</b>	<b>1116</b>	<b>1181</b>	<b>1184</b>	<b>1268</b>

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4
NWQtr1	82	75	88	85	99	103	87	111	80	100	102	107
NWQtr2	25	28	43	29	41	38	32	42	34	39	41	41
<b>Total</b>	<b>107</b>	<b>103</b>	<b>131</b>	<b>114</b>	<b>140</b>	<b>141</b>	<b>119</b>	<b>153</b>	<b>114</b>	<b>139</b>	<b>143</b>	<b>148</b>
SCC1	231	202	239	250	290	275	285	287	225	271	275	278
SCC2	81	78	94	89	105	111	87	109	88	93	110	105
<b>Total</b>	<b>312</b>	<b>280</b>	<b>333</b>	<b>339</b>	<b>395</b>	<b>386</b>	<b>372</b>	<b>396</b>	<b>313</b>	<b>364</b>	<b>385</b>	<b>383</b>

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4
NWQtr1	28	51	65	52	72	67	85	83	72	77	78	87
NWQtr2	16	14	20	25	31	34	22	26	34	26	23	39
<b>Total</b>	<b>44</b>	<b>65</b>	<b>85</b>	<b>77</b>	<b>103</b>	<b>101</b>	<b>107</b>	<b>109</b>	<b>106</b>	<b>103</b>	<b>101</b>	<b>126</b>
SCC1	97	120	159	144	166	172	186	210	209	214	196	245
SCC2	38	47	52	54	59	71	69	79	75	65	64	88
<b>Total</b>	<b>135</b>	<b>167</b>	<b>211</b>	<b>198</b>	<b>225</b>	<b>243</b>	<b>255</b>	<b>289</b>	<b>284</b>	<b>279</b>	<b>260</b>	<b>333</b>

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15
NWQtr1	335	384	363	349	365	365	346	272	156	220	262	308
NWQtr2	103	115	148	126	126	115	101	73	36	47	59	71
<b>Total</b>	<b>438</b>	<b>499</b>	<b>511</b>	<b>475</b>	<b>491</b>	<b>480</b>	<b>447</b>	<b>345</b>	<b>192</b>	<b>267</b>	<b>321</b>	<b>379</b>
SCC1	1218	1276	1355	1412	1377	1281	1060	732	585	700	828	922
SCC2	343	371	411	456	426	407	326	191	145	170	189	198
<b>Total</b>	<b>1561</b>	<b>1647</b>	<b>1766</b>	<b>1868</b>	<b>1803</b>	<b>1688</b>	<b>1386</b>	<b>923</b>	<b>730</b>	<b>870</b>	<b>1017</b>	<b>1120</b>

CLOSINGS BY MONTH 2014-2015												
	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15
NWQtr1	395	431	397	320	346	336	247	229	175	193	324	403
NWQtr2	185	163	173	180	146	164	113	103	85	74	139	146
<b>Total</b>	<b>580</b>	<b>594</b>	<b>570</b>	<b>500</b>	<b>492</b>	<b>500</b>	<b>360</b>	<b>332</b>	<b>260</b>	<b>267</b>	<b>463</b>	<b>549</b>
SCC1	1016	1028	1046	906	896	916	682	698	569	522	841	1075
SCC2	422	410	423	378	386	394	295	313	242	206	334	377
<b>Total</b>	<b>1438</b>	<b>1438</b>	<b>1469</b>	<b>1284</b>	<b>1282</b>	<b>1310</b>	<b>977</b>	<b>1011</b>	<b>811</b>	<b>728</b>	<b>1175</b>	<b>1452</b>

MEDIAN PRICES 2014-2015												
	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15
SCC1	\$889,444	\$903,000	\$865,000	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000	\$925,000	\$930,000	\$965,500
SCC2	\$545,000	\$526,750	\$530,000	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000	\$505,000	\$545,000	\$665,000	\$572,500

- 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)

INVENTORY ANALYSIS

5/4/2015



Presented by: Carol Lin (408)685-8811

Week of:		2-Mar-15	9-Mar-15	16-Mar-15	23-Mar-15	30-Mar-15	6-Apr-15	13-Apr-15	20-Apr-15	27-Apr-15	4-May-15	Area #
<b>CLASS 1: SINGLE FAMILY HOMES - ACTIVE</b>												
Gilroy/MH	1	135	128	140	140	142	143	144	160	156	154	1
Santa Teresa	2	14	22	20	17	19	14	20	19	14	17	2
Evergreen	3	50	55	51	63	62	65	67	65	59	64	3
East Valley	4	49	56	65	66	63	67	67	62	70	68	4
North Valley	5	29	21	27	31	34	33	35	33	34	38	5
Milpitas	6	16	20	21	25	17	16	19	16	16	25	6
Santa Clara	8	32	25	17	18	31	22	25	28	32	32	8
Central SJ	9	49	59	54	49	47	49	49	56	55	53	9
Willow Glen	10	45	43	43	46	46	35	47	43	41	49	10
South SJ	11	21	21	20	28	21	27	29	29	30	32	11
Blossom Vly	12	39	29	31	34	50	31	33	37	35	31	12
Almaden Vly	13	29	24	26	32	37	32	40	37	33	34	13
Cambrian	14	22	29	32	31	27	29	43	34	34	33	14
Campbell	15	19	28	29	28	29	23	28	24	28	43	15
Los Gatos	16	60	66	56	55	56	66	66	67	67	76	16
Saratoga	17	40	44	47	43	47	52	52	63	69	68	17
Cupertino	18	15	26	20	18	18	20	20	28	31	30	18
Sunnyvale	19	25	20	24	20	28	19	31	41	36	31	19
Mtn. View	200-210	13	12	9	12	9	7	10	12	4	10	200-210
Los Altos/Hills	211-214,221	27	28	30	31	41	28	38	38	43	55	211-214,221
Palo Alto	230-243	17	20	19	21	36	27	23	31	35	35	230-243
Menlo Park	300-311	16	17	21	17	14	13	20	23	24	32	300-311
<b>Totals</b>		<b>762</b>	<b>793</b>	<b>802</b>	<b>825</b>	<b>874</b>	<b>818</b>	<b>906</b>	<b>946</b>	<b>946</b>	<b>1010</b>	

Week of:		2-Mar-15	9-Mar-15	16-Mar-15	23-Mar-15	30-Mar-15	6-Apr-15	13-Apr-15	20-Apr-15	27-Apr-15	4-May-15	Area #
<b>CLASS 2: CONDO/TOWNHOMES - ACTIVE</b>												
Gilroy/MH	1	5	7	5	4	4	5	4	11	8	3	1
Santa Teresa	2	5	7	11	11	7	6	5	7	4	6	2
Evergreen	3	15	12	11	10	15	11	17	17	18	20	3
East Valley	4	7	8	7	7	7	4	2	6	6	10	4
North Valley	5	15	12	12	5	11	11	10	12	18	12	5
Milpitas	6	7	6	9	10	10	10	11	10	11	15	6
Santa Clara	8	8	14	18	11	10	14	16	10	11	26	8
Central SJ	9	28	30	28	18	23	23	25	22	26	27	9
Willow Glen	10	5	4	4	7	5	4	4	6	8	8	10
South SJ	11	20	21	19	11	14	12	19	21	17	15	11
Blossom Vly	12	17	19	23	23	18	17	14	25	18	19	12
Almaden Vly	13	2	3	2	1	2	0	0	3	2	1	13
Cambrian	14	7	7	6	4	6	2	8	3	3	3	14
Campbell	15	8	10	9	6	9	10	13	13	14	16	15
Los Gatos	16	2	4	3	5	8	1	6	6	4	4	16
Saratoga	17	3	2	2	2	1	2	1	4	4	5	17
Cupertino	18	8	5	5	3	7	6	7	8	9	8	18
Sunnyvale	19	4	7	7	7	10	7	12	17	18	20	19
Mtn. View	200-210	6	12	8	10	15	13	8	0	11	14	200-210
Los Altos/Hills	211-214,221	6	6	4	4	4	5	5	6	4	5	211-214,221
Palo Alto	230-243	2	4	6	7	5	4	6	4	3	7	230-243
Menlo Park	300-311	6	6	4	7	6	4	3	4	5	5	300-311
<b>Totals</b>		<b>186</b>	<b>206</b>	<b>203</b>	<b>173</b>	<b>197</b>	<b>171</b>	<b>196</b>	<b>215</b>	<b>222</b>	<b>249</b>	

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