



Carol Lin (408)685-8811

Market Inventory

August 3, 2015

Active Listings	May-15			Jun-15				Jul-15				Aug-15
	2	3	4	1	2	3	4	1	2	3	4	1
AREA	11-May	18-May	25-May	8-Jun	15-Jun	22-Jun	29-Jun	6-Jul	13-Jul	20-Jul	27-Jul	3-Aug
NWQtr1	408	347	375	361	353	379	393	313	392	404	412	394
NWQtr2	109	84	91	117	109	95	112	81	106	102	111	99
<b>Total</b>	<b>517</b>	<b>431</b>	<b>466</b>	<b>478</b>	<b>462</b>	<b>474</b>	<b>505</b>	<b>394</b>	<b>498</b>	<b>506</b>	<b>523</b>	<b>493</b>
SCC1	1142	1074	1126	1105	1120	1191	1205	1029	1249	1284	1249	1231
SCC2	277	227	267	279	265	255	306	251	304	292	309	286
<b>Total</b>	<b>1419</b>	<b>1301</b>	<b>1393</b>	<b>1384</b>	<b>1385</b>	<b>1446</b>	<b>1511</b>	<b>1280</b>	<b>1553</b>	<b>1576</b>	<b>1558</b>	<b>1517</b>

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	5/11	5/18	5/25	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
NWQtr1	104	124	88	110	113	79	82	101	51	106	102	89
NWQtr2	55	53	34	47	51	53	44	46	20	43	34	50
<b>Total</b>	<b>159</b>	<b>177</b>	<b>122</b>	<b>157</b>	<b>164</b>	<b>132</b>	<b>126</b>	<b>147</b>	<b>71</b>	<b>149</b>	<b>136</b>	<b>139</b>
SCC1	277	299	263	318	289	236	261	275	174	294	303	257
SCC2	110	119	85	121	102	113	99	110	72	107	108	118
<b>Total</b>	<b>387</b>	<b>418</b>	<b>348</b>	<b>439</b>	<b>391</b>	<b>349</b>	<b>360</b>	<b>385</b>	<b>246</b>	<b>401</b>	<b>411</b>	<b>375</b>

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	5/11	5/18	5/25	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
NWQtr1	82	96	110	75	93	94	78	77	83	82	74	70
NWQtr2	29	41	42	42	45	44	42	33	39	36	33	40
<b>Total</b>	<b>111</b>	<b>137</b>	<b>152</b>	<b>117</b>	<b>138</b>	<b>138</b>	<b>120</b>	<b>110</b>	<b>122</b>	<b>118</b>	<b>107</b>	<b>110</b>
SCC1	224	235	228	204	223	220	224	204	232	213	198	197
SCC2	76	98	86	89	96	79	103	80	88	81	64	95
<b>Total</b>	<b>300</b>	<b>333</b>	<b>314</b>	<b>293</b>	<b>319</b>	<b>299</b>	<b>327</b>	<b>284</b>	<b>320</b>	<b>294</b>	<b>262</b>	<b>292</b>

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
NWQtr1	363	349	365	365	346	272	156	220	262	308	374	372
NWQtr2	148	126	126	115	101	73	36	47	59	71	101	108
<b>Total</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>	<b>475</b>	<b>480</b>
SCC1	1355	1412	1377	1281	1060	732	585	700	828	922	1059	1155
SCC2	411	456	426	407	326	191	145	170	189	198	248	276
<b>Total</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>	<b>1307</b>	<b>1431</b>

CLOSINGS BY MONTH 2014-2015												
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
NWQtr1	397	320	346	336	247	229	175	193	324	403	405	434
NWQtr2	173	180	146	164	113	103	85	74	139	146	164	210
<b>Total</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>	<b>569</b>	<b>644</b>
SCC1	1046	906	896	916	682	698	569	522	841	1075	1028	1134
SCC2	423	378	386	394	295	313	242	206	334	377	392	462
<b>Total</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>	<b>1420</b>	<b>1596</b>

MEDIAN PRICES 2014-2015												
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
SCC1	\$865,000	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000	\$925,000	\$930,000	\$960,000	\$993,000	\$1,000,000
SCC2	\$530,000	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000	\$505,000	\$545,000	\$569,240	\$565,000	\$620,000	\$650,000

- 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)



Referral Realty

Presented by: Carol Lin (408)685-8811

Week of:	1-Jun-15	8-Jun-15	15-Jun-15	22-Jun-15	29-Jun-15	6-Jul-15	13-Jul-15	20-Jul-15	27-Jul-15	3-Aug-15	Area #	
<b>CLASS 1: SINGLE FAMILY HOMES - ACTIVE</b>												
Gilroy/MH	1	166	155	165	169	166	160	180	189	177	177	1
Santa Teresa	2	11	19	18	17	17	18	24	28	35	27	2
Evergreen	3	79	84	84	92	96	87	99	93	97	92	3
East Valley	4	79	87	84	88	87	85	99	95	86	91	4
North Valley	5	51	48	47	45	50	38	55	52	49	51	5
Milpitas	6	32	26	28	40	38	30	28	35	29	26	6
Santa Clara	8	34	25	28	35	40	21	41	44	50	49	8
Central SJ	9	51	56	54	53	60	48	49	64	63	74	9
Willow Glen	10	61	60	51	62	58	51	72	72	60	61	10
South SJ	11	38	35	50	58	44	44	45	50	51	48	11
Blossom Vly	12	39	50	54	53	50	39	55	62	63	65	12
Almaden Vly	13	50	45	44	46	46	39	45	44	47	41	13
Cambrian	14	50	42	48	48	45	36	61	61	47	51	14
Campbell	15	32	32	33	30	31	19	31	36	32	32	15
Los Gatos	16	75	74	76	80	76	66	71	79	73	76	16
Saratoga	17	69	74	66	66	69	64	70	69	83	70	17
Cupertino	18	38	37	33	43	38	33	41	43	45	48	18
Sunnyvale	19	28	32	31	31	43	33	46	38	38	40	19
Mtn. View	200-210	16	12	13	12	15	11	17	10	9	13	200-210
Los Altos/Hills	211-214,221	44	43	44	50	51	39	43	51	51	38	211-214,221
Palo Alto	230-243	32	32	29	32	30	28	32	34	30	27	230-243
Menlo Park	300-311	30	30	30	34	28	20	25	26	22	23	300-311
<b>Totals</b>		<b>1105</b>	<b>1098</b>	<b>1110</b>	<b>1184</b>	<b>1178</b>	<b>1009</b>	<b>1229</b>	<b>1275</b>	<b>1237</b>	<b>1220</b>	

Week of:	1-Jun-15	8-Jun-15	15-Jun-15	22-Jun-15	29-Jun-15	6-Jul-15	13-Jul-15	20-Jul-15	27-Jul-15	3-Aug-15	Area #	
<b>CLASS 2: CONDO/TOWNHOMES - ACTIVE</b>												
Gilroy/MH	1	7	4	6	9	11	9	5	7	10	6	1
Santa Teresa	2	4	4	7	3	7	4	6	5	4	6	2
Evergreen	3	20	22	23	21	23	24	29	25	25	24	3
East Valley	4	9	10	12	13	20	17	18	19	22	18	4
North Valley	5	15	17	9	15	22	15	21	24	23	19	5
Milpitas	6	19	11	9	12	15	14	11	15	16	16	6
Santa Clara	8	22	21	17	23	29	20	33	22	18	18	8
Central SJ	9	35	30	34	30	38	34	35	33	33	32	9
Willow Glen	10	10	8	9	7	7	3	3	1	5	6	10
South SJ	11	19	23	21	20	23	24	30	27	20	23	11
Blossom Vly	12	26	21	14	21	18	18	23	23	24	27	12
Almaden Vly	13	1	2	2	1	1	1	4	4	3	3	13
Cambrian	14	8	8	8	6	8	6	10	6	11	7	14
Campbell	15	13	17	23	14	13	15	15	18	20	21	15
Los Gatos	16	3	6	9	9	5	3	4	4	6	3	16
Saratoga	17	6	6	6	6	3	3	4	3	4	3	17
Cupertino	18	10	16	12	6	10	6	6	8	14	12	18
Sunnyvale	19	14	19	12	9	17	11	16	18	23	18	19
Mtn. View	200-210	13	17	16	13	22	14	17	18	18	14	200-210
Los Altos/Hills	211-214,221	5	5	5	7	5	3	2	2	4	6	211-214,221
Palo Alto	230-243	5	10	9	8	8	6	9	9	5	4	230-243
Menlo Park	300-311	6	6	3	2	3	6	8	7	9	7	300-311
<b>Totals</b>		<b>270</b>	<b>283</b>	<b>266</b>	<b>255</b>	<b>308</b>	<b>256</b>	<b>309</b>	<b>298</b>	<b>317</b>	<b>293</b>	

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