



Carol Lin (408)685-8811

Market Inventory

August 24, 2015

Active Listings	Jun-15				Jul-15				Aug-15			
	1	2	3	4	1	2	3	4	1	2	3	4
AREA	8-Jun	15-Jun	22-Jun	29-Jun	6-Jul	13-Jul	20-Jul	27-Jul	3-Aug	10-Aug	17-Aug	24-Aug
NWQtr1	361	353	379	393	313	392	404	412	394	399	403	418
NWQtr2	117	109	95	112	81	106	102	111	99	104	111	113
Total	478	462	474	505	394	498	506	523	493	503	514	531
SCC1	1105	1120	1191	1205	1029	1249	1284	1249	1231	1264	1261	1277
SCC2	279	265	255	306	251	304	292	309	286	308	324	319
Total	1384	1385	1446	1511	1280	1553	1576	1558	1517	1572	1585	1596

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
NWQtr1	110	113	79	82	101	51	106	102	89	72	75	78
NWQtr2	47	51	53	44	46	20	43	34	50	33	32	30
Total	157	164	132	126	147	71	149	136	139	105	107	108
SCC1	318	289	236	261	275	174	294	303	257	227	258	239
SCC2	121	102	113	99	110	72	107	108	118	82	88	102
Total	439	391	349	360	385	246	401	411	375	309	346	341

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
NWQtr1	75	93	94	78	77	83	82	74	70	59	71	75
NWQtr2	42	45	44	42	33	39	36	33	40	32	24	28
Total	117	138	138	120	110	122	118	107	110	91	95	103
SCC1	204	223	220	224	204	232	213	198	197	157	201	198
SCC2	89	96	79	103	80	88	81	64	95	75	68	80
Total	293	319	299	327	284	320	294	262	292	232	269	278

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15
NWQtr1	349	365	365	346	272	156	220	262	308	374	372	380
NWQtr2	126	126	115	101	73	36	47	59	71	101	108	100
Total	475	491	480	447	345	192	267	321	379	475	480	480
SCC1	1412	1377	1281	1060	732	585	700	828	922	1059	1155	1203
SCC2	456	426	407	326	191	145	170	189	198	248	276	289
Total	1868	1803	1688	1386	923	730	870	1017	1120	1307	1431	1492

CLOSINGS BY MONTH 2014-2015												
	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15
NWQtr1	320	346	336	247	229	175	193	324	403	405	434	394
NWQtr2	180	146	164	113	103	85	74	139	146	164	210	191
Total	500	492	500	360	332	260	267	463	549	569	644	585
SCC1	906	896	916	682	698	569	522	841	1075	1028	1134	1115
SCC2	378	386	394	295	313	242	206	334	377	392	462	436
Total	1284	1282	1310	977	1011	811	728	1175	1452	1420	1596	1551

MEDIAN PRICES 2014-2015												
	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15
SCC1	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000	\$925,000	\$930,000	\$960,000	\$993,000	\$1,000,000	\$965,000
SCC2	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000	\$505,000	\$545,000	\$569,240	\$565,000	\$620,000	\$ 650,000	\$635,000

- 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:	22-Jun-15	29-Jun-15	6-Jul-15	13-Jul-15	20-Jul-15	27-Jul-15	3-Aug-15	10-Aug-15	17-Aug-15	24-Aug-15	Area #	
CLASS 1: SINGLE FAMILY HOMES - ACTIVE												
Gilroy/MH	1	169	166	160	180	189	177	177	176	177	180	1
Santa Teresa	2	17	17	18	24	28	35	27	25	24	32	2
Evergreen	3	92	96	87	99	93	97	92	97	101	104	3
East Valley	4	88	87	85	99	95	86	91	100	100	106	4
North Valley	5	45	50	38	55	52	49	51	44	46	39	5
Milpitas	6	40	38	30	28	35	29	26	30	33	38	6
Santa Clara	8	35	40	21	41	44	50	49	58	58	65	8
Central SJ	9	53	60	48	49	64	63	74	81	80	79	9
Willow Glen	10	62	58	51	72	72	60	61	64	60	60	10
South SJ	11	58	44	44	45	50	51	48	48	46	51	11
Blossom Vly	12	53	50	39	55	62	63	65	71	68	58	12
Almaden Vly	13	46	46	39	45	44	47	41	45	38	32	13
Cambrian	14	48	45	36	61	61	47	51	52	52	51	14
Campbell	15	30	31	19	31	36	32	32	40	45	42	15
Los Gatos	16	80	76	66	71	79	73	76	69	69	66	16
Saratoga	17	66	69	64	70	69	83	70	63	59	68	17
Cupertino	18	43	38	33	41	43	45	48	46	48	50	18
Sunnyvale	19	31	43	33	46	38	38	40	41	41	35	19
Mtn. View	200-210	12	15	11	17	10	9	13	13	14	16	200-210
Los Altos/Hills	211-214,221	50	51	39	43	51	51	38	43	47	48	211-214,221
Palo Alto	230-243	32	30	28	32	34	30	27	26	22	29	230-243
Menlo Park	300-311	34	28	20	25	26	22	23	19	22	25	300-311
Totals	1184	1178	1009	1229	1275	1237	1220	1251	1250	1274		

Week of:	22-Jun-15	29-Jun-15	6-Jul-15	13-Jul-15	20-Jul-15	27-Jul-15	3-Aug-15	10-Aug-15	17-Aug-15	24-Aug-15	Area #	
CLASS 2: CONDO/TOWNHOMES - ACTIVE												
Gilroy/MH	1	9	11	9	5	10	6	8	10	8	1	
Santa Teresa	2	3	7	4	6	5	4	6	6	4	2	
Evergreen	3	21	23	24	29	25	25	24	21	22	25	3
East Valley	4	13	20	17	18	19	22	18	18	19	18	4
North Valley	5	15	22	15	21	24	23	19	17	15	15	5
Milpitas	6	12	15	14	11	15	16	16	20	18	17	6
Santa Clara	8	23	29	20	33	22	18	18	21	15	18	8
Central SJ	9	30	38	34	35	33	33	32	42	49	47	9
Willow Glen	10	7	7	3	3	1	5	6	4	4	4	10
South SJ	11	20	23	24	30	27	20	23	33	35	25	11
Blossom Vly	12	21	18	18	23	23	24	27	22	18	20	12
Almaden Vly	13	1	1	1	4	4	3	3	3	5	6	13
Cambrian	14	6	8	6	10	6	11	7	8	12	13	14
Campbell	15	14	13	15	15	18	20	21	19	20	18	15
Los Gatos	16	9	5	3	4	4	6	3	3	4	6	16
Saratoga	17	6	3	3	4	3	4	3	2	3	5	17
Cupertino	18	6	10	6	6	8	14	12	15	16	14	18
Sunnyvale	19	9	17	11	16	18	23	18	22	24	26	19
Mtn. View	200-210	13	22	14	17	18	18	14	12	16	13	200-210
Los Altos/Hills	211-214,221	7	5	3	2	2	4	6	5	3	2	211-214,221
Palo Alto	230-243	8	8	6	9	9	5	4	5	11	12	230-243
Menlo Park	300-311	2	3	6	8	7	9	7	8	7	3	300-311
Totals	255	308	256	309	298	317	293	314	330	318		

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