



Carol Lin (408) 685-8811

Market Inventory

September 21, 2015

Active Listings	Jul-15				Aug-15					Sep-15		
	1	2	3	4	1	2	3	4	5	1	2	3
AREA	6-Jul	13-Jul	20-Jul	27-Jul	3-Aug	10-Aug	17-Aug	24-Aug	31-Aug	7-Sep	14-Sep	21-Sep
NWQtr1	313	392	404	412	394	399	403	418	418	384	437	466
NWQtr2	81	106	102	111	99	104	111	113	119	114	140	148
<b>Total</b>	<b>394</b>	<b>498</b>	<b>506</b>	<b>523</b>	<b>493</b>	<b>503</b>	<b>514</b>	<b>531</b>	<b>537</b>	<b>498</b>	<b>577</b>	<b>614</b>
SCC1	1029	1249	1284	1249	1231	1264	1261	1277	1286	1234	1336	1367
SCC2	251	304	292	309	286	308	324	319	322	300	350	344
<b>Total</b>	<b>1280</b>	<b>1553</b>	<b>1576</b>	<b>1558</b>	<b>1517</b>	<b>1572</b>	<b>1585</b>	<b>1596</b>	<b>1608</b>	<b>1534</b>	<b>1686</b>	<b>1711</b>

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
NWQtr1	101	51	106	102	89	72	75	78	91	75	49	77
NWQtr2	46	20	43	34	50	33	32	30	32	25	26	37
<b>Total</b>	<b>147</b>	<b>71</b>	<b>149</b>	<b>136</b>	<b>139</b>	<b>105</b>	<b>107</b>	<b>108</b>	<b>123</b>	<b>100</b>	<b>75</b>	<b>114</b>
SCC1	275	174	294	303	257	227	258	239	253	213	182	219
SCC2	110	72	107	108	118	82	88	102	94	77	68	101
<b>Total</b>	<b>385</b>	<b>246</b>	<b>401</b>	<b>411</b>	<b>375</b>	<b>309</b>	<b>346</b>	<b>341</b>	<b>347</b>	<b>290</b>	<b>250</b>	<b>320</b>

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
NWQtr1	77	83	82	74	70	59	71	75	82	63	48	56
NWQtr2	33	39	36	33	40	32	24	28	32	27	17	35
<b>Total</b>	<b>110</b>	<b>122</b>	<b>118</b>	<b>107</b>	<b>110</b>	<b>91</b>	<b>95</b>	<b>103</b>	<b>114</b>	<b>90</b>	<b>65</b>	<b>91</b>
SCC1	204	232	213	198	197	157	201	198	210	150	152	173
SCC2	80	88	81	64	95	75	68	80	81	56	59	77
<b>Total</b>	<b>284</b>	<b>320</b>	<b>294</b>	<b>262</b>	<b>292</b>	<b>232</b>	<b>269</b>	<b>278</b>	<b>291</b>	<b>206</b>	<b>211</b>	<b>250</b>

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
NWQtr1	365	365	346	272	156	220	262	308	374	372	380	406
NWQtr2	126	115	101	73	36	47	59	71	101	108	100	109
<b>Total</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>	<b>480</b>	<b>515</b>
SCC1	1377	1281	1060	732	585	700	828	922	1059	1155	1203	1264
SCC2	426	407	326	191	145	170	189	198	248	276	289	312
<b>Total</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>	<b>1576</b>

CLOSINGS BY MONTH 2014-2015												
	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
NWQtr1	346	336	247	229	175	193	324	403	405	434	394	360
NWQtr2	146	164	113	103	85	74	139	146	164	210	191	153
<b>Total</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>	<b>585</b>	<b>513</b>
SCC1	896	916	682	698	569	522	841	1075	1028	1134	1115	968
SCC2	386	394	295	313	242	206	334	377	392	462	436	406
<b>Total</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>	<b>1374</b>

MEDIAN PRICES 2014-2015												
	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15
SCC1	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000	\$925,000	\$930,000	\$960,000	\$993,000	\$1,000,000	\$ 965,000	\$975,000
SCC2	\$535,000	\$550,000	\$566,000	\$505,000	\$505,000	\$545,000	\$569,240	\$565,000	\$620,000	\$ 650,000	\$ 635,000	\$615,000

- 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:		20-Jul-15	27-Jul-15	3-Aug-15	10-Aug-15	17-Aug-15	24-Aug-15	31-Aug-15	7-Sep-15	14-Sep-15	21-Sep-15	Area #
<b>CLASS 1: SINGLE FAMILY HOMES - ACTIVE</b>												
Gilroy/MH	1	189	177	177	176	177	180	183	190	198	200	1
Santa Teresa	2	28	35	27	25	24	32	30	30	26	19	2
Evergreen	3	93	97	92	97	101	104	105	101	107	109	3
East Valley	4	95	86	91	100	100	106	104	99	102	98	4
North Valley	5	52	49	51	44	46	39	42	50	57	63	5
Milpitas	6	35	29	26	30	33	38	45	46	48	39	6
Santa Clara	8	44	50	49	58	58	65	71	63	64	67	8
Central SJ	9	64	63	74	81	80	79	81	78	68	68	9
Willow Glen	10	72	60	61	64	60	60	51	46	56	60	10
South SJ	11	50	51	48	48	46	51	53	49	50	46	11
Blossom Vly	12	62	63	65	71	68	58	60	58	61	61	12
Almaden Vly	13	44	47	41	45	38	32	33	28	36	40	13
Cambrian	14	61	47	51	52	52	51	52	46	53	57	14
Campbell	15	36	32	32	40	45	42	39	46	50	52	15
Los Gatos	16	79	73	76	69	69	66	68	58	65	75	16
Saratoga	17	69	83	70	63	59	68	62	63	69	67	17
Cupertino	18	43	45	48	46	48	50	44	34	39	43	18
Sunnyvale	19	38	38	40	41	41	35	37	33	36	42	19
Mtn. View	200-210	10	9	13	13	14	16	18	15	17	22	200-210
Los Altos/Hills	211-214,221	51	51	38	43	47	48	46	43	54	59	211-214,221
Palo Alto	230-243	34	30	27	26	22	29	33	29	43	40	230-243
Menlo Park	300-311	26	22	23	19	22	25	19	26	29	32	300-311
<b>Totals</b>		<b>1275</b>	<b>1237</b>	<b>1220</b>	<b>1251</b>	<b>1250</b>	<b>1274</b>	<b>1276</b>	<b>1231</b>	<b>1328</b>	<b>1359</b>	

Week of:		20-Jul-15	27-Jul-15	3-Aug-15	10-Aug-15	17-Aug-15	24-Aug-15	31-Aug-15	7-Sep-15	14-Sep-15	21-Sep-15	Area #
<b>CLASS 2: CONDO/TOWNHOMES - ACTIVE</b>												
Gilroy/MH	1	7	10	6	8	10	8	4	5	10	5	1
Santa Teresa	2	5	4	6	6	4	3	2	3	2	2	2
Evergreen	3	25	25	24	21	22	25	22	18	21	19	3
East Valley	4	19	22	18	18	19	18	19	17	15	17	4
North Valley	5	24	23	19	17	15	15	12	9	18	19	5
Milpitas	6	15	16	16	20	18	17	16	14	14	19	6
Santa Clara	8	22	18	18	21	15	18	18	23	26	32	8
Central SJ	9	33	33	32	42	49	47	50	46	46	40	9
Willow Glen	10	1	5	6	4	4	4	4	3	3	6	10
South SJ	11	27	20	23	33	35	25	31	30	29	28	11
Blossom Vly	12	23	24	27	22	18	20	23	25	31	24	12
Almaden Vly	13	4	3	3	3	5	6	5	4	5	5	13
Cambrian	14	6	11	7	8	12	13	11	10	14	11	14
Campbell	15	18	20	21	19	20	18	18	16	19	19	15
Los Gatos	16	4	6	3	3	4	6	3	6	9	8	16
Saratoga	17	3	4	3	2	3	5	5	4	5	4	17
Cupertino	18	8	14	12	15	16	14	14	12	13	15	18
Sunnyvale	19	18	23	18	22	24	26	27	21	29	31	19
Mtn. View	200-210	18	18	14	12	16	13	18	19	26	25	200-210
Los Altos/Hills	211-214,221	2	4	6	5	3	2	1	1	0	2	211-214,221
Palo Alto	230-243	9	5	4	5	11	12	15	12	13	12	230-243
Menlo Park	300-311	7	9	7	8	7	3	5	5	8	9	300-311
<b>Totals</b>		<b>298</b>	<b>317</b>	<b>293</b>	<b>314</b>	<b>330</b>	<b>318</b>	<b>323</b>	<b>303</b>	<b>356</b>	<b>352</b>	

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