



Market Inventory

January 29, 2018

	Nov-17			Dec-17				Jan-18				
Active Listings	2	3	4	1	2	3	4	1	2	3	4	5
AREA	13-Nov	20-Nov	27-Nov	4-Dec	11-Dec	18-Dec	25-Dec	1-Jan	8-Jan	15-Jan	22-Jan	29-Jan
NWQtr1	257	211	169	196	176	149	107	97	117	150	164	160
NWQtr2	43	42	22	36	33	22	7	8	14	32	39	40
Total	300	253	191	232	209	171	114	105	131	182	203	200
SCC1	631	555	432	493	460	396	295	267	323	396	437	419
SCC2	116	93	64	98	97	58	23	21	44	73	100	97
Total	747	648	496	591	557	454	318	288	367	469	537	516

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29
NWQtr1	61	89	85	27	76	49	36	13	10	28	52	66
NWQtr2	27	30	37	13	22	21	20	7	1	8	27	30
Total	88	119	122	40	98	70	56	20	11	36	79	96
SCC1	168	202	233	93	178	156	119	50	54	85	147	183
SCC2	56	70	103	45	60	64	49	13	15	26	58	72
Total	224	272	336	138	238	220	168	63	69	111	205	255

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29
NWQtr1	63	78	53	81	70	53	51	44	34	37	21	14
NWQtr2	25	32	33	21	28	22	20	24	9	15	14	14
Total	88	110	86	102	98	75	71	68	43	52	35	28
SCC1	166	183	137	203	178	147	139	123	85	108	86	73
SCC2	54	66	72	69	58	57	41	48	25	38	36	30
Total	220	249	209	272	236	204	180	171	110	146	122	103

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
NWQtr1	190	248	285	304	361	338	307	296	279	258	216	157
NWQtr2	40	71	79	86	86	92	80	65	73	64	38	24
Total	230	319	364	390	447	430	387	361	352	322	254	181
SCC1	522	628	725	839	935	946	852	791	733	661	557	411
SCC2	169	215	232	331	279	254	261	205	165	142	96	69
Total	691	843	957	1170	1214	1200	1113	996	898	803	653	480

CLOSINGS BY MONTH 2016-2017												
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
NWQtr1	148	279	324	341	433	477	379	362	354	324	324	271
NWQtr2	76	126	147	144	168	182	149	171	134	171	130	113
Total	224	405	471	485	601	659	528	533	488	495	454	384
SCC1	488	736	812	864	1121	1231	1062	1028	938	897	827	741
SCC2	220	314	376	360	443	473	378	430	358	381	328	255
Total	708	1050	1188	1224	1564	1704	1440	1458	1296	1278	1155	996

MEDIAN PRICES 2016-2017												
	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17
SCC1	\$ 927,500	\$ 1,100,000	\$ 1,129,000	\$ 1,160,000	\$ 1,190,000	\$ 1,165,000	\$ 1,163,000	\$ 1,150,000	\$ 1,172,579	\$ 1,210,000	\$ 1,287,000	\$ 1,300,000
SCC2	\$ 634,807	\$ 685,000	\$ 697,500	\$ 718,000	\$ 710,000	\$ 740,000	\$ 730,375	\$ 753,500	\$ 720,000	\$ 758,000	\$ 770,000	\$ 805,500

- Class 1 =Single Family Residence
- Class 2 =Townhomes/Condos
- SCC =Santa Clara County: **Search By County**
- NWQtr =NorthWest of 17/101 & SouthWest of Menlo Park/101: Area (8/15-19/ 200-209/ 211-214/ 221/ 230-243)

30 yrs fixed	453,100	679,650	Jumbo (2M)
	4	4.25	4.25
5 yr ARM			
	3.5	3.375	3.375