



Market Inventory

February 19, 2018

Active Listings	Dec-17				Jan-18					Feb-18		
	1	2	3	4	1	2	3	4	5	1	2	3
AREA	4-Dec	11-Dec	18-Dec	25-Dec	1-Jan	8-Jan	15-Jan	22-Jan	29-Jan	5-Feb	12-Feb	19-Feb
NWQtr1	196	176	149	107	97	117	150	164	160	160	180	192
NWQtr2	36	33	22	7	8	14	32	39	40	37	53	40
Total	232	209	171	114	105	131	182	203	200	197	233	232
SCC1	493	460	396	295	267	323	396	437	419	390	475	483
SCC2	98	97	58	23	21	44	73	100	97	97	132	95
Total	591	557	454	318	288	367	469	537	516	487	607	578

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19
NWQtr1	27	76	49	36	13	10	28	52	66	62	63	72
NWQtr2	13	22	21	20	7	1	8	27	30	28	27	37
Total	40	98	70	56	20	11	36	79	96	90	90	109
SCC1	93	178	156	119	50	54	85	147	183	181	144	202
SCC2	45	60	64	49	13	15	26	58	72	67	66	98
Total	138	238	220	168	63	69	111	205	255	248	210	300

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19
NWQtr1	81	70	53	51	44	34	37	21	14	25	38	42
NWQtr2	21	28	22	20	24	9	15	14	14	10	14	18
Total	102	98	75	71	68	43	52	35	28	35	52	60
SCC1	203	178	147	139	123	85	108	86	73	87	102	118
SCC2	69	58	57	41	48	25	38	36	30	29	36	47
Total	272	236	204	180	171	110	146	122	103	116	138	165

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18
NWQtr1	248	285	304	361	338	307	296	279	258	216	157	138
NWQtr2	71	79	86	86	92	80	65	73	64	38	24	27
Total	319	364	390	447	430	387	361	352	322	254	181	165
SCC1	628	725	839	935	946	852	791	733	661	557	411	368
SCC2	215	232	331	279	254	261	205	165	142	96	69	67
Total	843	957	1170	1214	1200	1113	996	898	803	653	480	435

CLOSINGS BY MONTH 2016-2017												
	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18
NWQtr1	279	324	341	433	477	379	362	354	324	324	271	142
NWQtr2	126	147	144	168	182	149	171	134	171	130	113	64
Total	405	471	485	601	659	528	533	488	495	454	384	206
SCC1	736	812	864	1121	1231	1062	1028	938	897	827	741	471
SCC2	314	376	360	443	473	378	430	358	381	328	255	170
Total	1050	1188	1224	1564	1704	1440	1458	1296	1278	1155	996	641

MEDIAN PRICES 2016-2017												
	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18
SCC1	\$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	\$1,169,000
SCC2	\$685,000	\$697,500	\$718,000	\$710,000	\$740,000	\$730,375	\$753,500	\$720,000	\$758,000	\$770,000	\$805,500	\$757,500

- 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)

	453,100	6,795,650	Jumbo
30-YR FIXED	4.25	4.375	4.375
5-YR ARM	3.625	3.625	3.625