

## Gary's Vital Real Estate Statistics

Santa Clara County Single Family Homes

	Month End Oct. 2012	Month End Sept. 2012	1 Year Ago Oct. 2011	12 Month Change	
				Units	%
<b>For Sale (number of homes)</b>	1,022	1,195	2,149	(1,127)	-52.4%
Pending Sale (no. of homes)	1,922	2,025	2,455	(533)	-21.7%
Average List Price	\$868,293	\$805,664	\$729,428		
<b>Average Sales Price</b>	\$890,000	\$825,000	\$725,051	\$ 164,949	22.7%
List Price to Sales Price Ratio	102.5%	102.4%	99.4%		
Average Time it Takes to Sell	45 days	35 days	84 days		
Closed Sales	1,026	930	1,047	(21)	-2.0%
<b>Closed Sales Year-to-Date</b>	11,634	10,608	9,079	2,555	28.1%
Months Supply*	0.9	1.5	2.2		
30 Yr. Fixed-Rate Mortgage, Conforming	3.250%	3.500%	4.250%		
Prime Interest Rate	3.25%	3.25%	3.25%		

\* Calculation: Total Active Listings divided by the average number of sales per month from the previous 6 months

Data Source: Realtor MLS Database. These figures are believed to be accurate but cannot be guaranteed.

*Thinking about buying or selling? Contact me today for specific data in your target area.*