



Market Inventory

May 7, 2018

Active Listings	Feb-18		Mar-18				Apr-18					May-18
	3	4	1	2	3	4	1	2	3	4	5	1
AREA	19-Feb	26-Feb	5-Mar	12-Mar	19-Mar	26-Mar	2-Apr	9-Apr	16-Apr	23-Apr	30-Apr	7-May
NWQtr1	192	200	222	219	259	258	236	269	313	329	333	352
NWQtr2	40	48	56	62	59	63	65	83	83	76	100	99
Total	232	248	278	281	318	321	301	352	396	405	433	451
SCC1	483	545	567	561	589	598	570	658	725	768	775	829
SCC2	95	115	138	145	148	165	150	190	201	207	241	245
Total	578	660	705	706	737	763	720	848	926	975	1016	1074

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
NWQtr1	72	75	84	105	87	84	81	69	72	101	116	106
NWQtr2	37	30	29	38	39	31	37	28	50	46	37	56
Total	109	105	113	143	126	115	118	97	122	147	153	162
SCC1	202	194	238	258	262	242	234	211	218	265	283	263
SCC2	98	71	74	94	95	93	95	70	113	108	90	126
Total	300	265	312	352	357	335	329	281	331	373	373	389

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7
NWQtr1	42	49	69	62	67	78	97	75	84	86	48	57
NWQtr2	18	18	28	26	33	28	28	30	39	26	30	35
Total	60	67	97	88	100	106	125	105	123	112	78	92
SCC1	118	135	198	156	180	182	218	182	207	235	186	186
SCC2	47	37	76	54	82	57	72	80	82	74	86	76
Total	165	172	274	210	262	239	290	262	289	309	272	262

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18
NWQtr1	361	338	307	296	279	258	216	157	138	183	240	296
NWQtr2	86	92	80	65	73	64	38	24	27	45	60	81
Total	447	430	387	361	352	322	254	181	165	228	300	377
SCC1	935	946	852	791	733	661	557	411	368	473	579	699
SCC2	279	254	261	205	165	142	96	69	67	110	149	198
Total	1214	1200	1113	996	898	803	653	480	435	583	728	897

CLOSINGS BY MONTH 2017-2018												
	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18
NWQtr1	433	477	379	362	354	324	324	271	142	207	358	350
NWQtr2	168	182	149	171	134	171	130	113	64	80	144	155
Total	601	659	528	533	488	495	454	384	206	287	502	505
SCC1	1121	1231	1062	1028	938	897	827	741	471	568	905	983
SCC2	443	473	378	430	358	381	328	255	170	210	335	398
Total	1564	1704	1440	1458	1296	1278	1155	996	641	778	1240	1381

MEDIAN PRICES 2017-2018												
	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18
SCC1	\$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	\$1,383,500	\$1,454,000	\$1,420,000
SCC2	\$710,000	\$740,000	\$730,375	\$753,500	\$720,000	\$758,000	\$770,000	\$805,500	\$757,500	\$825,769	\$900,000	\$916,444

- 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	679,650	Jumbo
30 yr Fixed	4.375	4.5	4.5
5 yr ARM	3.875	3.75	3.75