



Let's Find Value in This Transitioning Market

2020

SAN JOSE

JANUARY 2020 MARKET REPORT
Single Family Homes

MEDIAN SALES PRICE
\$1,050,000

AVG. PRICE PER SQUARE FOOT
\$652

% OF LIST PRICE RECEIVED
100%

DAYS ON MARKET
24

CLOSED SALES
323

HOUSES LISTED
159

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HOLLISTER MARKET UPDATE

The average Single Family Home costs \$595K and sells in 68 days for 99% of asking price based on 22 sales in January 2020

MEDIAN SALE PRICE
\$595K

99%
% of Asking Price

DAYS ON MARKET
154 DAYS (HIGH)
68 DAYS (MEDIAN)
18 DAYS (LOW)

SOLD VS. NEW - MARKET SIZE
12 SOLD
46 NEW

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CAMPBELL HOMES BY BEDROOM COUNT

CURRENTLY AVAILABLE - AS OF 2/5/2019
SINGLE FAMILY HOME

0 BEDS	7 BEDS	7 BEDS	4 BEDS
0-2 BIDS	3 BIDS	4 BIDS	5+ BIDS

LAST 90 DAYS - MARKET DATA

	01 BIDS	1 BIDS	4 BIDS	5+ BIDS
HOUSES SOLD	1	26	22	6
MED. SALE PRICE	\$1,200,000	\$1,300,000	\$1,207,500	\$1,083,300
AVG. DOM	3	30	30	43
AVG. \$/SQ FT	\$1425	\$844	\$714	\$682

ROLLING 24 MONTHS - MEDIAN SALES PRICE

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My goal is to make every transaction as simple, easy and stress-free as possible. I provide my clients with the highest professional, efficient, and quality customer service in the real estate industry.

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94402 Market Overview

\$1.77M
Median Sale Price

\$956
Avg Price / Sq Ft

14
Median Days on Market

Statistics based on 42 sales of all residential properties over the last 90 days

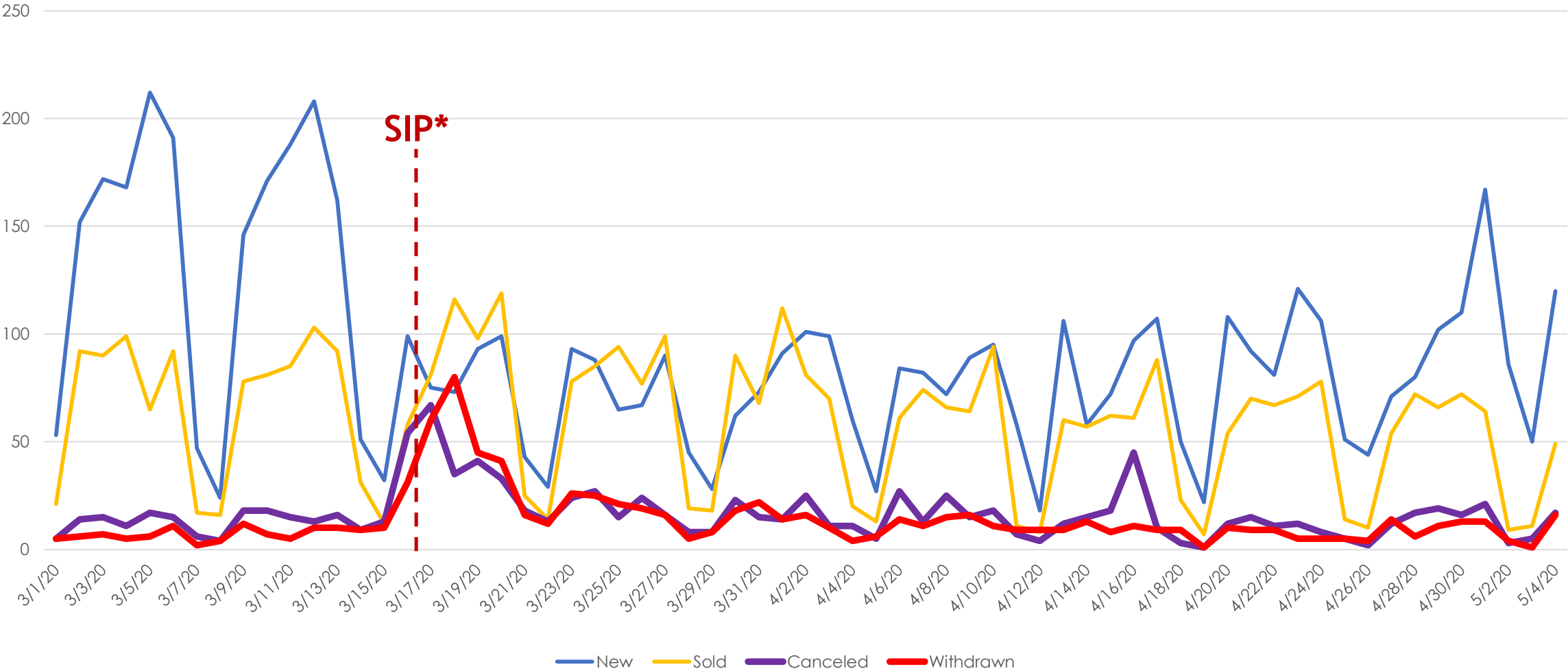
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The Aculist Daily

Data as of 05/04/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn**

All MLS Listings counties March 1st – May 4th



*(SIP) Shelter-in-Place
 ** All Five MLS Listings Counties



March and April 2019 vs. 2020

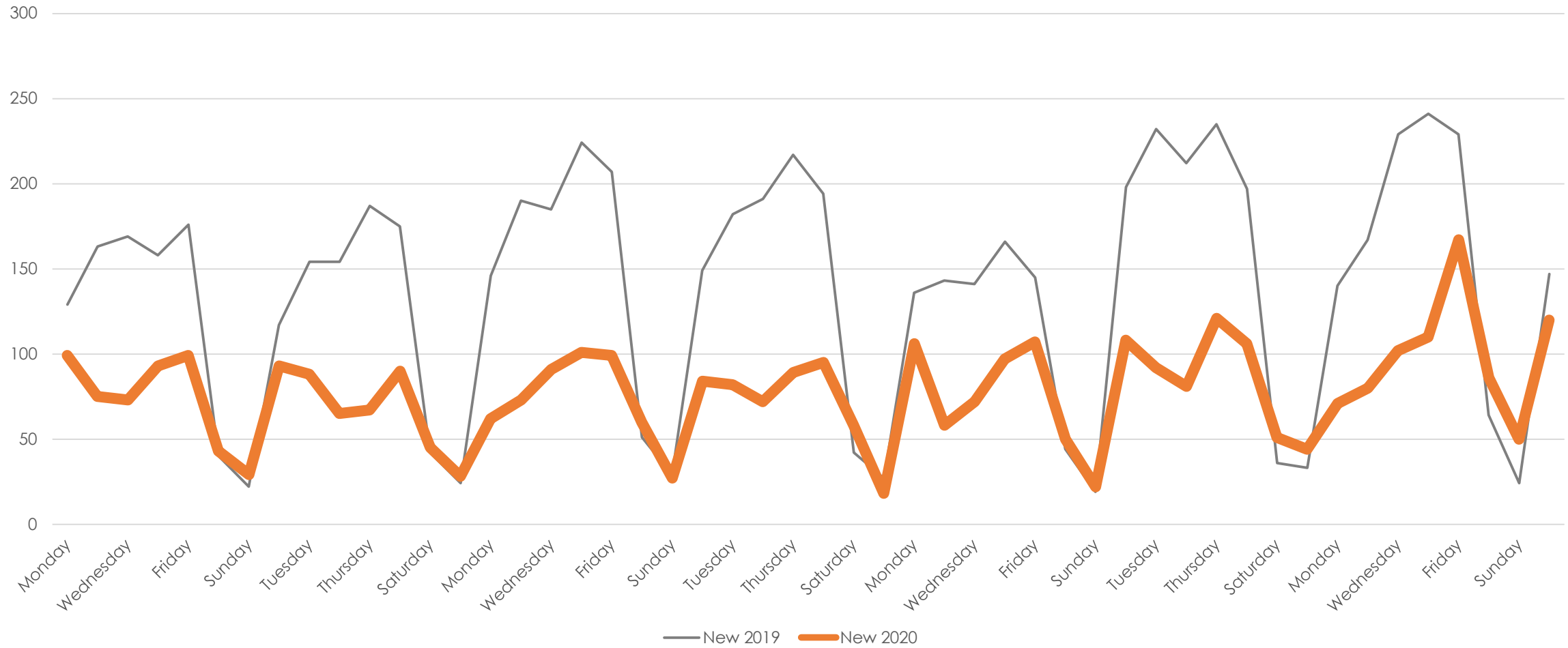
All MLSListings counties March 16th – May 4th

Total # of Properties:	2019	2020	% Diff
Sold	4151	2932	-29%
New	6809	3899	-43%
Changed to Contingent	2475	1313	-47%
Changed to Pending	4363	1948	-55%
TFT	618	704	14%
Cancelled	721	875	21%
Withdrawn	445	765	72%

*(SIP) Shelter-in-Place

New Homes Listed** - March 2019 vs. 2020 (Dates Shifted)

All MLSListings counties March 16th – May 4th

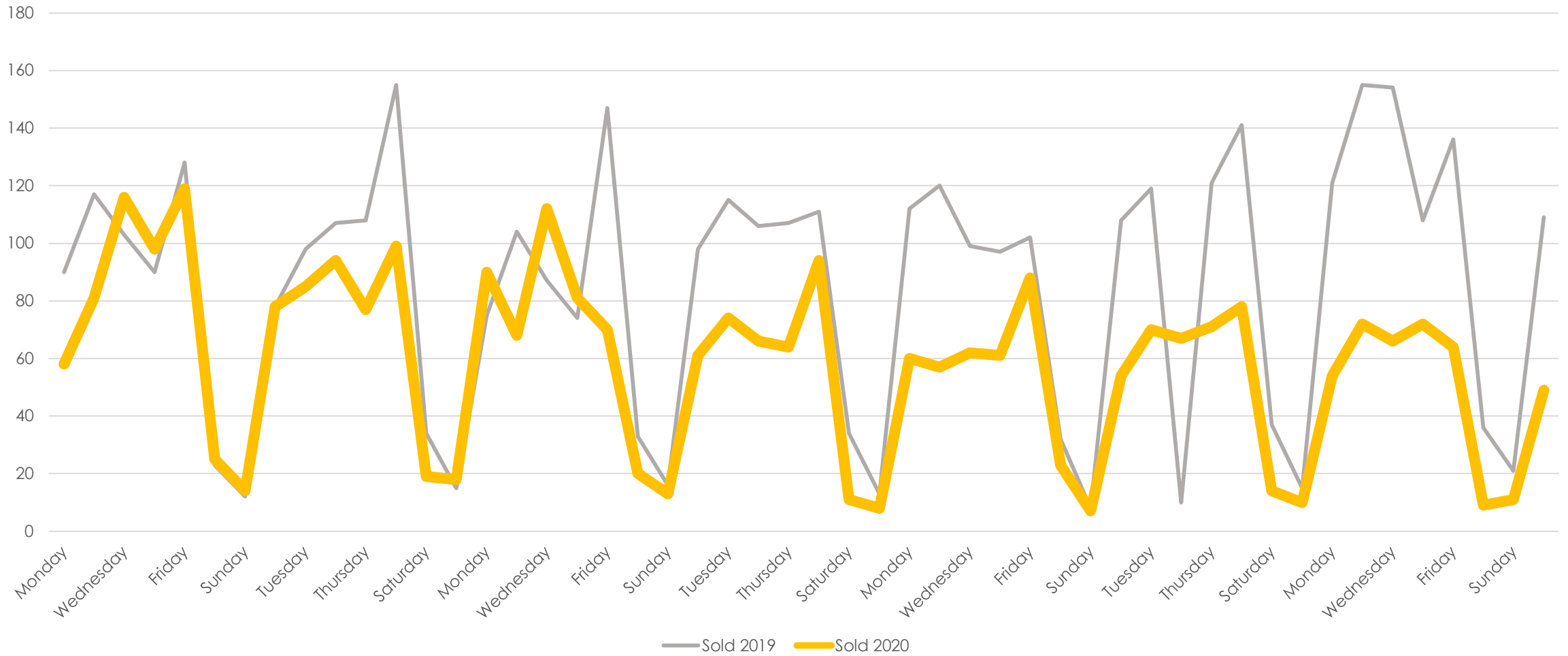


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Sold Listings** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 4th

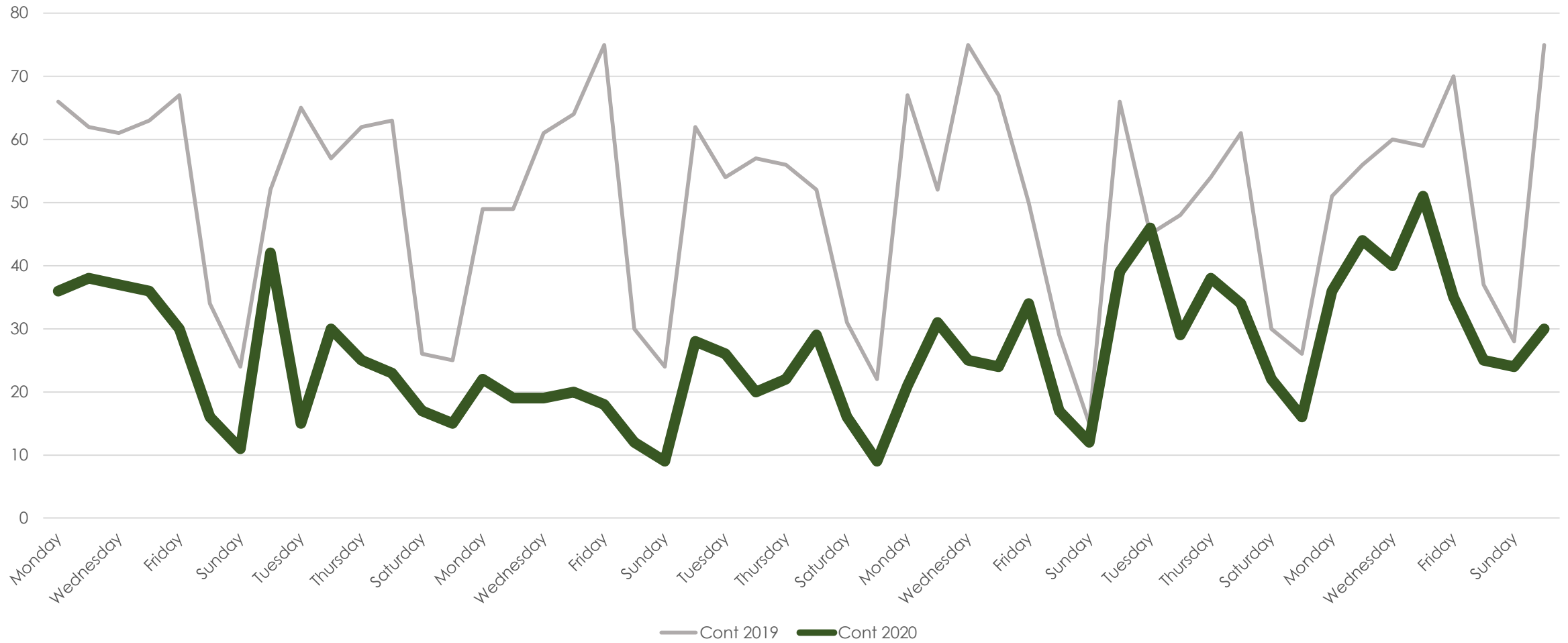


*(SIP) Shelter-in-Place
** All Five MLSListings Counties



Change to Contingent** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 4th

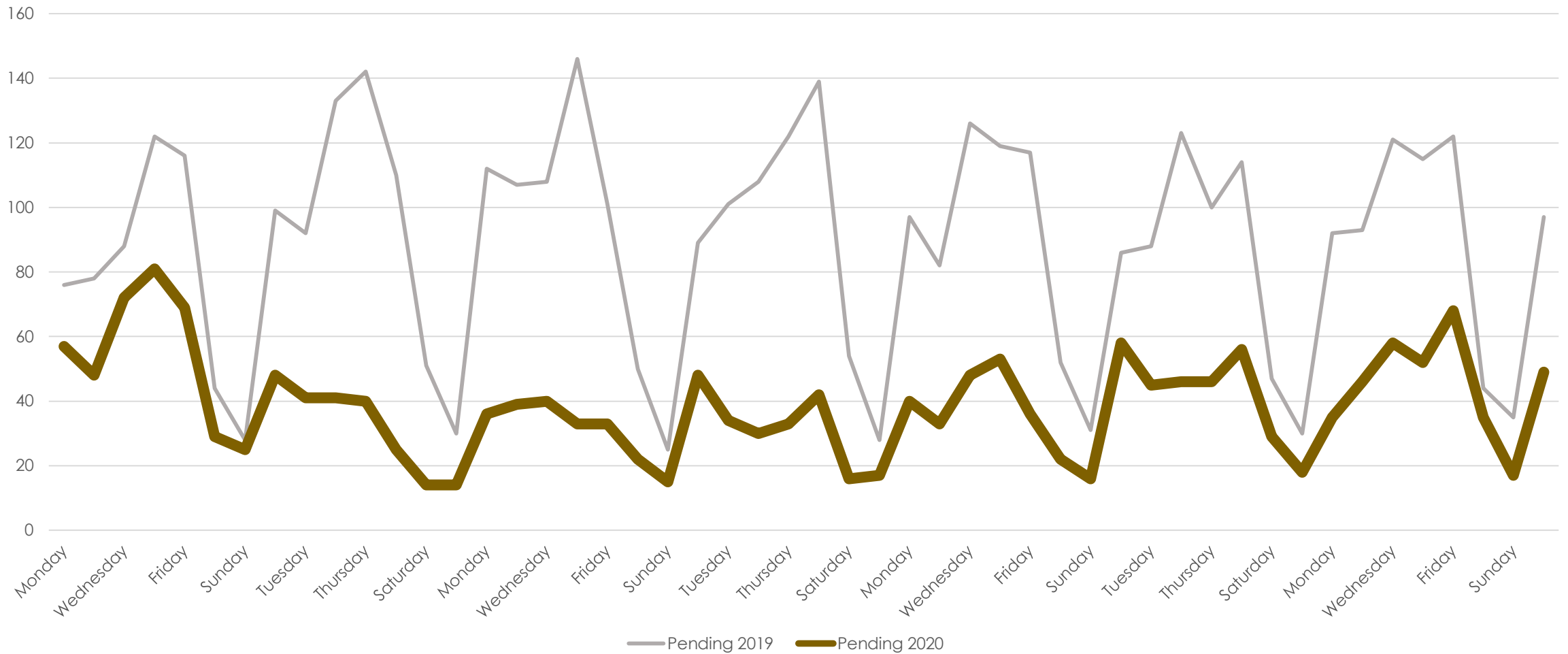


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Change to Pending** March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 4th

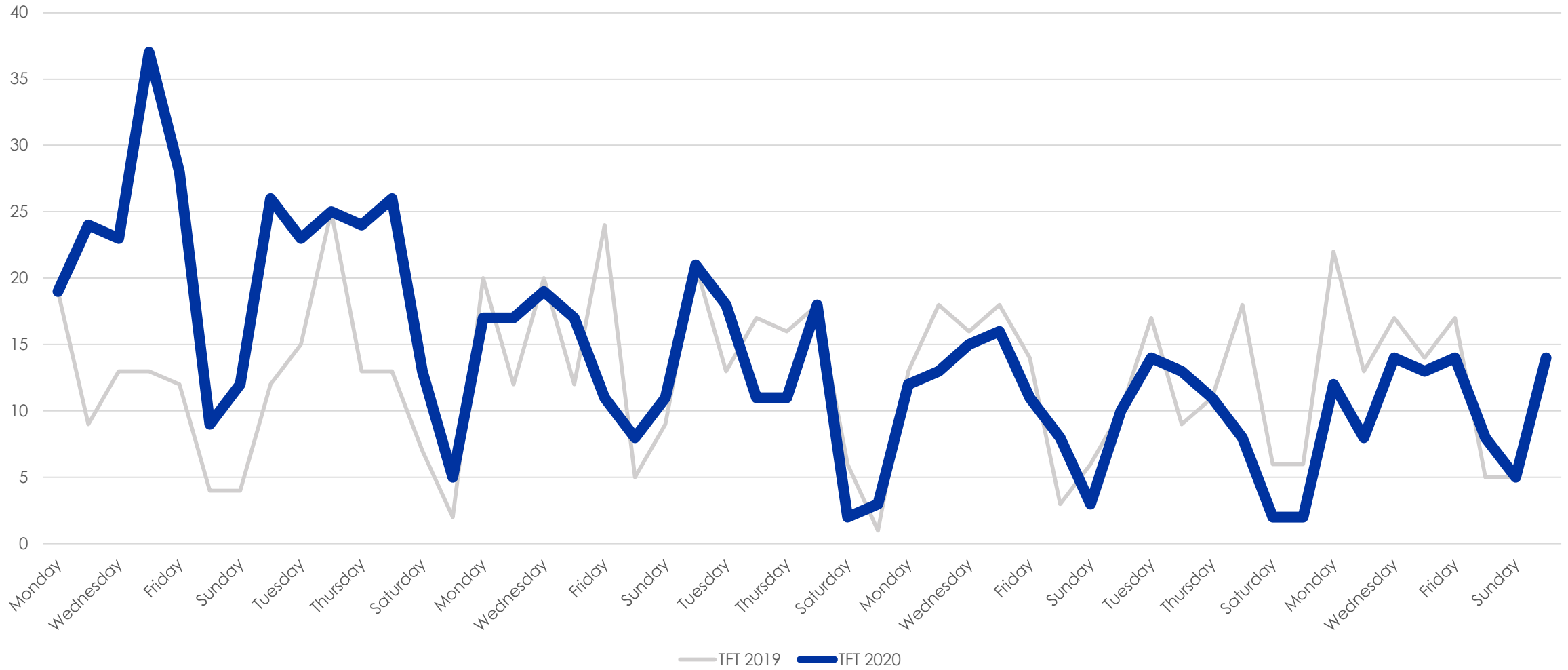


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TFT** March and April 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 4th

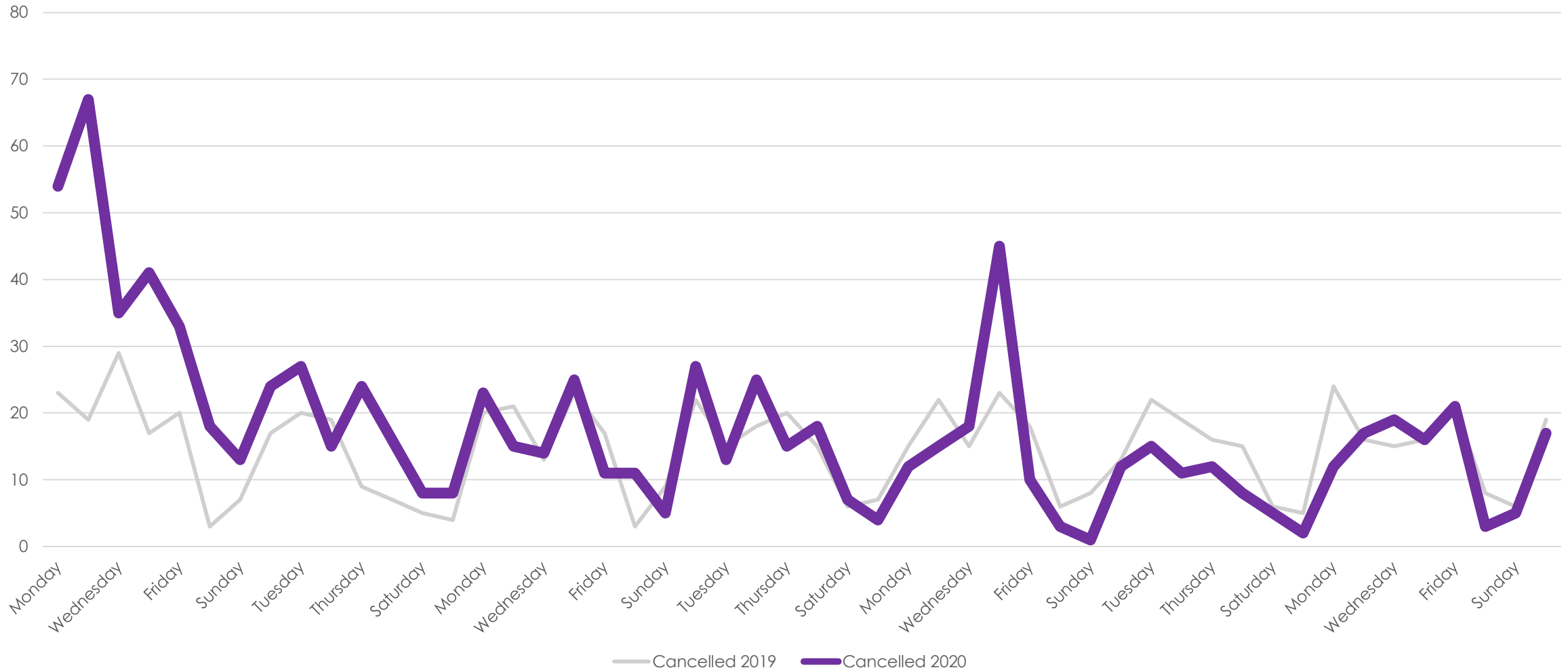


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Cancelled Listings** March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 4th

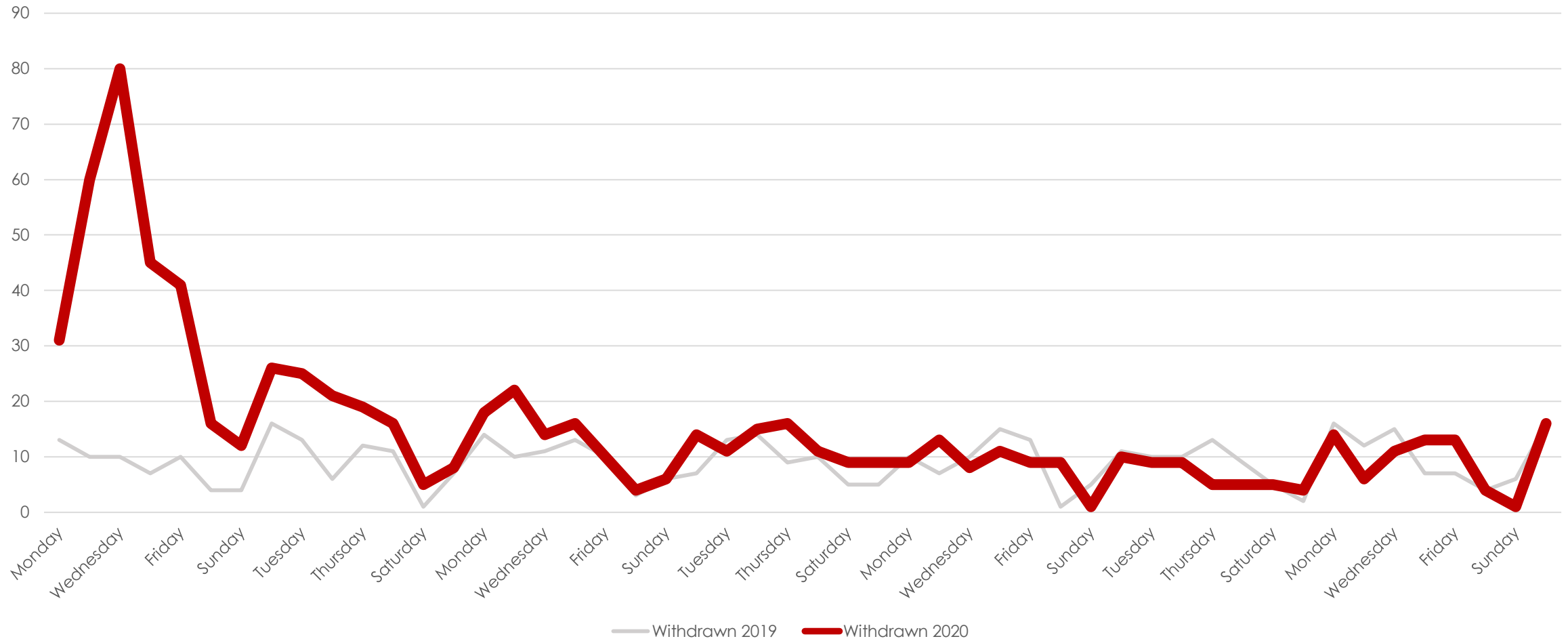


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 ** All Five MLS Listings Counties



Withdrawn Listings** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 4th

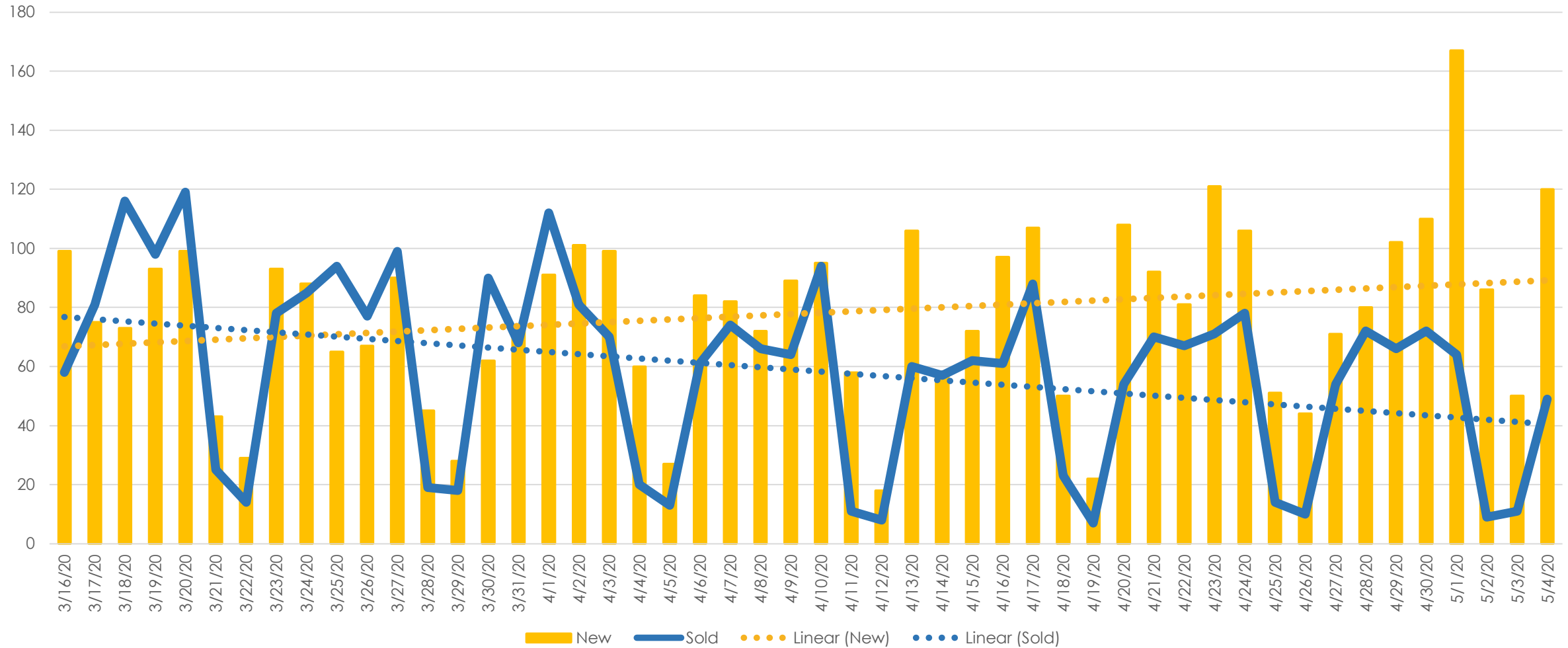


*(SIP) Shelter-in-Place
** All Five MLSListings Counties



New Listings vs Sold Homes**

All MLSListings counties March 16th – May 4th

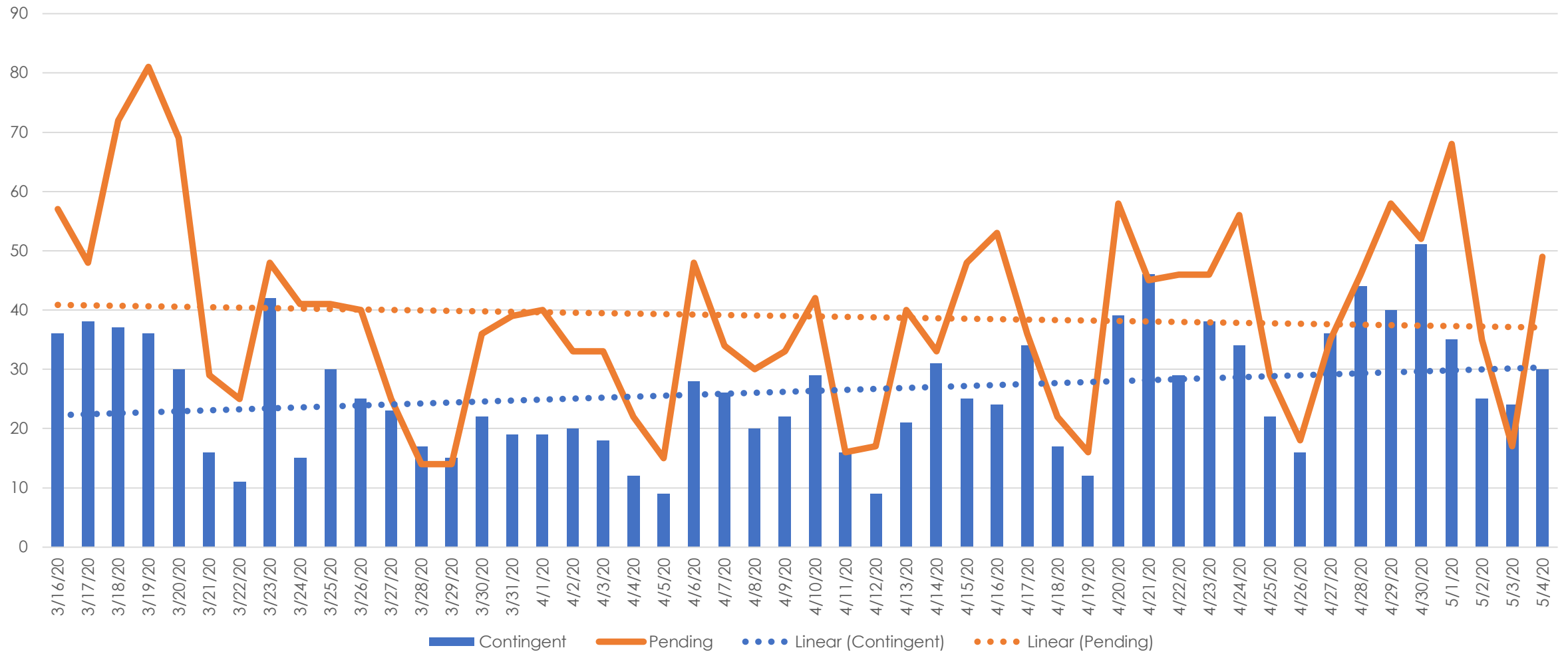


*(SIP) Shelter-in-Place
 ** All Five MLSListings Counties



Change to Contingent and Change to Pending**

All MLSListings counties March 16th – May 4th



*(SIP) Shelter-in-Place
 ** All Five MLSListings Counties



The Five MLSListings Counties



Data for the following five counties are included:

1. San Mateo
2. Santa Clara
3. Santa Cruz
4. San Benito
5. Monterey

Thank You

