



### 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**

**LISTED SALES**  
**323**

**HOUSES LISTED**  
**159**

**GRACE HUANG**  
 Broker/Owner at Aculist, Inc.  
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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**

**114 DAYS** (High)  
**68 DAYS** (Median)  
**18 DAYS** (Low)

**SOLD VS. NEW - MARKET SIZE**

**12** (SOLD)  
**46** (NEW)

**Christopher Harris - Aculist, Inc.**  
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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 BEDS	2 BEDS	3 BEDS	4+ BEDS
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**

**ACULIST**

**CHRISTOPHER HARRIS**  
 REALTOR # 01233333  
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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

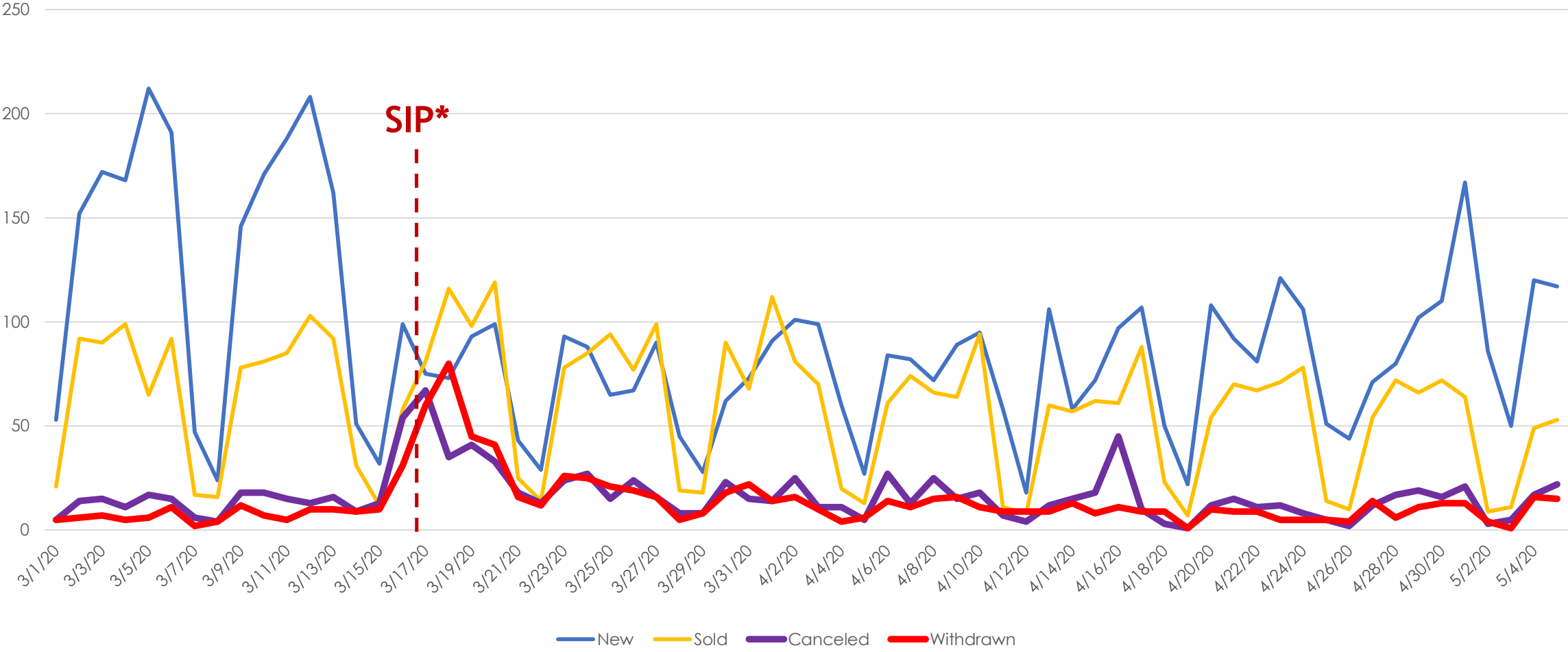
Powered by: **ACULIST**

# The Aculist Daily

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

# New/Sold vs. Cancelled/Withdrawn\*\*

All MLS Listings counties March 1<sup>st</sup> – May 5<sup>th</sup>



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



# March and April 2019 vs. 2020

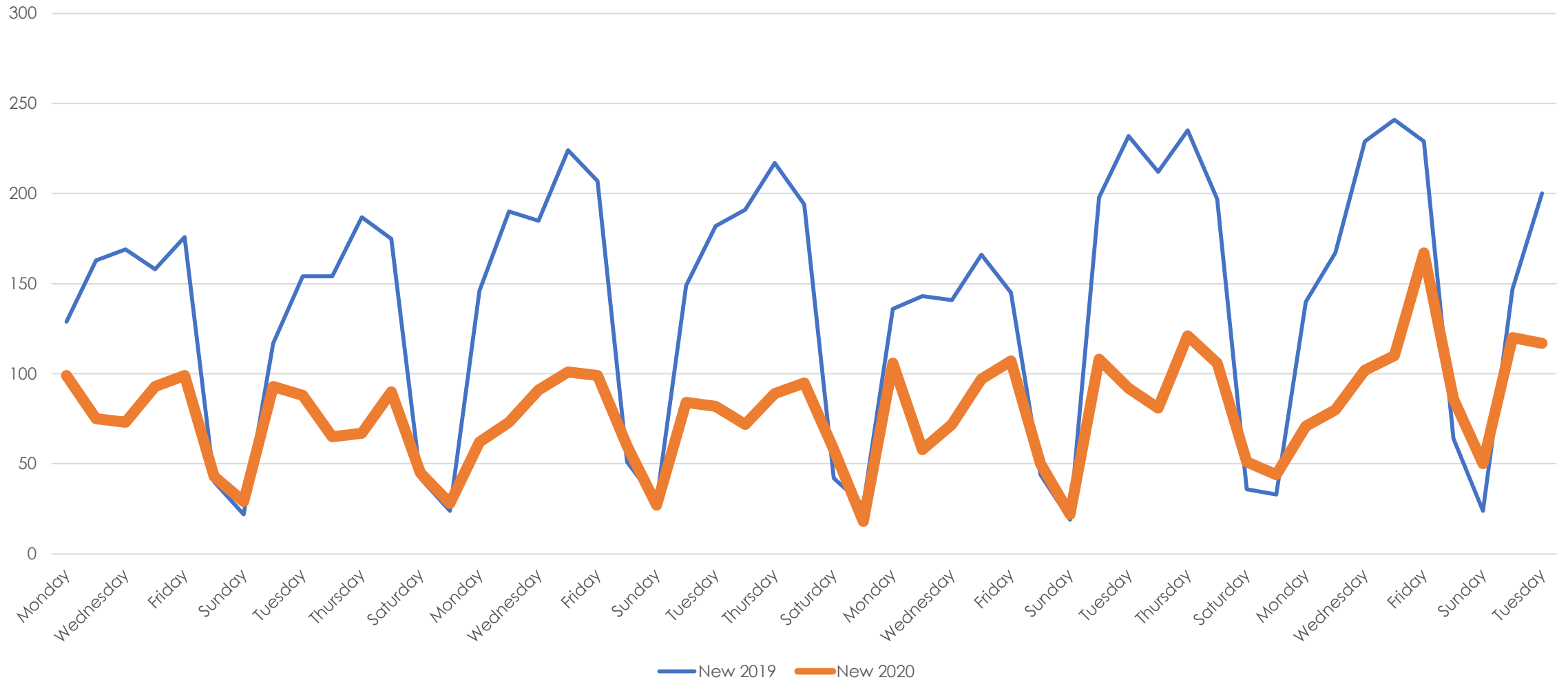
All MLS Listings counties March 16<sup>th</sup> – May 5<sup>th</sup>

Total # of Properties:	2019	2020	% Diff
Sold	4172	2985	-28%
New	6833	4016	-41%
Changed to Contingent	2503	1362	-46%
Changed to Pending	4398	2007	-54%
TFT	623	713	14%
Cancelled	727	897	23%
Withdrawn	451	780	73%

\*(SIP) Shelter-in-Place

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

All MLSListings counties March 16<sup>th</sup> – May 5<sup>th</sup>

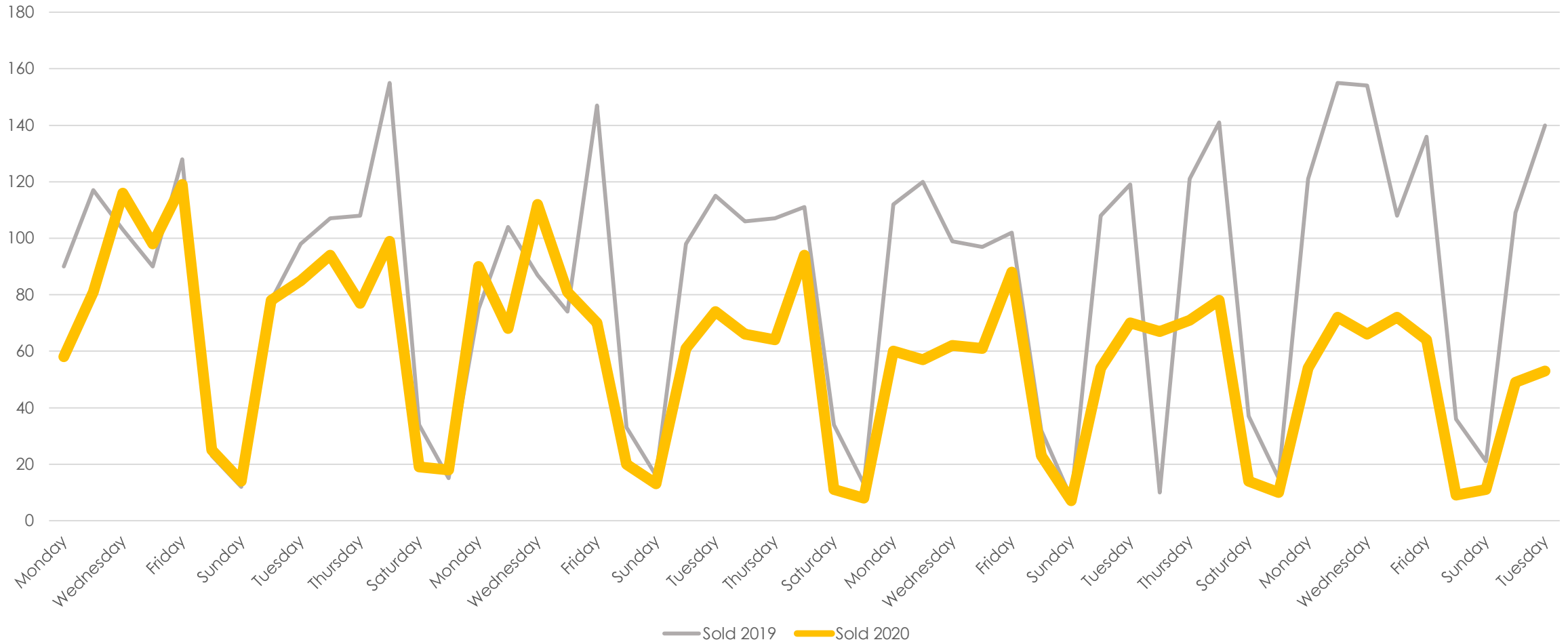


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# Sold Listings\*\* March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16<sup>th</sup> – May 5<sup>th</sup>

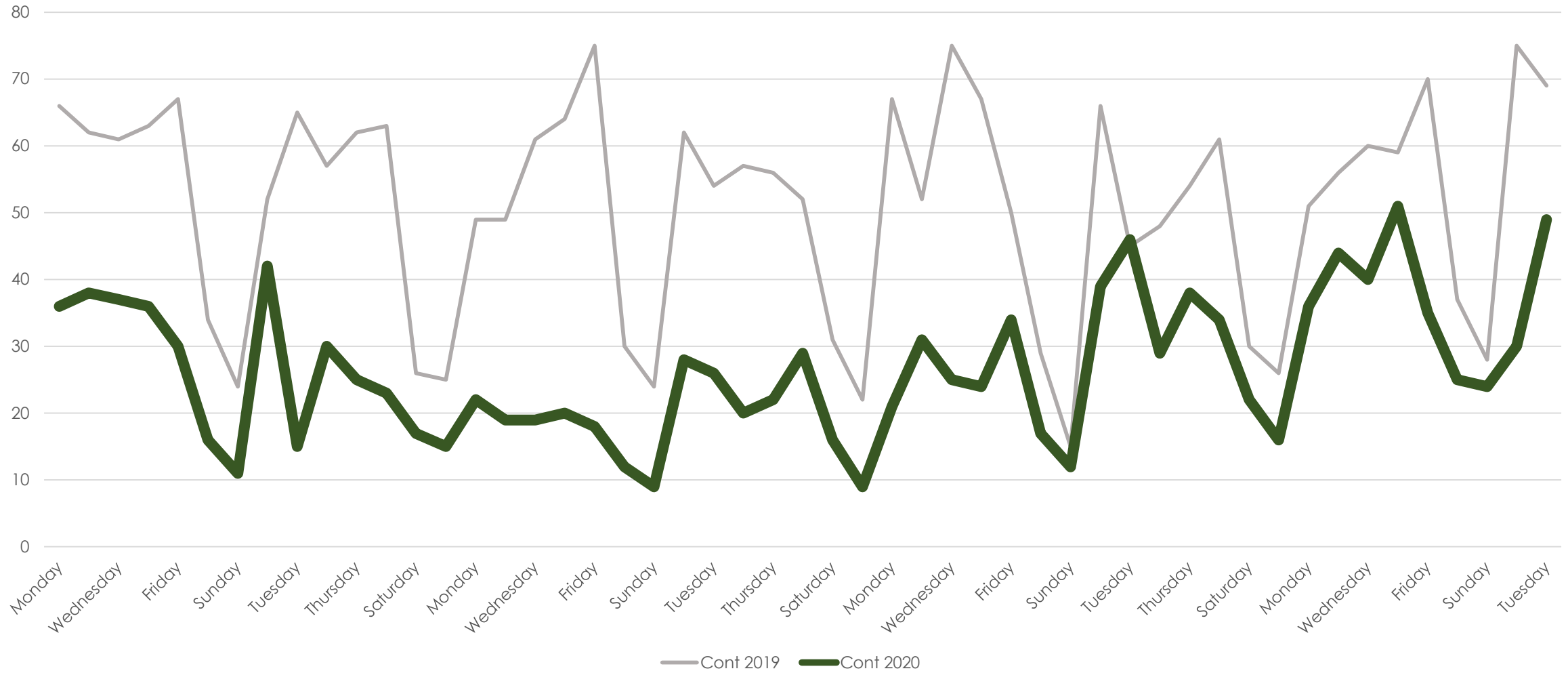


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# Change to Contingent\*\* March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16<sup>th</sup> – May 5<sup>th</sup>

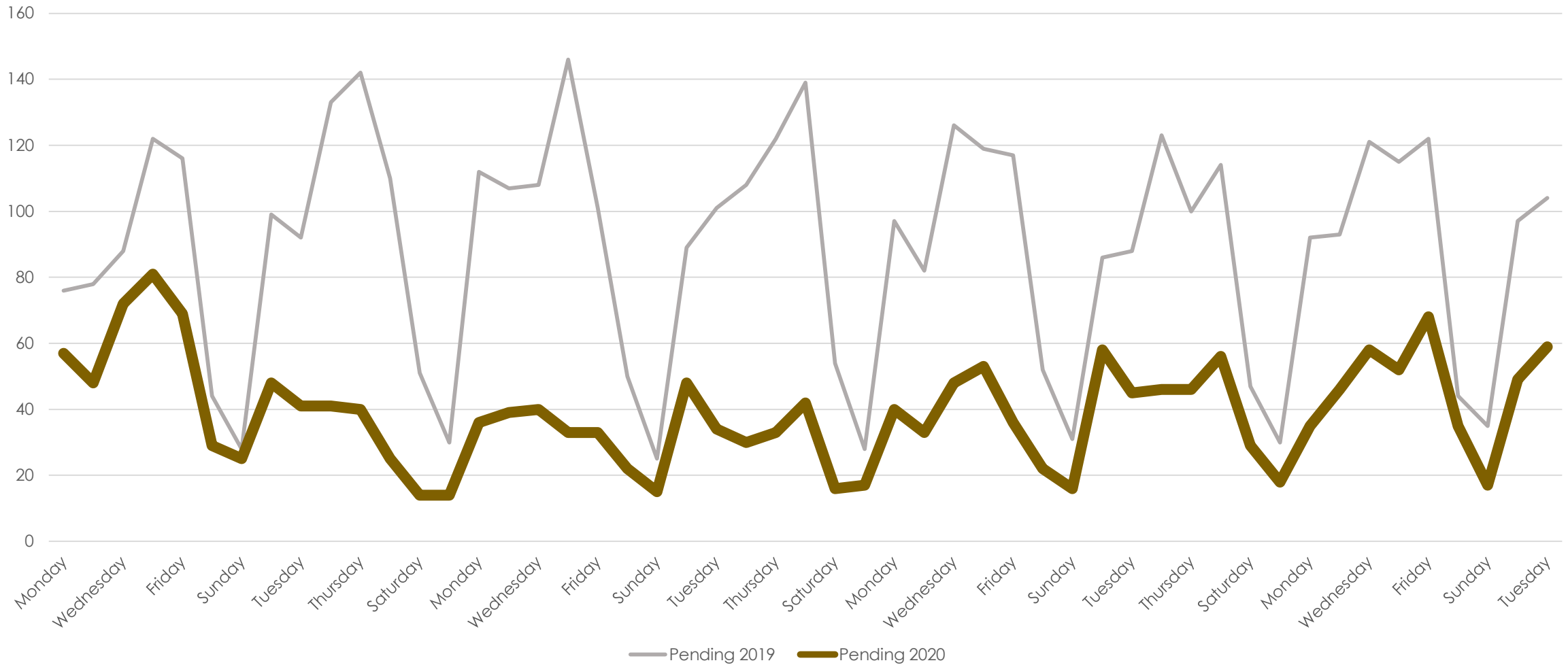


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# Change to Pending\*\* March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16<sup>th</sup> – May 5<sup>th</sup>

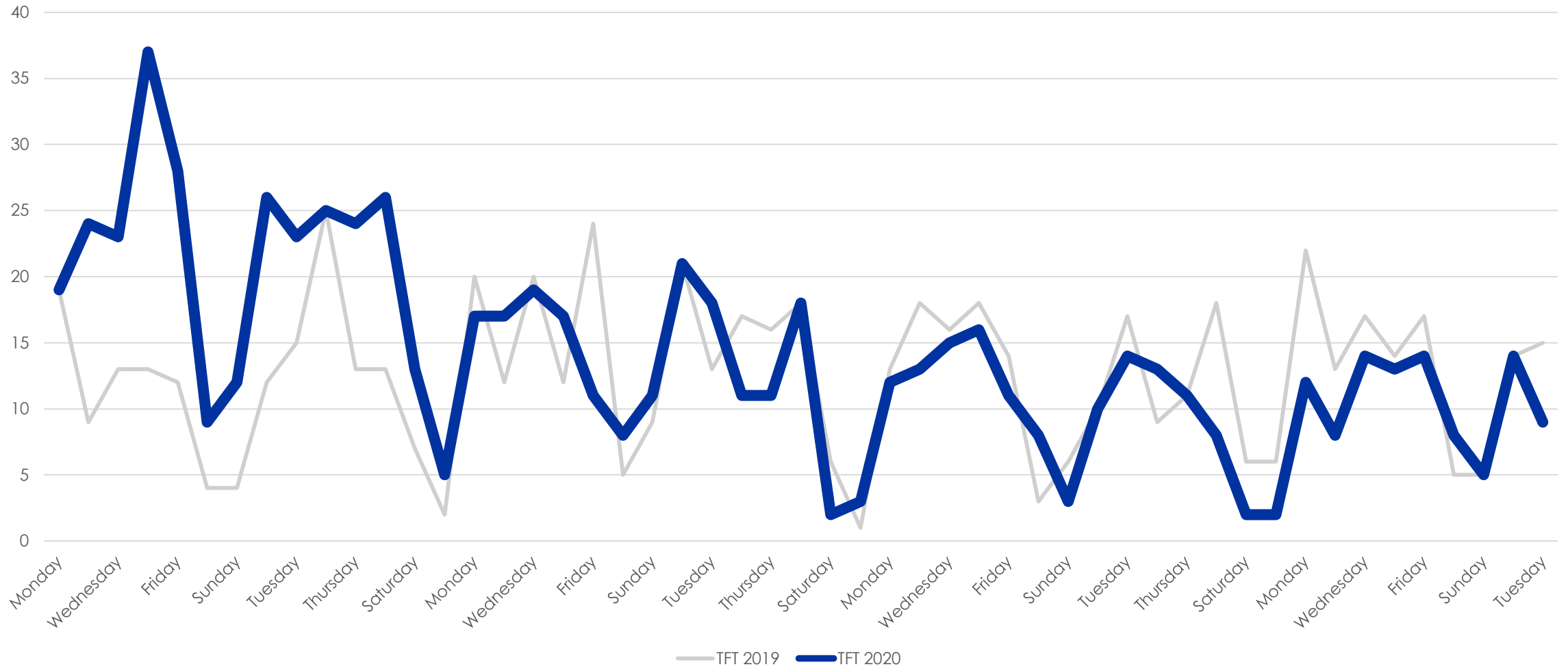


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# TFT\*\* March and April 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16<sup>th</sup> – May 5<sup>th</sup>



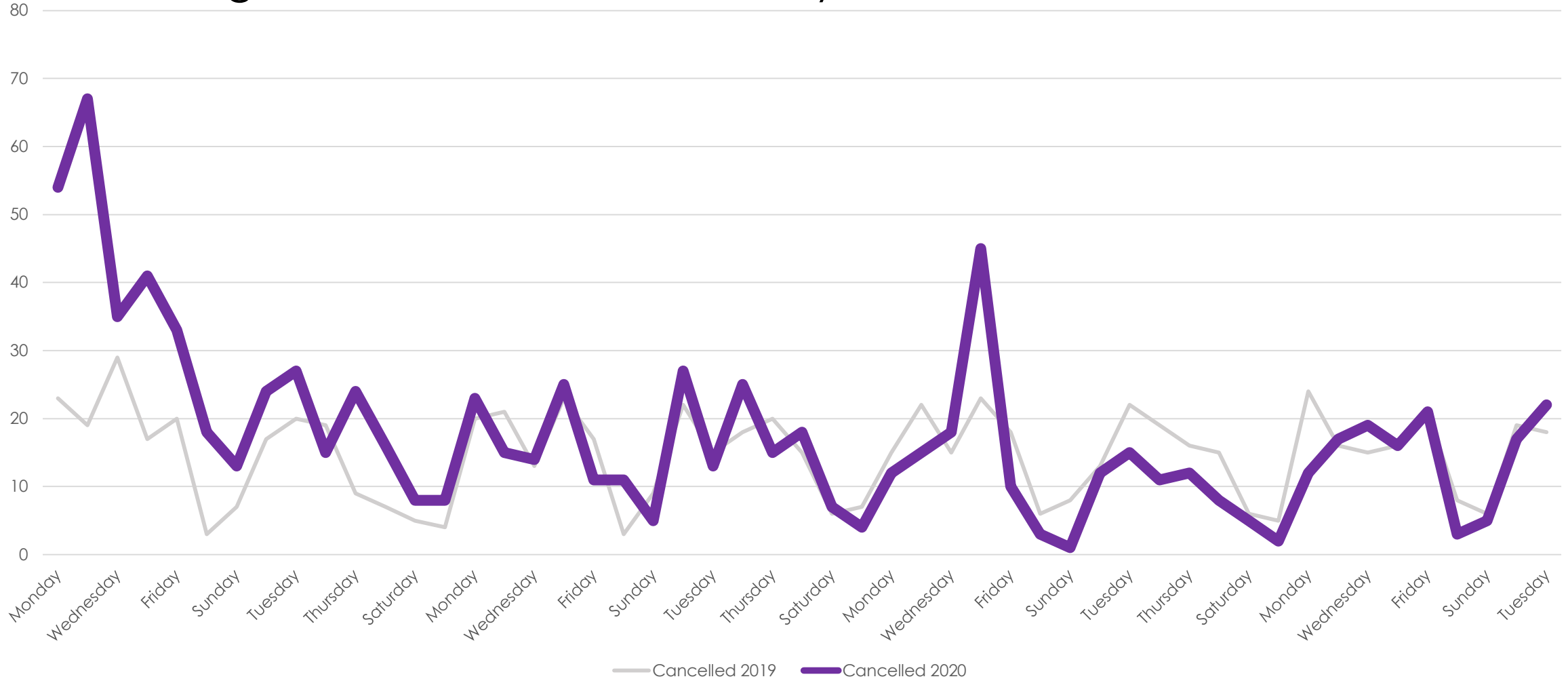
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# Cancelled Listings\*\* March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16<sup>th</sup> – May 5<sup>th</sup>

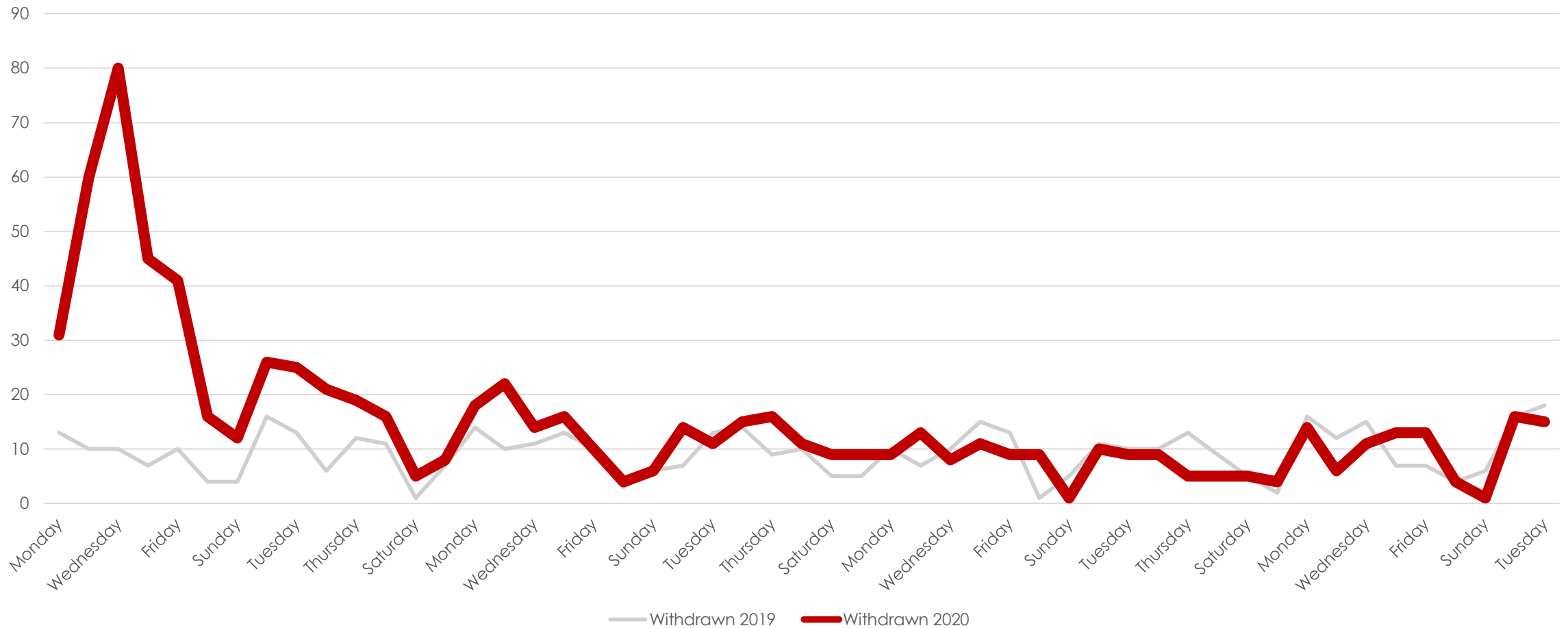


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# Withdrawn Listings\*\* March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16<sup>th</sup> – May 5<sup>th</sup>

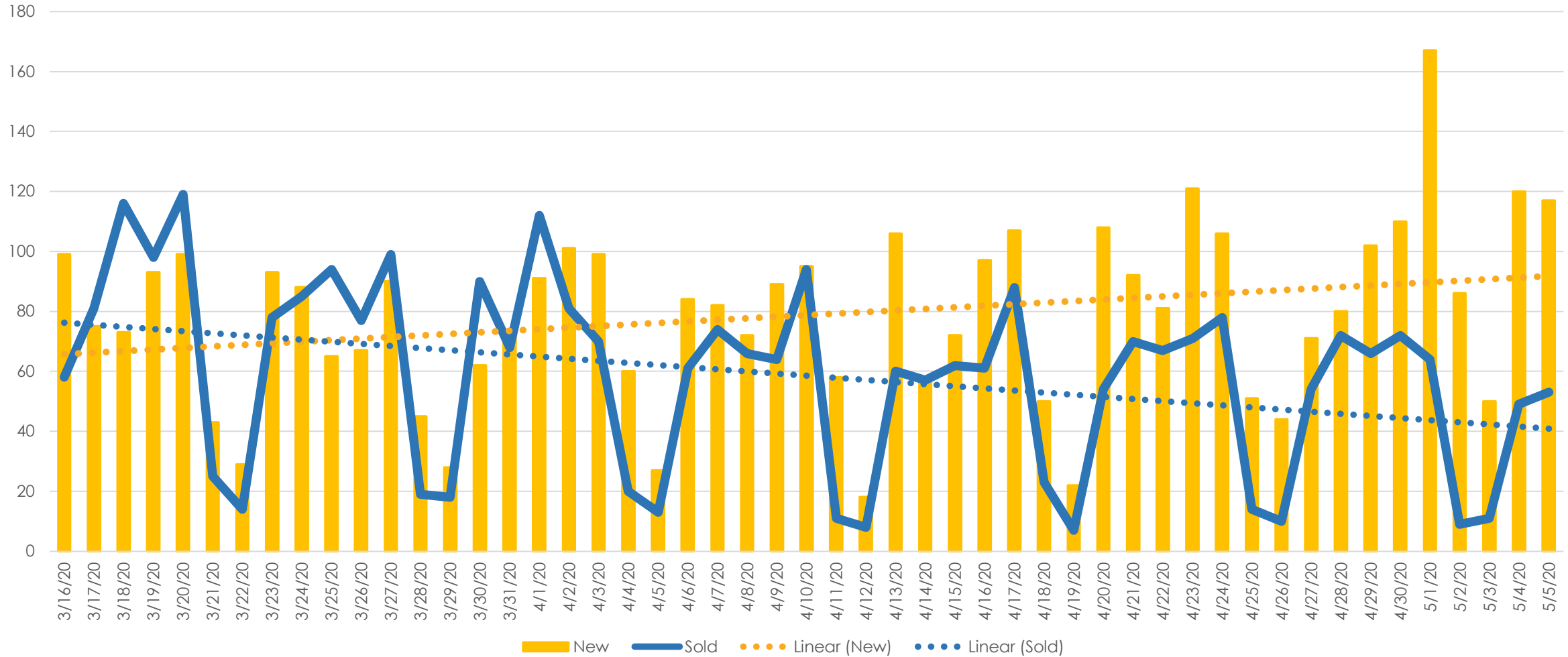


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# New Listings and Sold Homes\*\*

All MLS Listings counties March 16<sup>th</sup> – May 5<sup>th</sup>

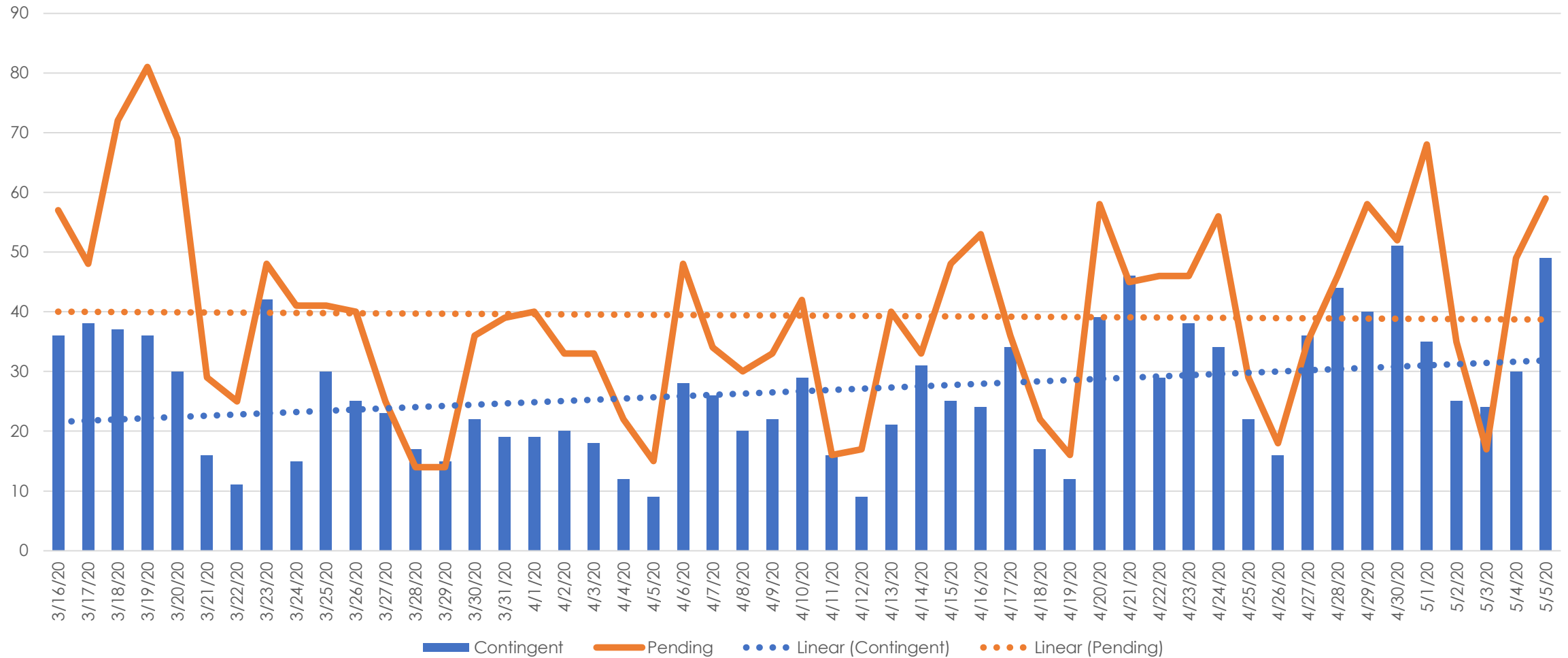


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# Change to Contingent and Change to Pending\*\*

All MLS Listings counties March 16<sup>th</sup> – May 5<sup>th</sup>



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# 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

