



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

GRACE HUANG
 Broker/Owner at Aculist, Inc.
 408-642-8970 | ghuang@aculist.com

ACULIST

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)

Christopher Harris - Aculist, Inc.
 408-642-8970 | charris@aculist.com

ACULIST

CAMPBELL HOMES BY BEDROOM COUNT

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

0 (0-2 BDR)
7 (3 BDR)
7 (4 BDR)
4 (5+ BDR)

LAST 90 DAYS - MARKET DATA

	0-2 BDR	3 BDR	4 BDR	5+ BDR
HOUSES SOLD	1	26	22	6
MED. SALE PRICE	\$1,200,000	\$1,300,000	\$1,207,500	\$1,083,000
AVG. DOM	3	30	30	43
AVG. \$/SQ FT	\$1425	\$844	\$714	\$682

ROLLING 24 MONTHS - MEDIAN SALES PRICE

ACULIST

CHRISTOPHER HARRIS
 REALTOR # 01233333
 christopher@aculist.com
 408-642-8970

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

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

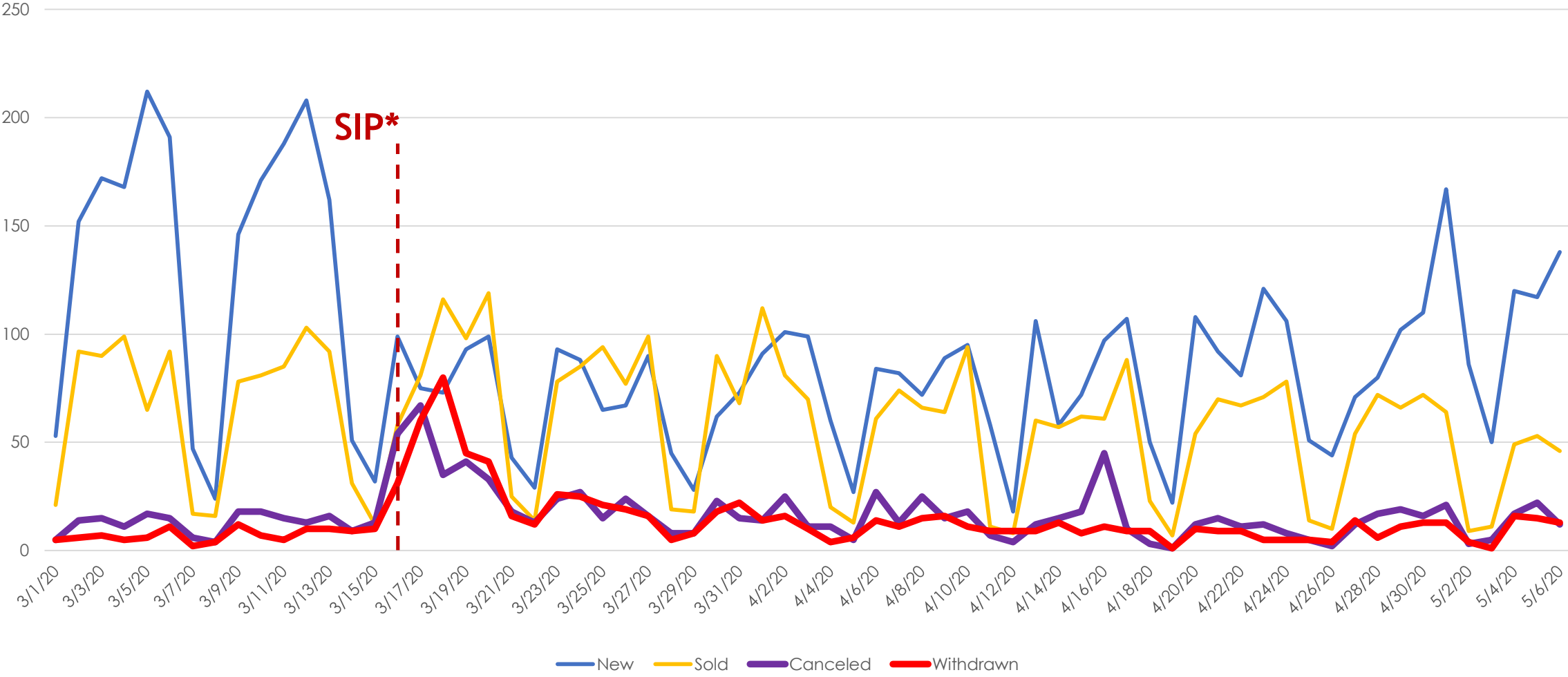
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The Aculist Daily

Data as of 05/06/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn**

All MLSListings counties March 1st – May 6th



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



March and April 2019 vs. 2020

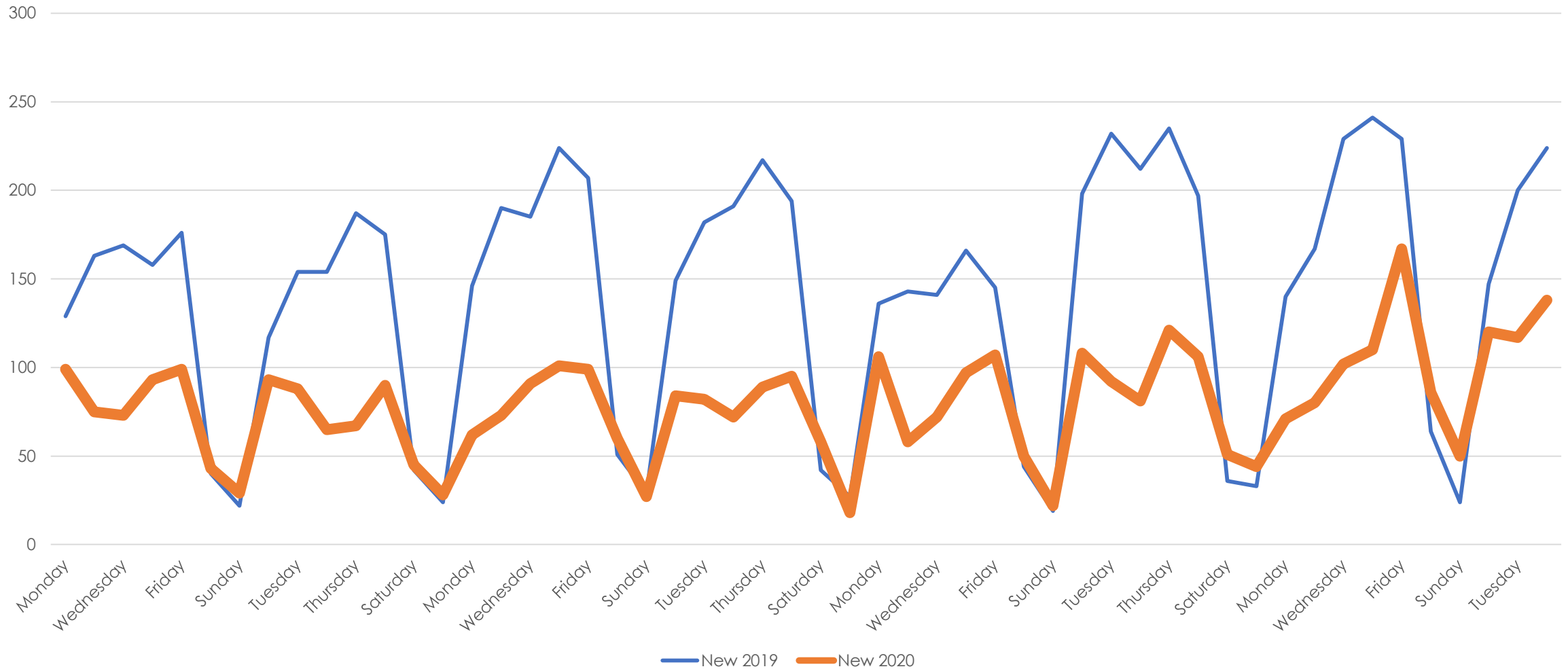
All MLSListings counties March 16th – May 6th

Total # of Properties:	2019	2020	% Diff
Sold	4281	3031	-29%
New	6980	4154	-40%
Changed to Contingent	2578	1397	-46%
Changed to Pending	4495	2065	-54%
TFT	637	732	15%
Cancelled	746	909	22%
Withdrawn	467	793	70%

*(SIP) Shelter-in-Place

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

All MLSListings counties March 16th – May 6th

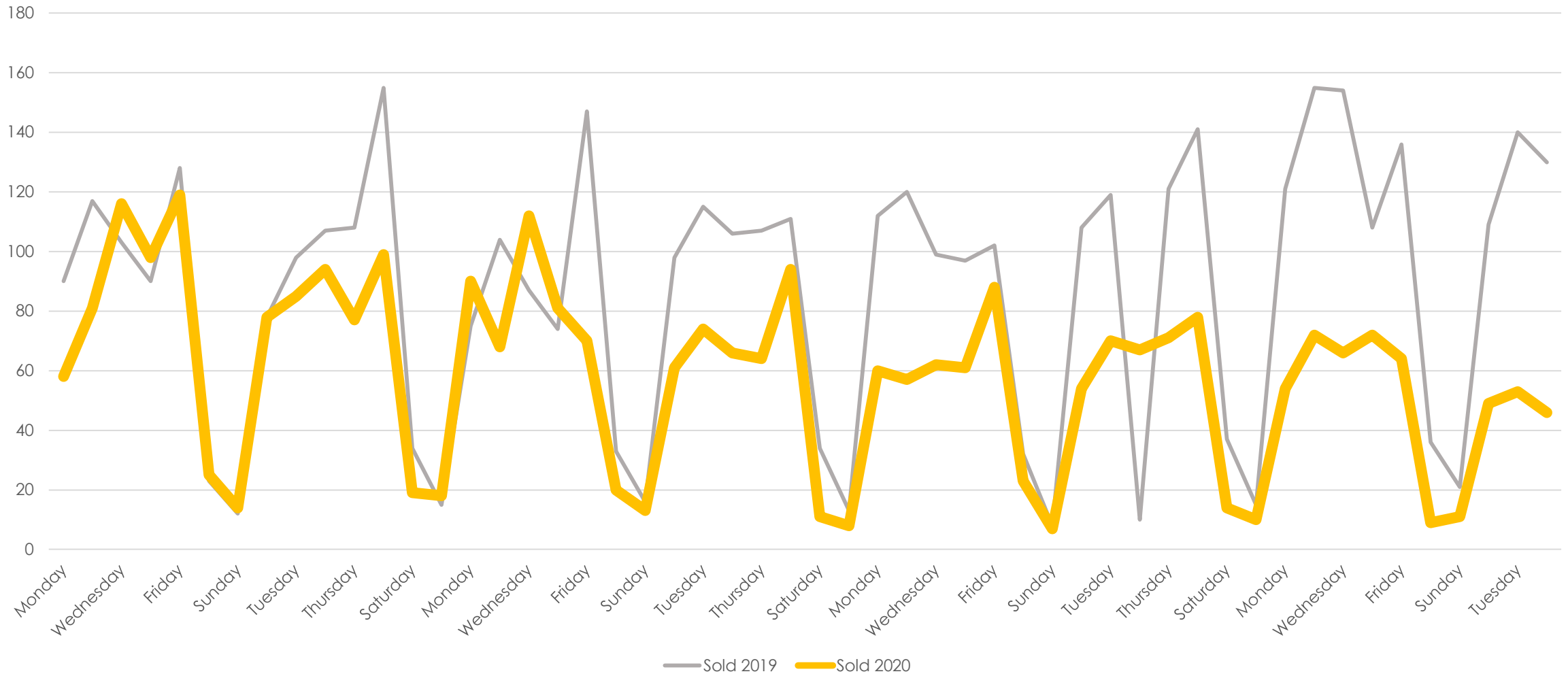


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Sold Listings** March 2019 vs. 2020 (Day of Week)

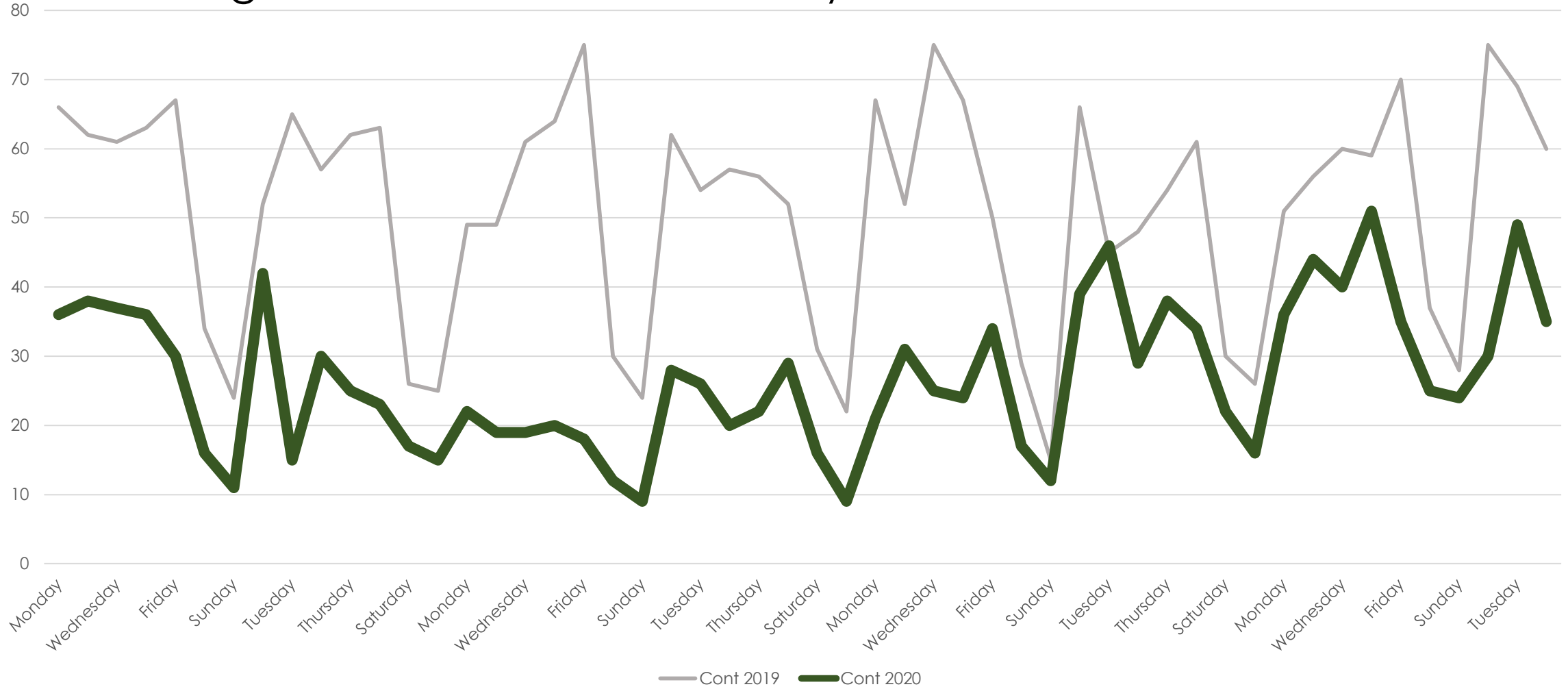
All MLSListings counties March 16th – May 6th



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

All MLS Listings counties March 16th – May 6th

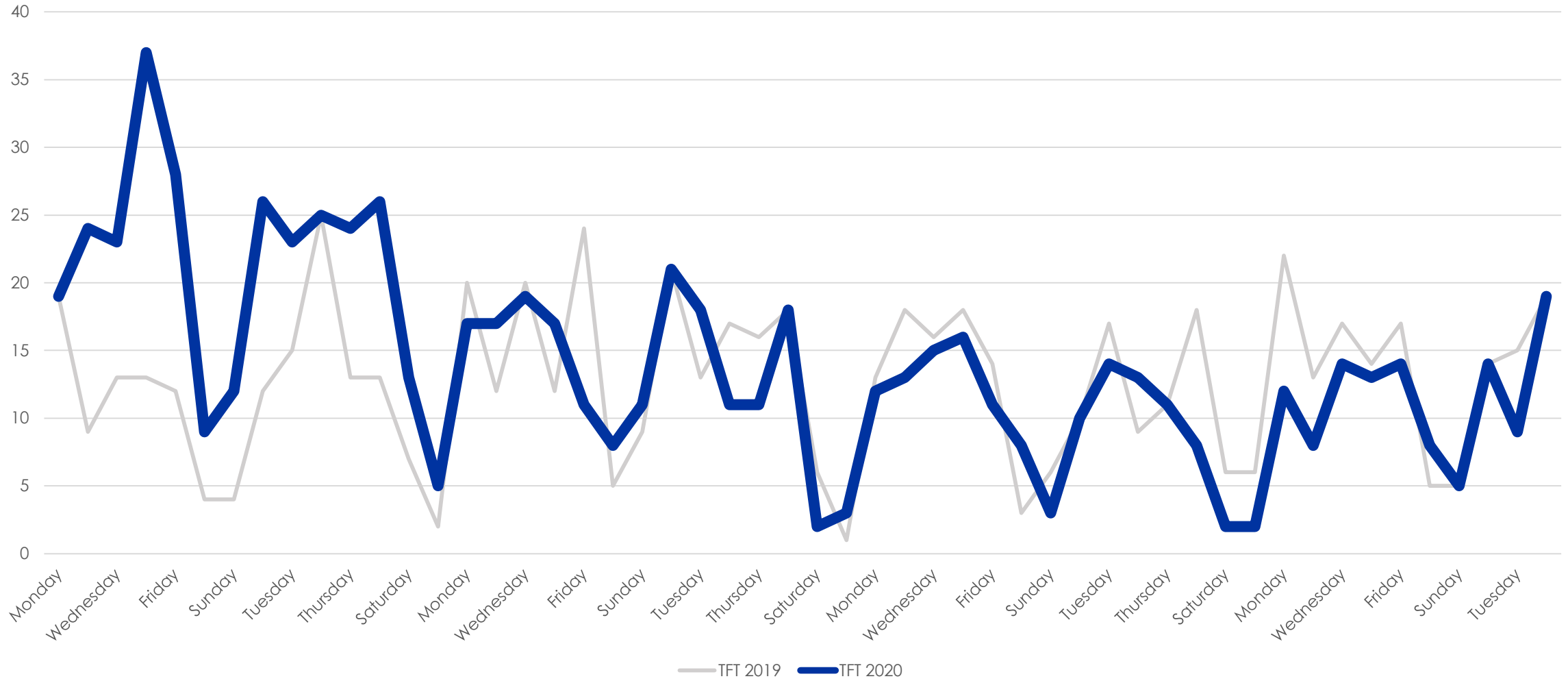


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TFT** March and April 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 6th

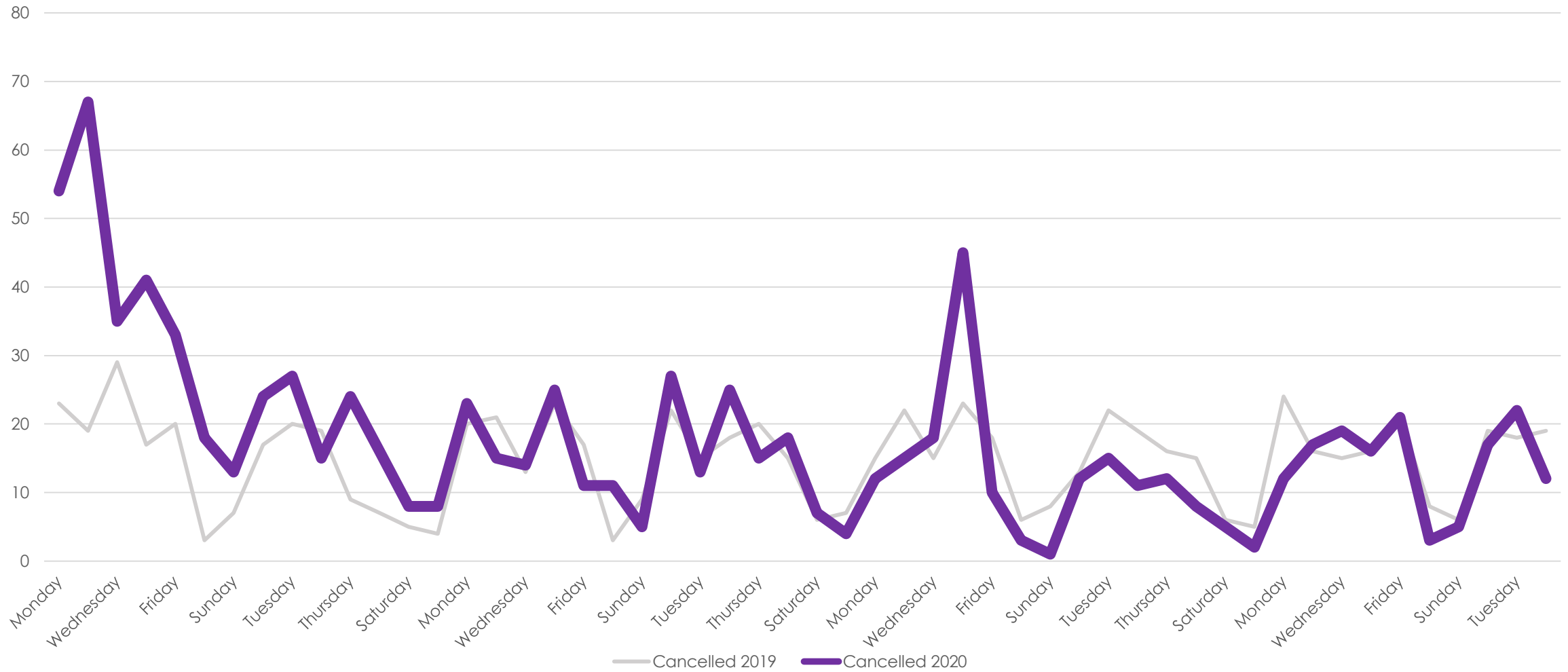


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Cancelled Listings** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 6th

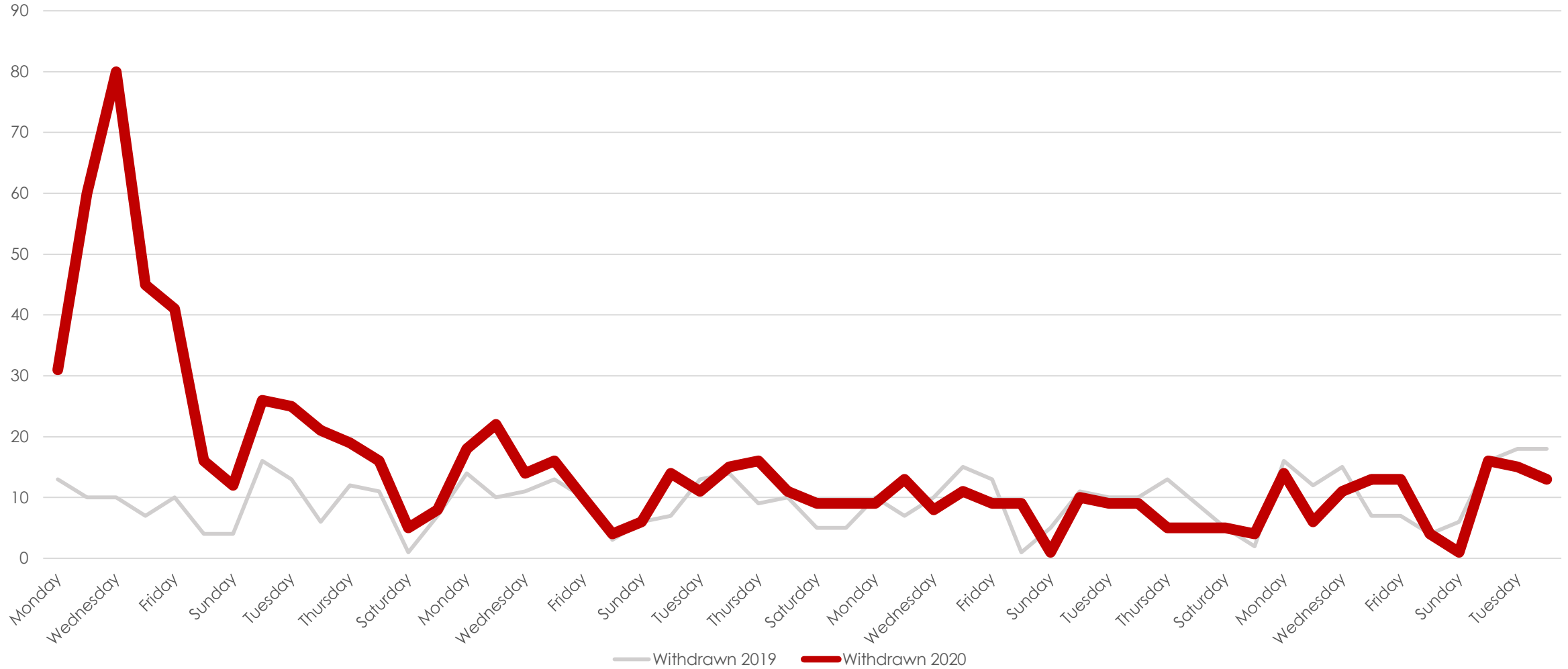


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Withdrawn Listings** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 6th

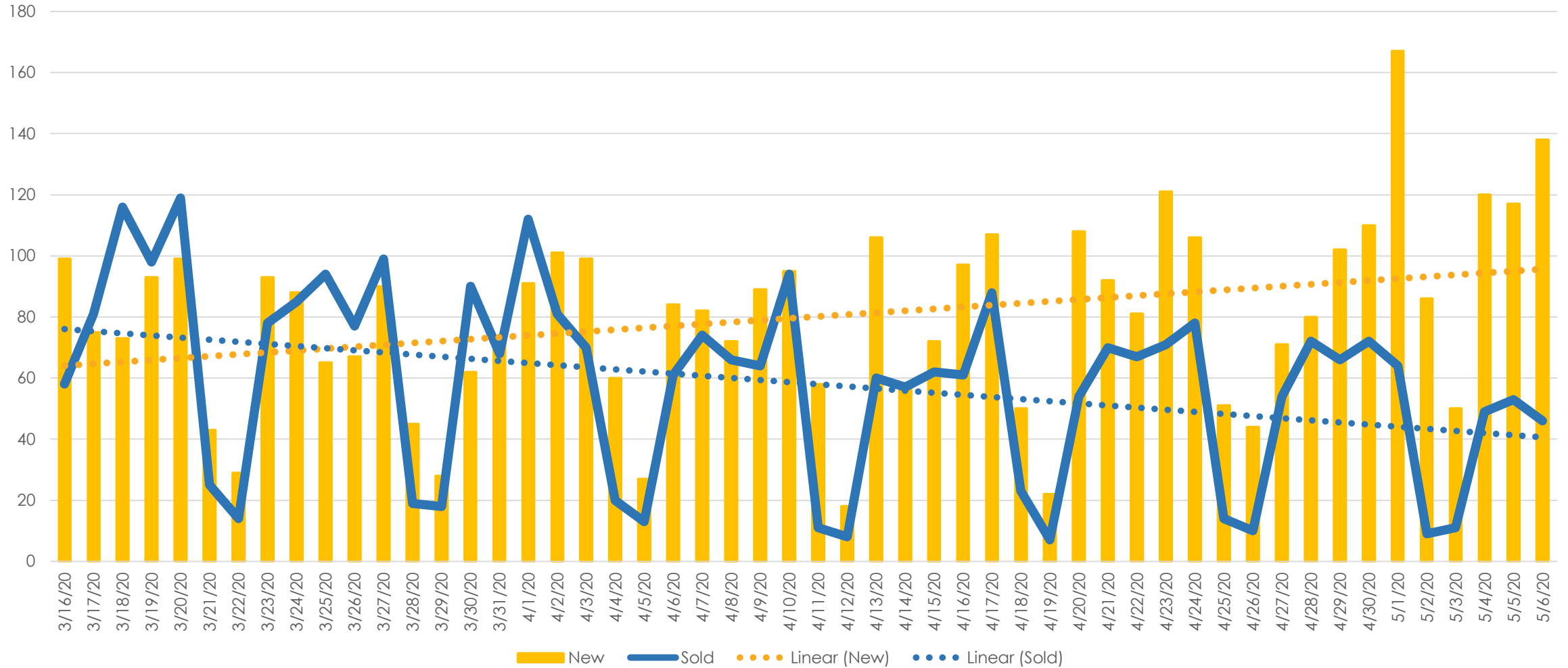


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 ** All Five MLSListings Counties



New Listings and Sold Homes**

All MLS Listings counties March 16th – May 6th

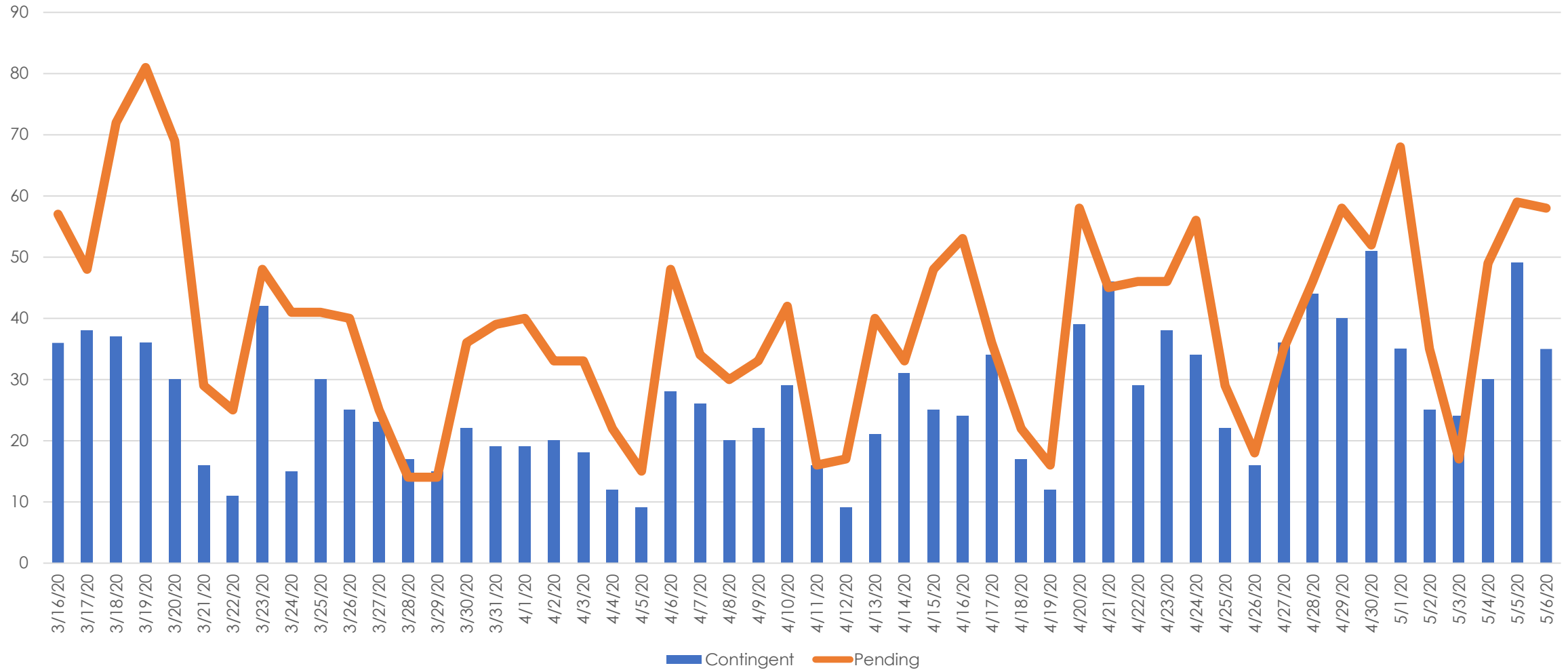


*(SIP) Shelter-in-Place
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Change to Contingent and Change to Pending**

All MLS Listings counties March 16th – May 6th



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

