



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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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
 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	3 BEDS	4 BEDS	5+ BEDS
0	7	7	4

LAST 90 DAYS - MARKET DATA

	01	2	3	4	5+
HOUSES SOLD	1	26	22	6	0
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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CHRISTOPHER HARRIS
 REALTOR
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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

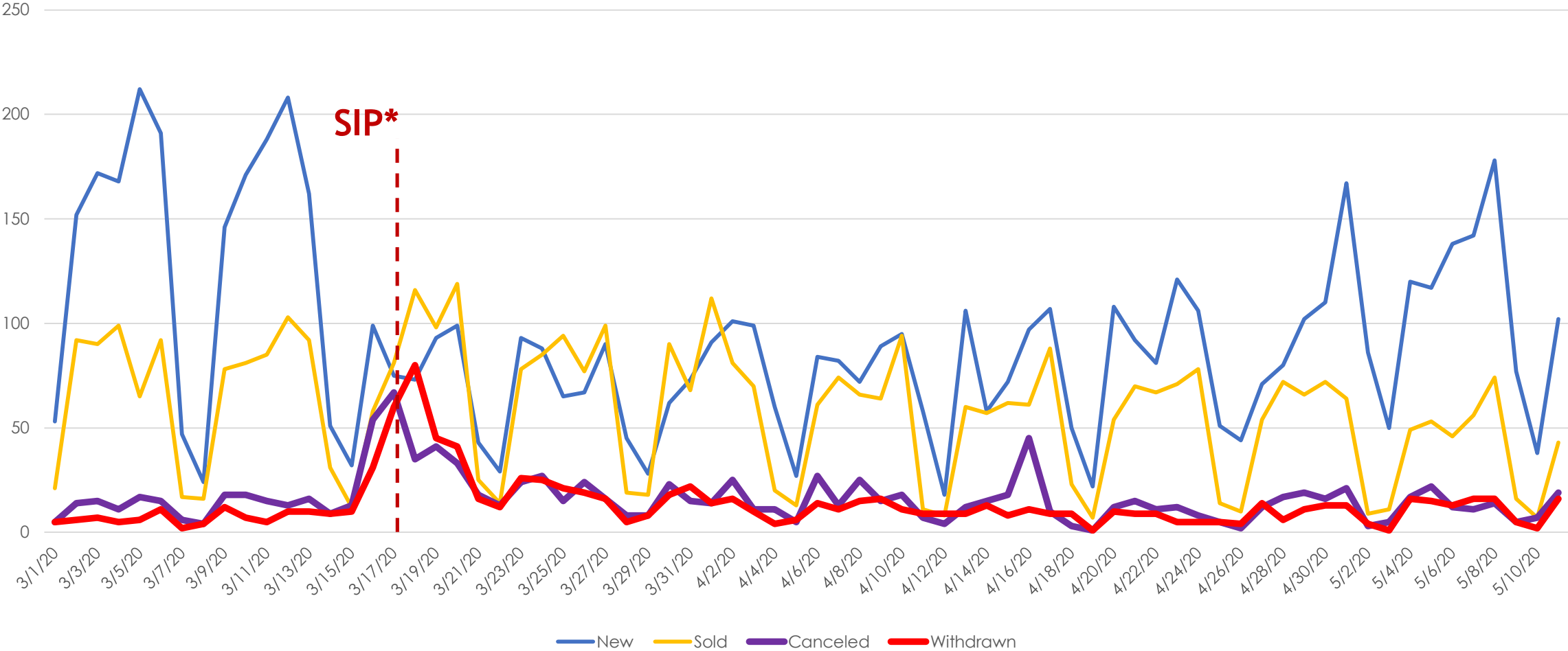
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The Aculist Daily

Data as of 05/11/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn**

All MLSListings counties March 1st – May 11th



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



March and April 2019 vs. 2020

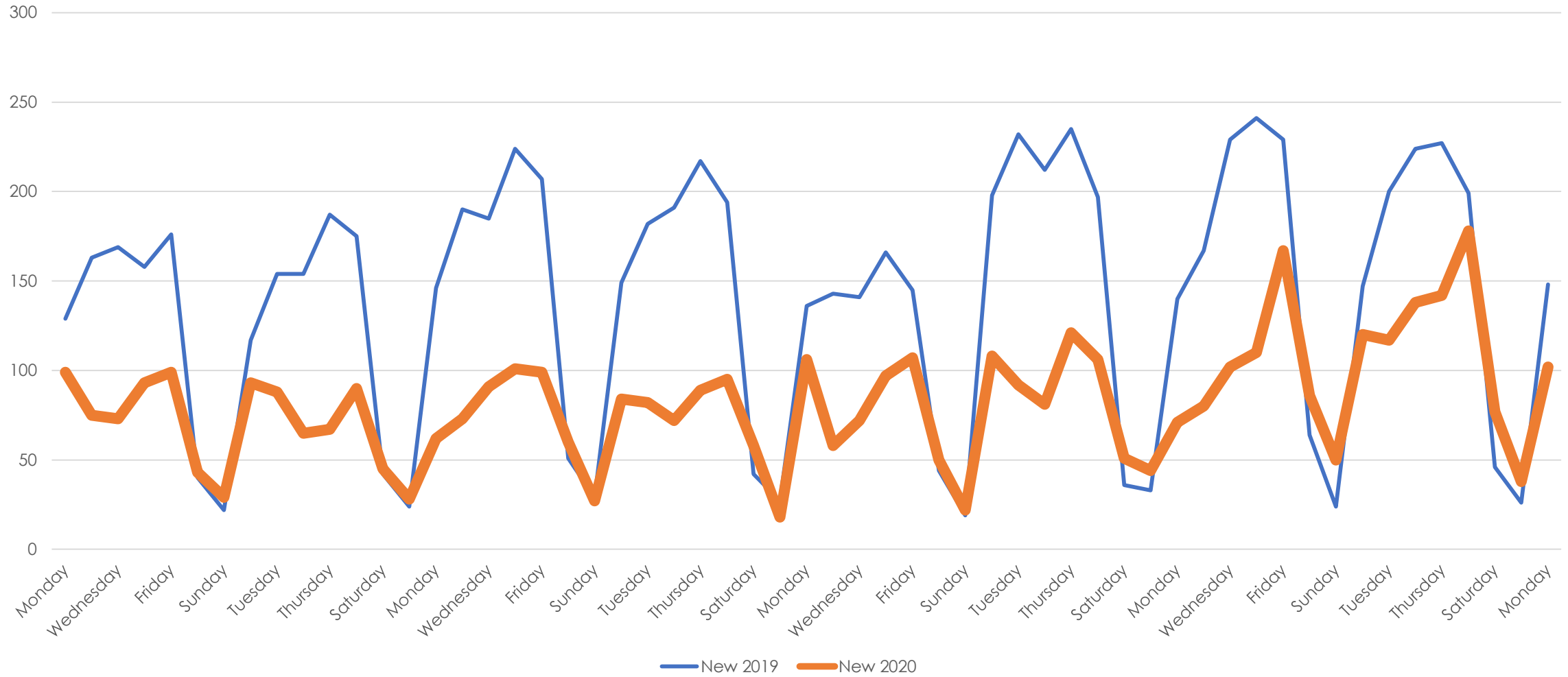
All MLSListings counties March 16th – May 11th

Total # of Properties:	2019	2020	% Diff
Sold	4850	3227	-33%
New	7876	4691	-40%
Changed to Contingent	2874	1597	-44%
Changed to Pending	5062	2330	-54%
TFT	711	776	9%
Cancelled	842	965	15%
Withdrawn	535	848	59%

*(SIP) Shelter-in-Place

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

All MLSListings counties March 16th – May 11th

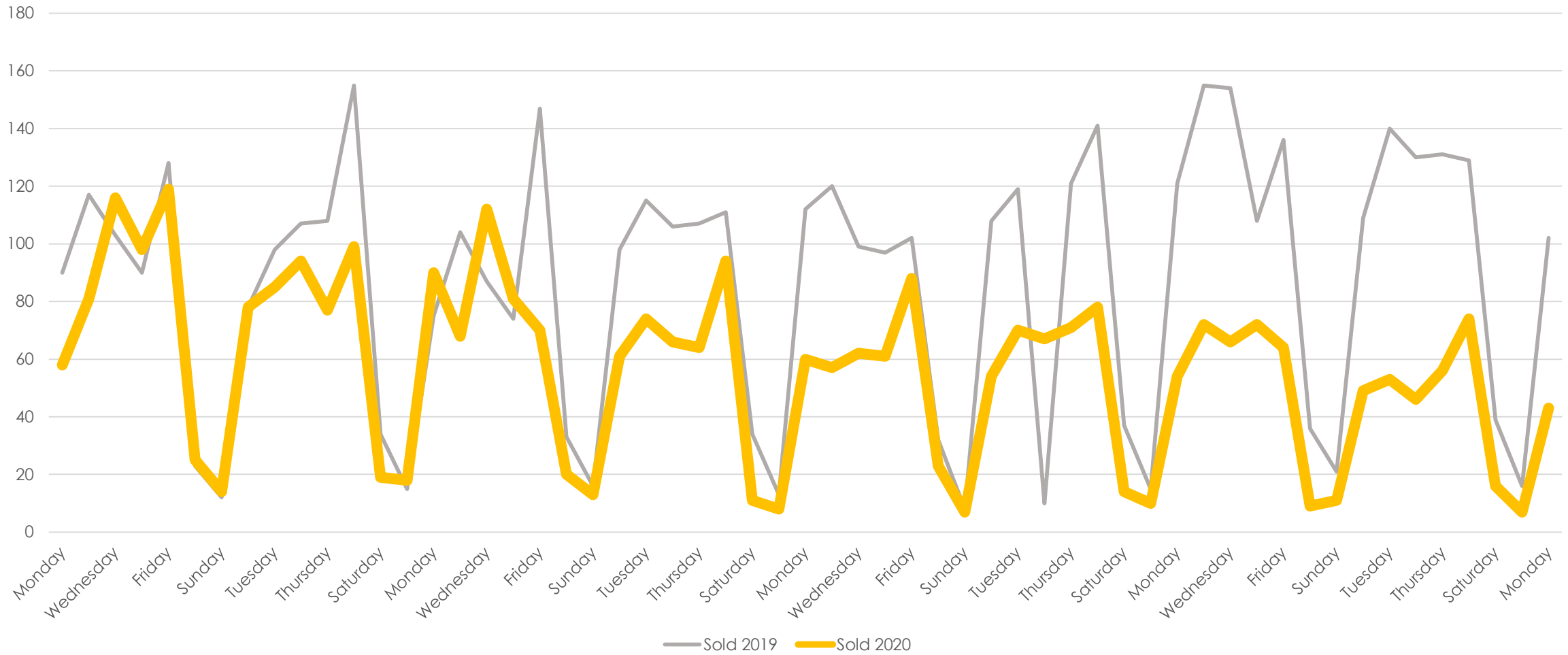


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Sold Listings** March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 11th

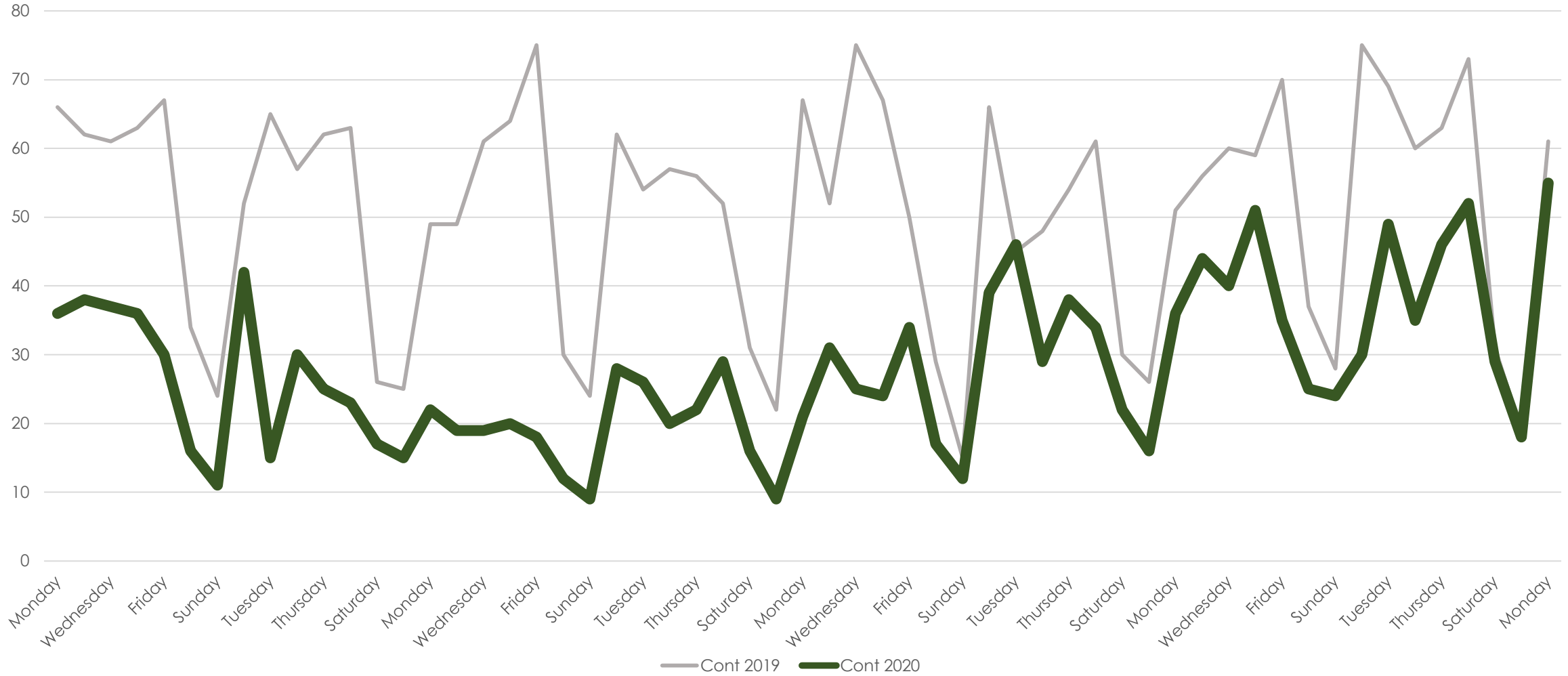


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Change to Contingent** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 11th

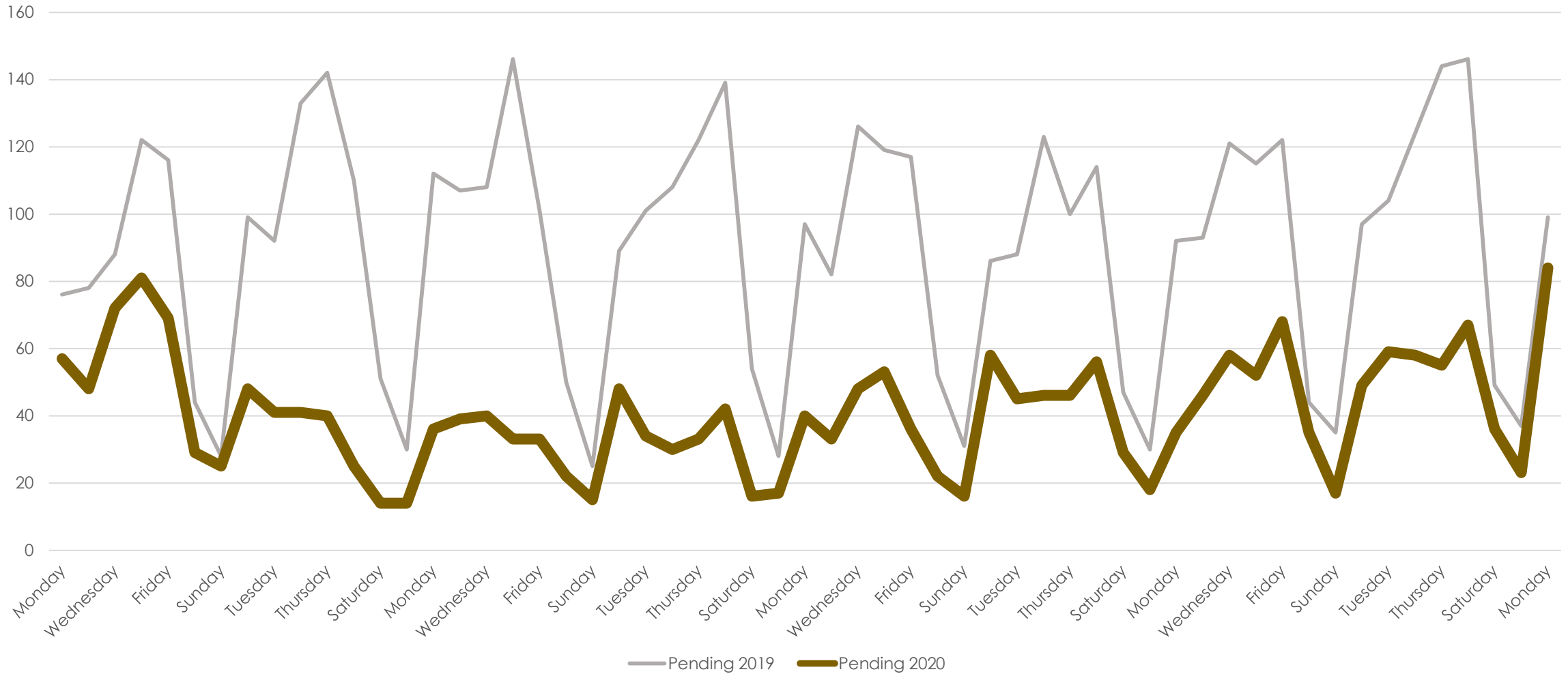


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Change to Pending** March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 11th

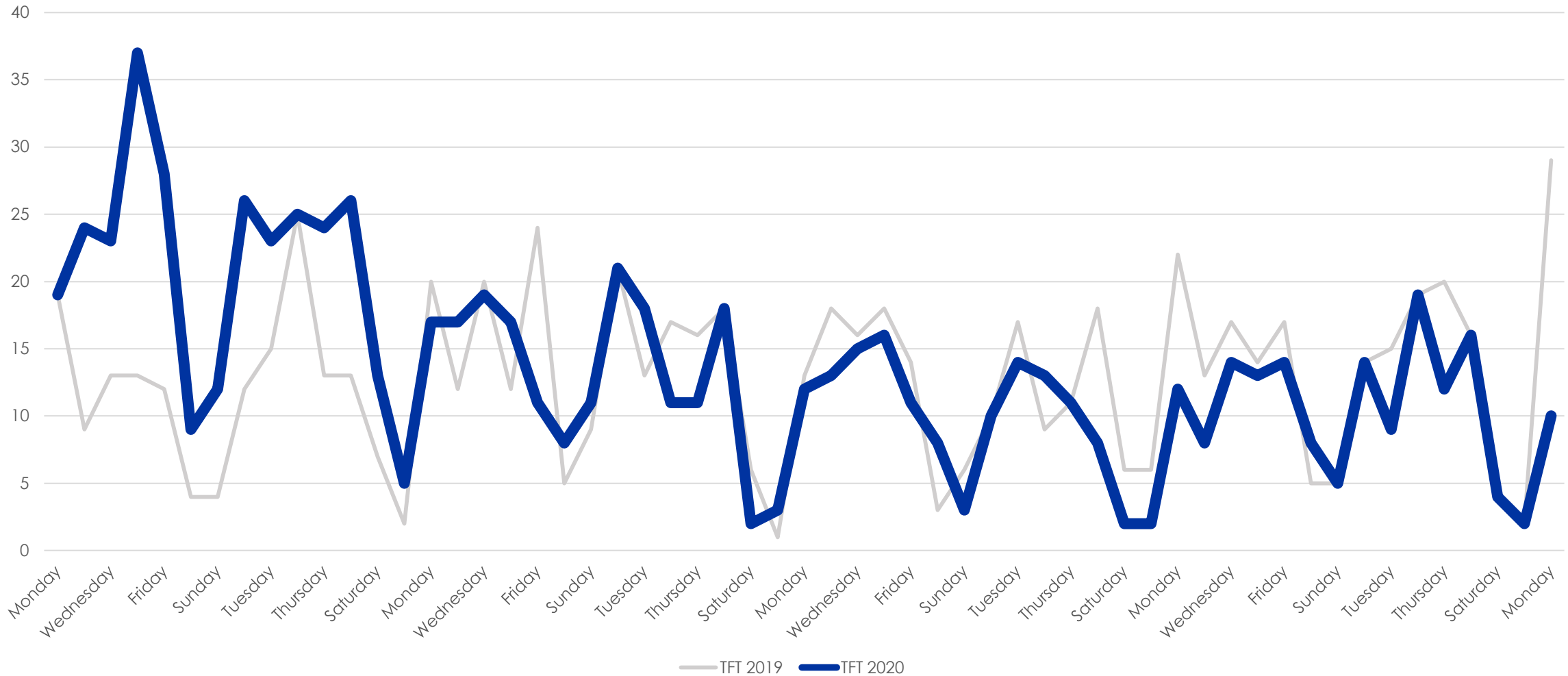


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TFT** March and April 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 11th

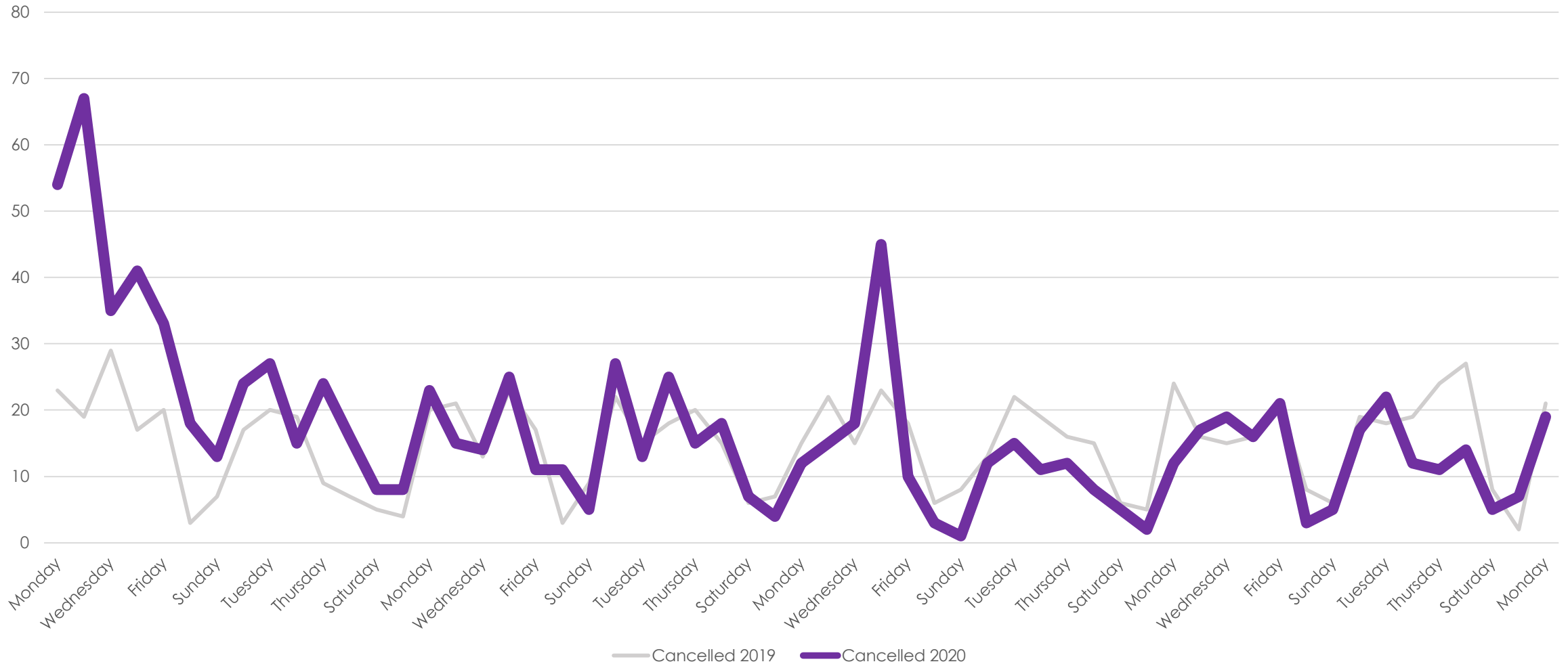


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Cancelled Listings** March 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 11th

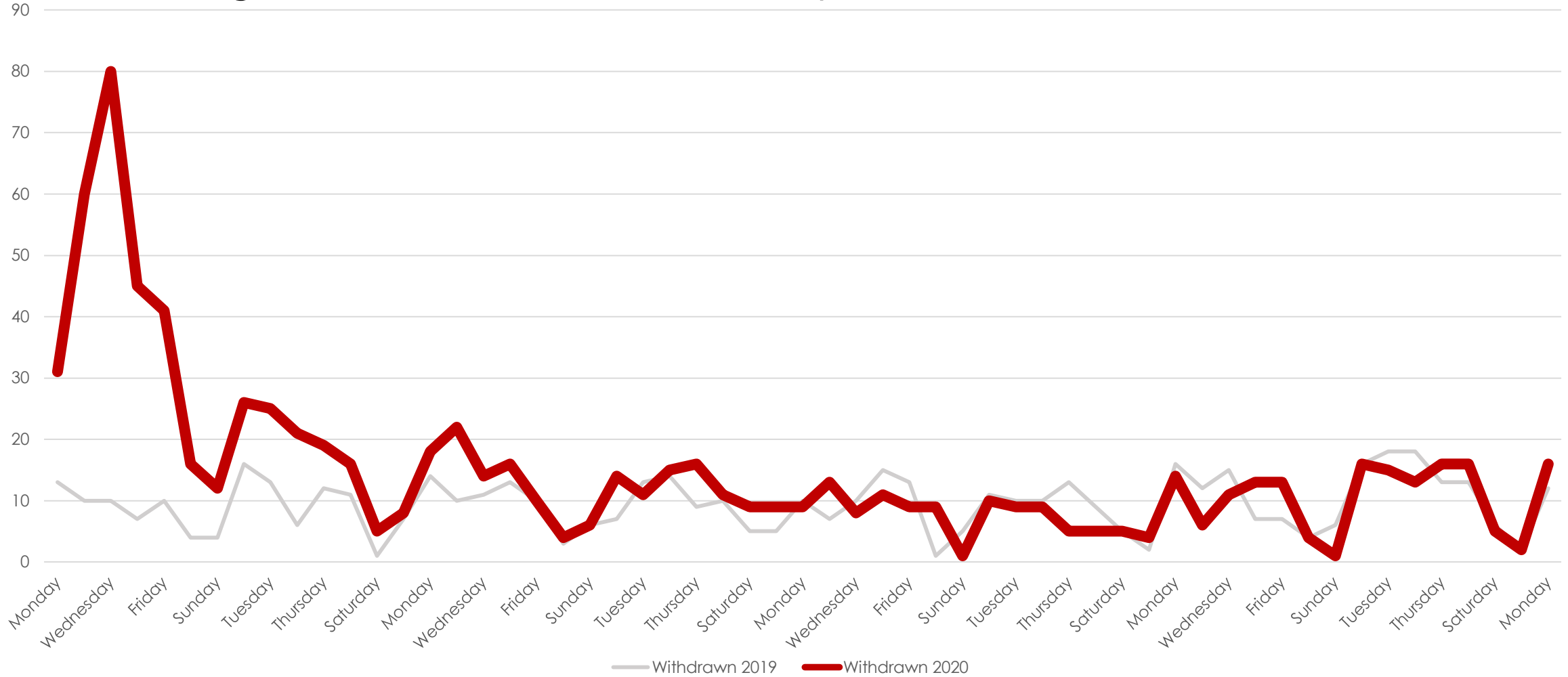


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Withdrawn Listings** March 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 11th

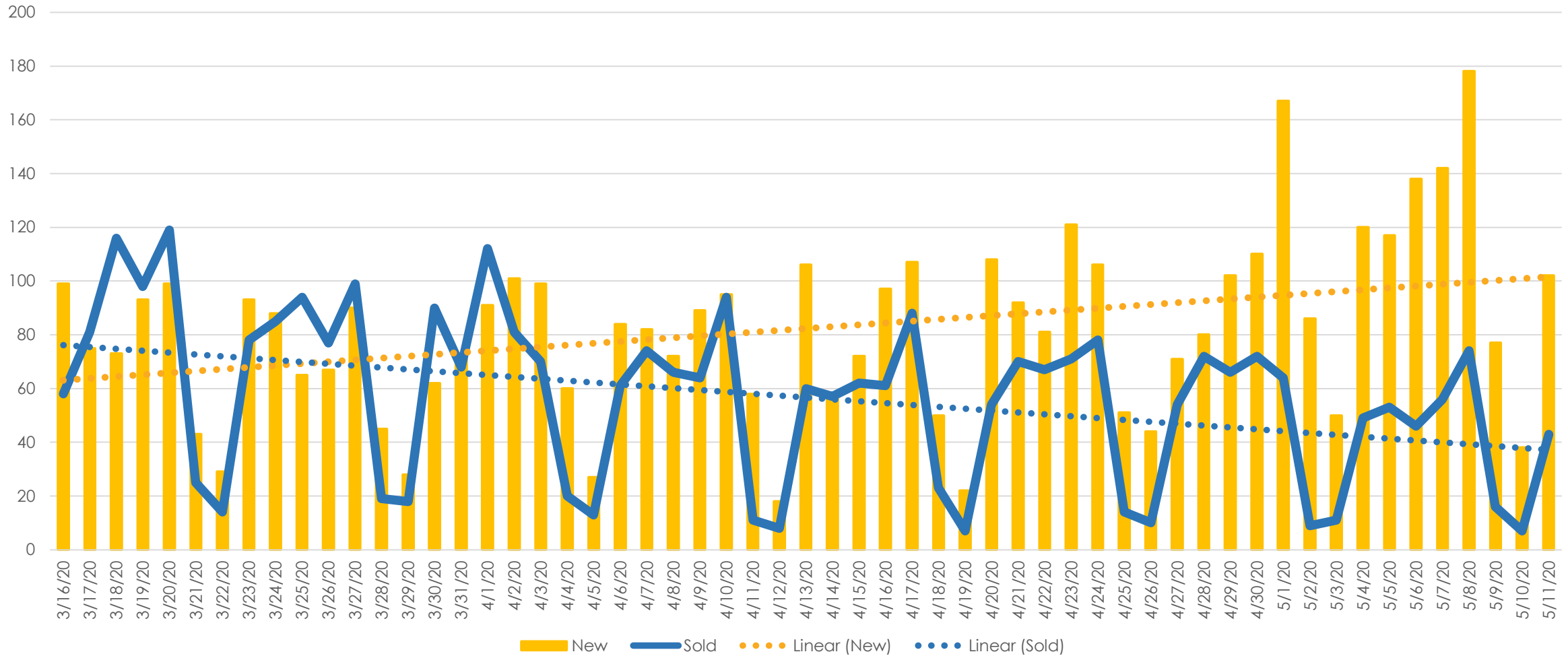


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New Listings and Sold Homes**

All MLS Listings counties March 16th – May 11th

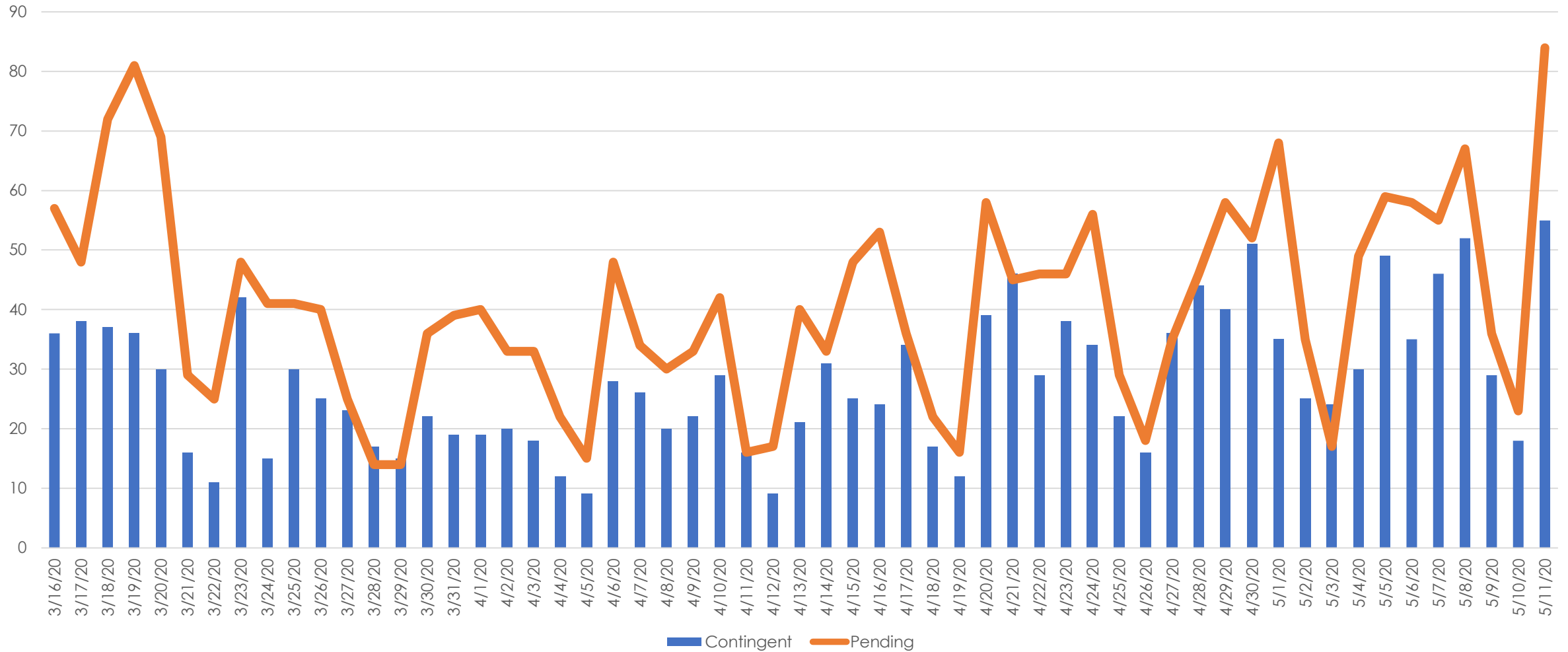


*(SIP) Shelter-in-Place
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Change to Contingent and Change to Pending**

All MLSListings counties March 16th – May 11th



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 ** 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

