



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
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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)

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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 HOUS	3 HOUS	4 HOUS	5-8 HOUS

LAST 90 DAYS - MARKET DATA

	01	1	4	8*
HOUSES SOLD	1	26	22	6
MED. SALE PRICE	\$1,200,000	\$1,300,000	\$1,267,500	\$1,083,300
AVG. DOM	3	30	30	43
AVG. \$/SQ FT	\$1425	\$844	\$714	\$682

ROLLING 24 MONTHS - MEDIAN SALES PRICE

ACULIST

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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.

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

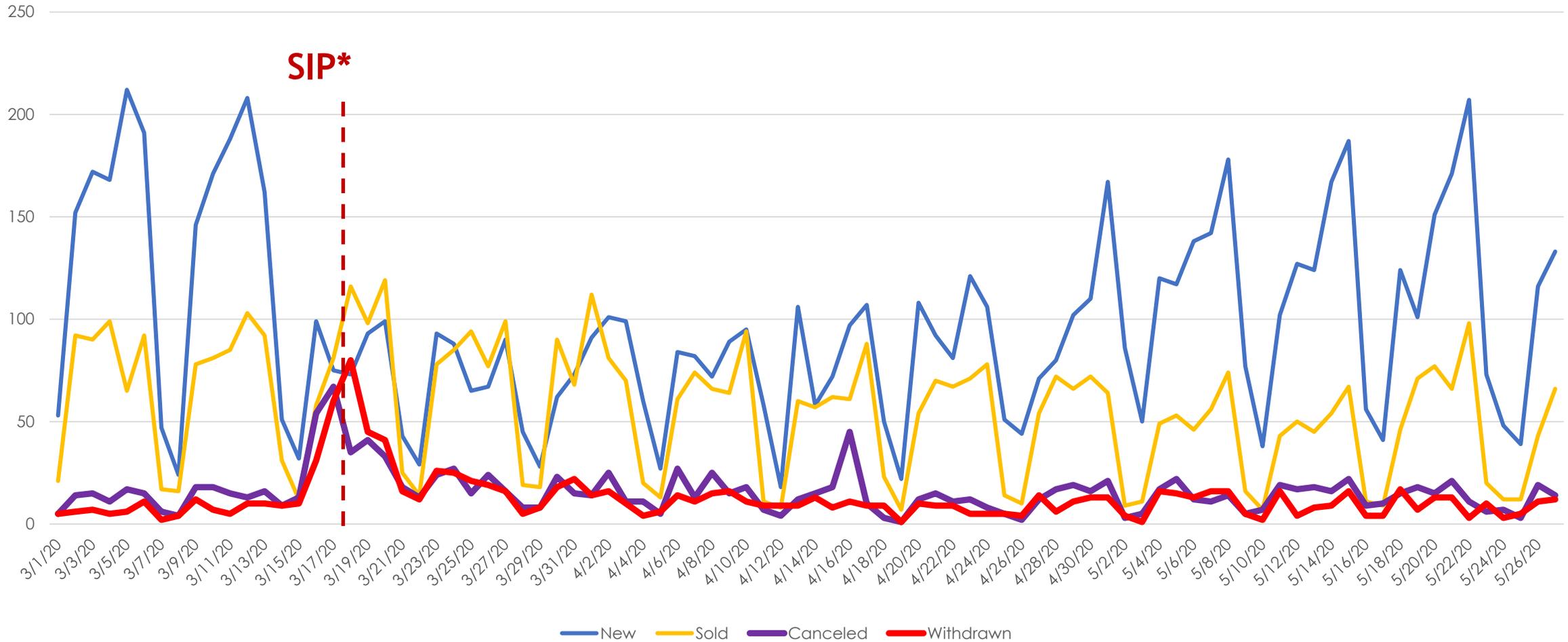
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The Aculist Daily

Data as of 05/27/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn

All MLS Listings counties March 1st – May 27th



(SIP) Shelter-in-Place 3-17-20
All Five MLS Listings Counties



MLS Listings Inc. © 2020

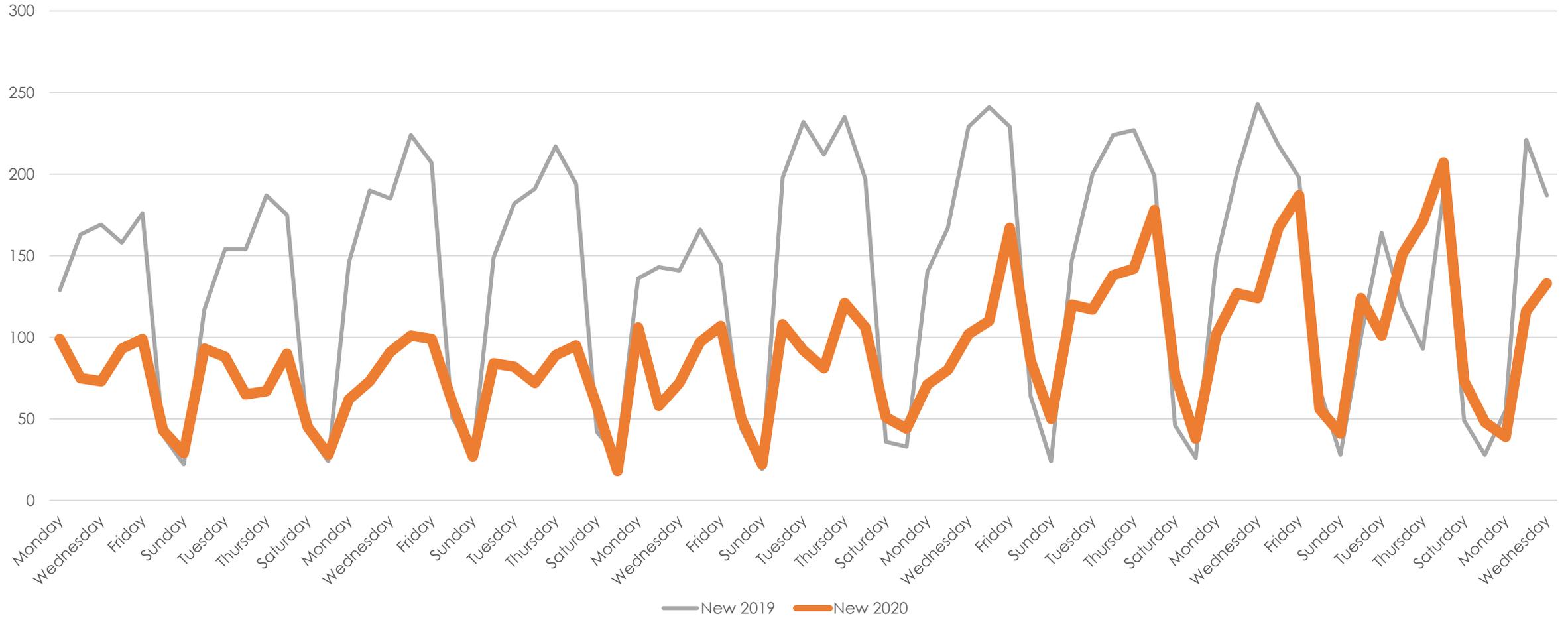
March, April and May 2019 vs. 2020

All MLSListings counties March 16th – May 27th

Total # of Properties:	2019	2020	% Diff
Sold	6186	3974	-36%
New	9803	6556	-33%
Changed to Contingent	3607	2374	-34%
Changed to Pending	6352	3400	-46%
TFT	917	922	1%
Cancelled	1102	1186	8%
Withdrawn	665	987	48%

New Homes Listed 2019 vs. 2020 (Dates Shifted)

All MLS Listings counties March 16th – May 27th



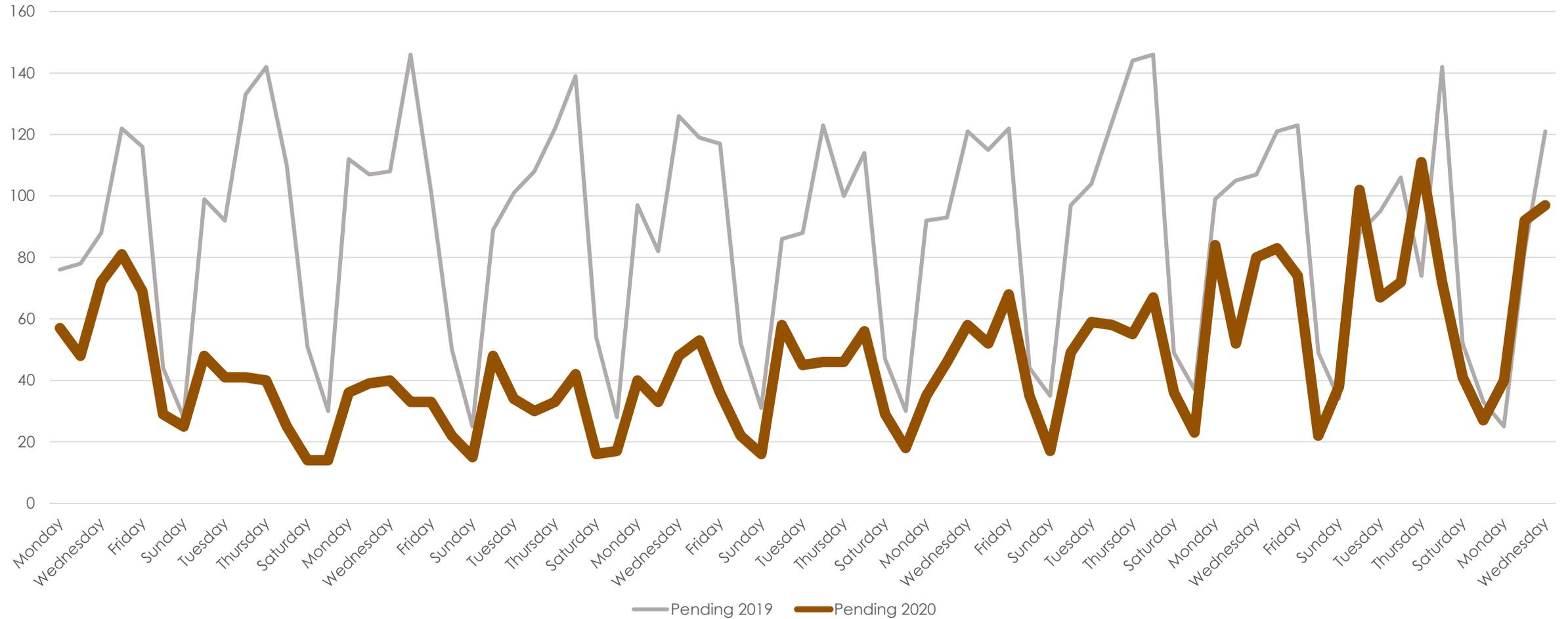
(SIP) Shelter-in-Place 3-17-20
All Five MLS Listings Counties



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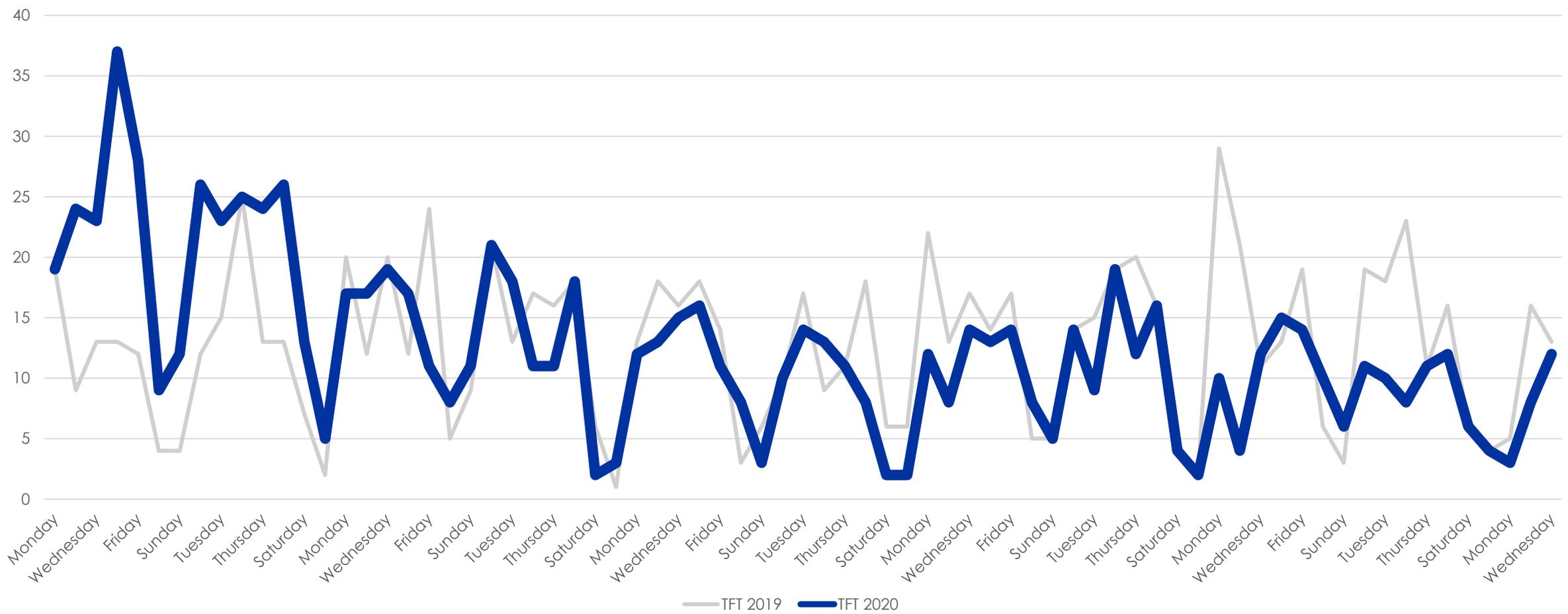
Change to Pending 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 27th



Transactions Fell Through 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – May 27th

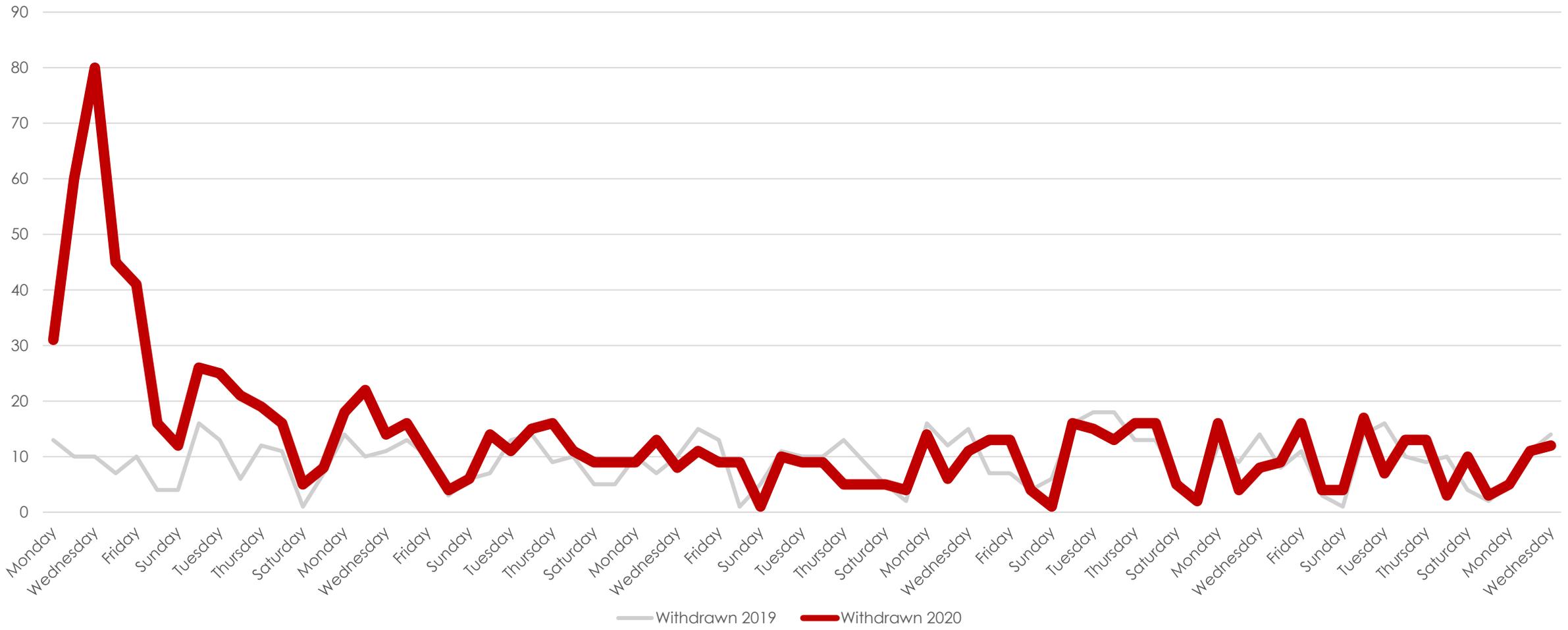


(SIP) Shelter-in-Place 3-17-20
All Five MLSListings Counties



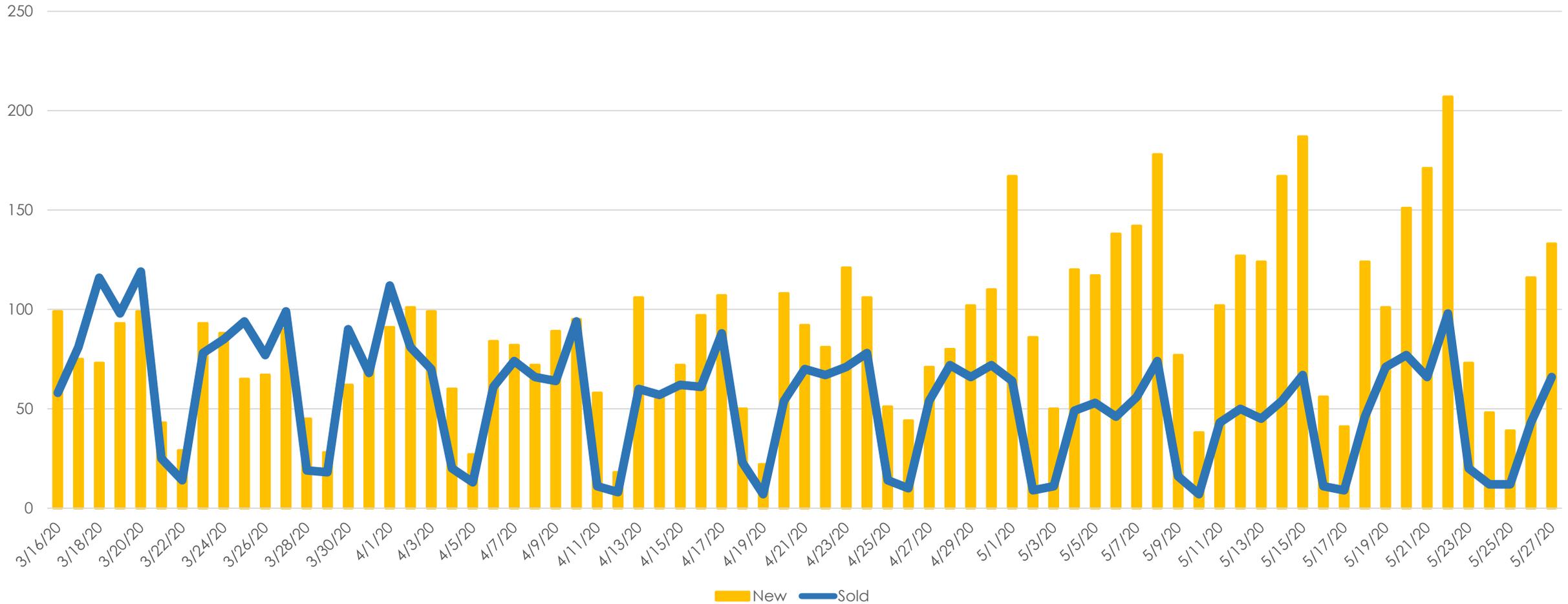
Withdrawn Listings 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – May 27th



New Listings and Sold Homes

All MLS Listings counties March 16th – May 27th



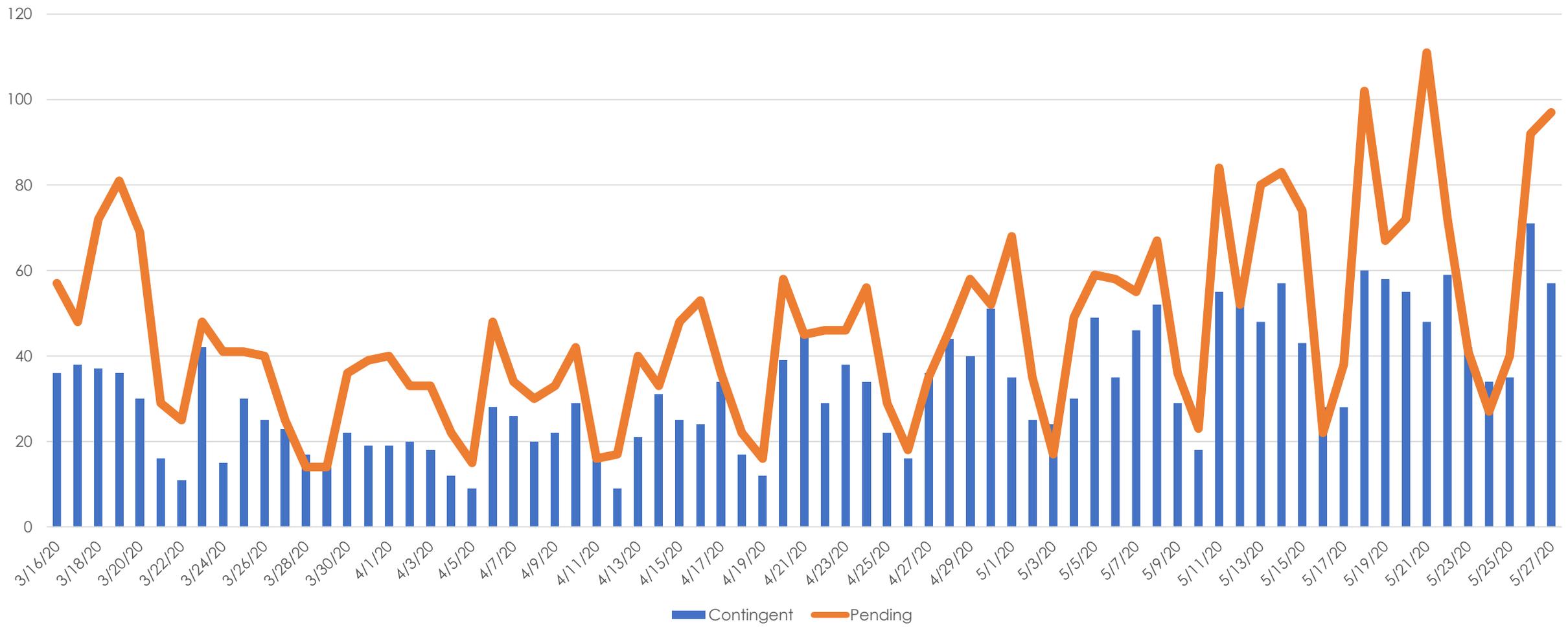
(SIP) Shelter-in-Place 3-17-20
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MLS Listings Inc. © 2020

Change to Contingent and Change to Pending

All MLSListings counties March 16th – May 27th



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All Five MLSListings Counties



MLSListings Inc. © 2020

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

