

## January 2019 Santa Clara County Real Estate Market Status

| Area                              | Months of Inventory | Active Listings | New Listings | List Price (Median) | Sold | Sale Price (Median) | Price/SqFt Ratio | Sale Price to List Price Ratio | Days to Sell |
|-----------------------------------|---------------------|-----------------|--------------|---------------------|------|---------------------|------------------|--------------------------------|--------------|
| Almaden Valley                    | 1.1                 | 16              | 15           | \$ 1,587,000.00     | 14   | \$ 1,350,000.00     | \$ 657.00        | 97.90%                         | 45           |
| Alum Rock                         | 1.9                 | 55              | 39           | \$ 799,900.00       | 29   | \$ 737,000.00       | \$ 528.00        | 100.40%                        | 34           |
| Berryessa                         | 1.7                 | 36              | 43           | \$ 1,090,000.00     | 21   | \$ 1,081,000.00     | \$ 630.00        | 98.90%                         | 30           |
| Blossom Valley                    | 1.4                 | 44              | 47           | \$ 950,000.00       | 32   | \$ 974,975.00       | \$ 580.00        | 99.40%                         | 35           |
| Cambrian                          | 1.2                 | 37              | 50           | \$ 1,267,000.00     | 30   | \$ 1,167,500.00     | \$ 806.00        | 100.80%                        | 34           |
| Campbell                          | 1.5                 | 35              | 39           | \$ 1,488,000.00     | 23   | \$ 1,350,000.00     | \$ 867.00        | 99.70%                         | 36           |
| Central San Jose                  | 1.7                 | 45              | 37           | \$ 949,900.00       | 26   | \$ 1,009,750.00     | \$ 741.00        | 98.10%                         | 49           |
| Cupertino                         | 0.8                 | 17              | 27           | \$ 2,198,000.00     | 21   | \$ 1,980,000.00     | \$ 1,184.00      | 100.10%                        | 37           |
| Evergreen                         | 2.3                 | 36              | 25           | \$ 1,149,000.00     | 16   | \$ 942,500.00       | \$ 634.00        | 100.60%                        | 48           |
| Los Gatos Mountains               | 4.5                 | 27              | 9            | \$ 1,909,950.00     | 6    | \$ 1,762,500.00     | \$ 553.00        | 95.00%                         | 119          |
| Los Gatos/Monte Sereno            | 2.9                 | 40              | 34           | \$ 2,715,000.00     | 14   | \$ 2,425,000.00     | \$ 930.00        | 97.30%                         | 49           |
| Milpitas                          | 1.8                 | 36              | 33           | \$ 1,098,000.00     | 20   | \$ 1,010,000.00     | \$ 675.00        | 98.40%                         | 32           |
| Morgan Hill / Gilroy / San Martin | 3.1                 | 116             | 69           | \$ 899,999.00       | 38   | \$ 867,000.00       | \$ 460.00        | 99.00%                         | 40           |
| Santa Clara                       | 1.8                 | 49              | 61           | \$ 1,398,000.00     | 28   | \$ 1,211,500.00     | \$ 908.00        | 98.40%                         | 34           |
| Santa Teresa                      | 1.5                 | 21              | 14           | \$ 960,000.00       | 14   | \$ 891,500.00       | \$ 589.00        | 100.70%                        | 44           |
| Saratoga                          | 6.1                 | 49              | 35           | \$ 2,998,000.00     | 8    | \$ 2,379,650.00     | \$ 1,100.00      | 97.40%                         | 37           |
| South San Jose                    | 1.5                 | 38              | 27           | \$ 799,000.00       | 26   | \$ 776,000.00       | \$ 546.00        | 99.80%                         | 38           |
| Sunnyvale                         | 2.2                 | 29              | 33           | \$ 1,649,000.00     | 13   | \$ 1,700,000.00     | \$ 1,026.00      | 98.20%                         | 22           |
| Willow Glen                       | 2.2                 | 59              | 60           | \$ 1,499,475.00     | 27   | \$ 1,420,000.00     | \$ 780.00        | 99.60%                         | 44           |

