



Carol Lin (408)685-8811

Market Inventory

June 1, 2015

Active Listings	Mar-15			Apr-15				May-15				Jun-15
	3	4	5	1	2	3	4	1	2	3	4	1
AREA	16-Mar	23-Mar	30-Mar	6-Apr	13-Apr	20-Apr	27-Apr	4-May	11-May	18-May	25-May	1-Jun
NWQtr1	251	246	296	264	293	332	345	380	360	408	347	375
NWQtr2	62	55	69	57	74	74	78	105	105	109	84	91
Total	313	301	365	321	367	406	423	485	465	517	431	466
SCC1	815	840	895	838	923	963	963	1022	996	1142	1074	1126
SCC2	200	169	193	162	193	218	221	246	243	277	227	267
Total	1015	1009	1088	1000	1116	1181	1184	1268	1239	1419	1301	1393

SALES (status 2-5) - with 7-day Sales Date (Mon-Sun)												
	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
NWQtr1	99	103	87	111	80	100	102	107	126	104	124	88
NWQtr2	41	38	32	42	34	39	41	41	55	55	53	34
Total	140	141	119	153	114	139	143	148	181	159	177	122
SCC1	290	275	285	287	225	271	275	278	305	277	299	263
SCC2	105	111	87	109	88	93	110	105	125	110	119	85
Total	395	386	372	396	313	364	385	383	430	387	418	348

CLOSINGS (status 5 only) - with 7-day Close of Escrow date (Mon-Sun)												
	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
NWQtr1	72	67	85	83	72	77	78	87	74	82	96	110
NWQtr2	31	34	22	26	34	26	23	39	33	29	41	42
Total	103	101	107	109	106	103	101	126	107	111	137	152
SCC1	166	172	186	210	209	214	196	245	210	224	235	228
SCC2	59	71	69	79	75	65	64	88	76	76	98	86
Total	225	243	255	289	284	279	260	333	286	300	333	314

INVENTORY - AVERAGE AREA TOTALS (4 or 5 week average)												
	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15
NWQtr1	384	363	349	365	365	346	272	156	220	262	308	374
NWQtr2	115	148	126	126	115	101	73	36	47	59	71	101
Total	499	511	475	491	480	447	345	192	267	321	379	475
SCC1	1276	1355	1412	1377	1281	1060	732	585	700	828	922	1059
SCC2	371	411	456	426	407	326	191	145	170	189	198	248
Total	1647	1766	1868	1803	1688	1386	923	730	870	1017	1120	1307

CLOSINGS BY MONTH 2014-2015												
	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15
NWQtr1	431	397	320	346	336	247	229	175	193	324	403	405
NWQtr2	163	173	180	146	164	113	103	85	74	139	146	164
Total	594	570	500	492	500	360	332	260	267	463	549	569
SCC1	1028	1046	906	896	916	682	698	569	522	841	1075	1028
SCC2	410	423	378	386	394	295	313	242	206	334	377	392
Total	1438	1469	1284	1282	1310	977	1011	811	728	1175	1452	1420

MEDIAN PRICES 2014-2015												
	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15
SCC1	\$903,000	\$865,000	\$867,500	\$850,000	\$875,000	\$855,000	\$844,500	\$842,000	\$925,000	\$930,000	\$960,000	\$993,000
SCC2	\$526,750	\$530,000	\$558,000	\$535,000	\$550,000	\$566,000	\$505,000	\$505,000	\$545,000	\$569,240	\$565,000	\$620,000

- Class 1 =Single Family Residence
- Class 2 =Townhomes/Condos
- SCC =Santa Clara County: Area (1-23/200-243)
- NWQtr =NorthWest of 17/101 & SouthWest of Menlo Park/101: Area (8/15-19/200-243)

INVENTORY ANALYSIS

6/1/2015



Presented by: Carol Lin (408)685-8811

Week of:		30-Mar-15	6-Apr-15	13-Apr-15	20-Apr-15	27-Apr-15	4-May-15	11-May-15	18-May-15	25-May-15	1-Jun-15	Area #
CLASS 1: SINGLE FAMILY HOMES - ACTIVE												
Gilroy/MH	1	142	143	144	160	156	154	153	161	163	166	1
Santa Teresa	2	19	14	20	19	14	17	18	26	20	11	2
Evergreen	3	62	65	67	65	59	64	57	75	69	79	3
East Valley	4	63	67	67	62	70	68	70	78	77	79	4
North Valley	5	34	33	35	33	34	38	31	45	43	51	5
Milpitas	6	17	16	19	16	16	25	23	30	32	32	6
Santa Clara	8	31	22	25	28	32	32	28	39	33	34	8
Central SJ	9	47	49	49	56	55	53	55	53	57	51	9
Willow Glen	10	46	35	47	43	41	49	53	61	56	61	10
South SJ	11	21	27	29	29	30	32	32	37	37	38	11
Blossom Vly	12	50	31	33	37	35	31	35	41	43	39	12
Almaden Vly	13	37	32	40	37	33	34	34	42	43	50	13
Cambrian	14	27	29	43	34	34	33	34	40	43	50	14
Campbell	15	29	23	28	24	28	43	34	37	36	32	15
Los Gatos	16	56	66	66	67	67	76	84	84	73	75	16
Saratoga	17	47	52	52	63	69	68	74	78	72	69	17
Cupertino	18	18	20	20	28	31	30	29	33	30	69	18
Sunnyvale	19	28	19	31	41	36	31	22	35	23	38	19
Mtn. View	200-210	9	7	10	12	4	10	13	18	10	16	200-210
Los Altos/Hills	211-214,221	41	28	38	38	43	55	42	39	38	44	211-214,221
Palo Alto	230-243	36	27	23	31	35	35	34	43	32	32	230-243
Menlo Park	300-311	14	13	20	23	24	32	33	27	25	30	300-311
Totals		874	818	906	946	946	1010	988	1122	1055	1146	

Week of:		30-Mar-15	6-Apr-15	13-Apr-15	20-Apr-15	27-Apr-15	4-May-15	11-May-15	18-May-15	25-May-15	1-Jun-15	Area #
CLASS 2: CONDO/TOWNHOMES - ACTIVE												
Gilroy/MH	1	4	5	4	11	8	3	4	3	5	7	1
Santa Teresa	2	7	6	5	7	4	6	5	6	4	4	2
Evergreen	3	15	11	17	17	18	20	16	19	15	20	3
East Valley	4	7	4	2	6	6	10	9	8	7	9	4
North Valley	5	11	11	10	12	18	12	16	19	13	15	5
Milpitas	6	10	10	11	10	11	15	15	14	18	19	6
Santa Clara	8	10	14	16	10	11	26	31	22	23	22	8
Central SJ	9	23	23	25	22	26	27	27	33	27	35	9
Willow Glen	10	5	4	4	6	8	8	4	9	7	10	10
South SJ	11	14	12	19	21	17	15	14	20	21	19	11
Blossom Vly	12	18	17	14	25	18	19	21	22	17	26	12
Almaden Vly	13	2	0	0	3	2	1	2	4	2	1	13
Cambrian	14	6	2	8	3	3	3	5	9	6	8	14
Campbell	15	9	10	13	13	14	16	15	24	13	13	15
Los Gatos	16	8	1	6	6	4	4	4	4	7	3	16
Saratoga	17	1	2	1	4	4	5	5	8	10	6	17
Cupertino	18	7	6	7	8	9	8	10	9	7	10	18
Sunnyvale	19	10	7	12	17	18	20	20	21	7	14	19
Mtn. View	200-210	15	13	8	0	11	14	12	14	9	13	200-210
Los Altos/Hills	211-214,221	4	5	5	6	4	5	4	4	4	5	211-214,221
Palo Alto	230-243	5	4	6	4	3	7	4	3	4	5	230-243
Menlo Park	300-311	6	4	3	4	5	5	5	7	5	6	300-311
Totals		197	171	196	215	222	249	248	282	231	270	

If your property is now listed for sale or lease, this is not intended as a solicitation of that listing.