



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

RELATED SALES
323

HOUSES LISTED
159

GRACE HUANG
 Broker/Realtor
 408-642-8970
 ghuang@aculist.com
 www.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

114 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
 www.aculist.com

ACULIST

CAMPBELL HOMES BY BEDROOM COUNT

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

0 BDR	7 BDR	7 BDR	4 BDR
0-2 BDR	3 BDR	4 BDR	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	\$1,267,500	\$1,083,300
AVG. DOM	3	30	30	43
AVG. \$/SQ FT	\$1425	\$844	\$714	\$682

ROLLING 24 MONTHS - MEDIAN SALES PRICE

ACULIST

CHRISTOPHER HARRIS
 REALTOR
 408-642-8970
 charris@aculist.com
 www.aculist.com

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

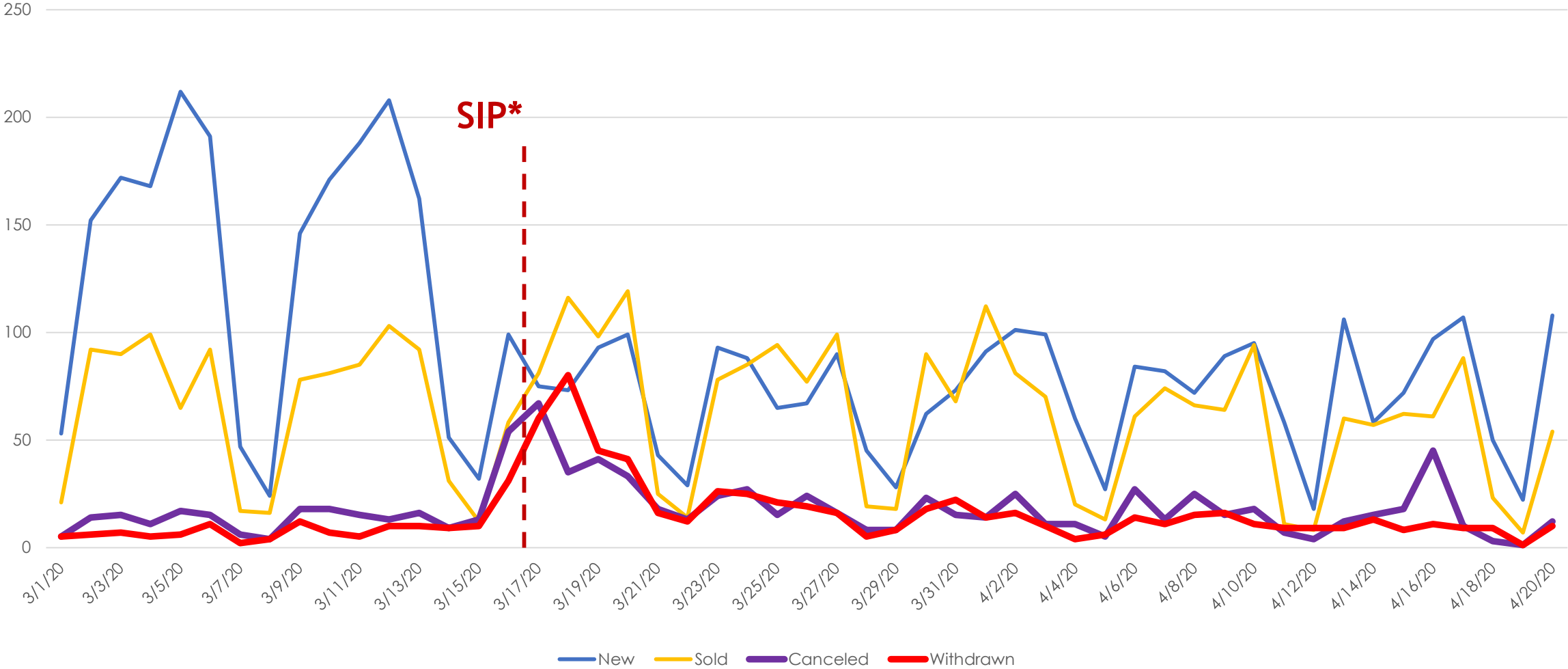
Powered by: **ACULIST**

The Aculist Daily

Data as of 4/20/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn**

All MLS Listings counties March 1st – April 20th



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



March and April 2019 vs. 2020

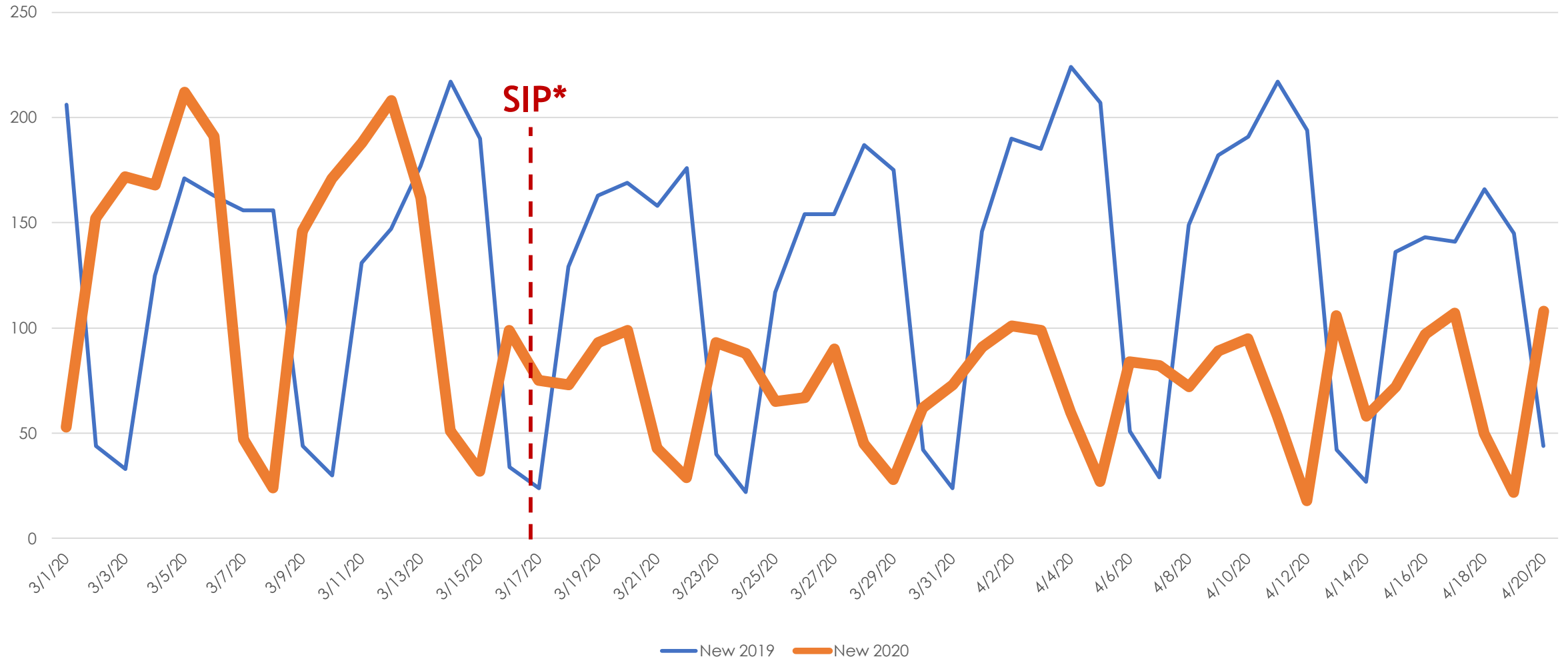
All MLS Listings counties March 1st – April 20th

Total # of Properties:	2019	2020	% Diff
Sold	4037	3199	-21%
New	6567	4595	-30%
Changed to Contingent	2506	1407	-44%
Changed to Pending	4444	2483	-44%
TFT	634	781	23%
Cancelled	735	901	23%
Withdrawn	455	759	67%

*(SIP) Shelter-in-Place

New Homes Listed** - March and April 2019 vs. 2020

All MLS Listings counties March 1st – April 20th

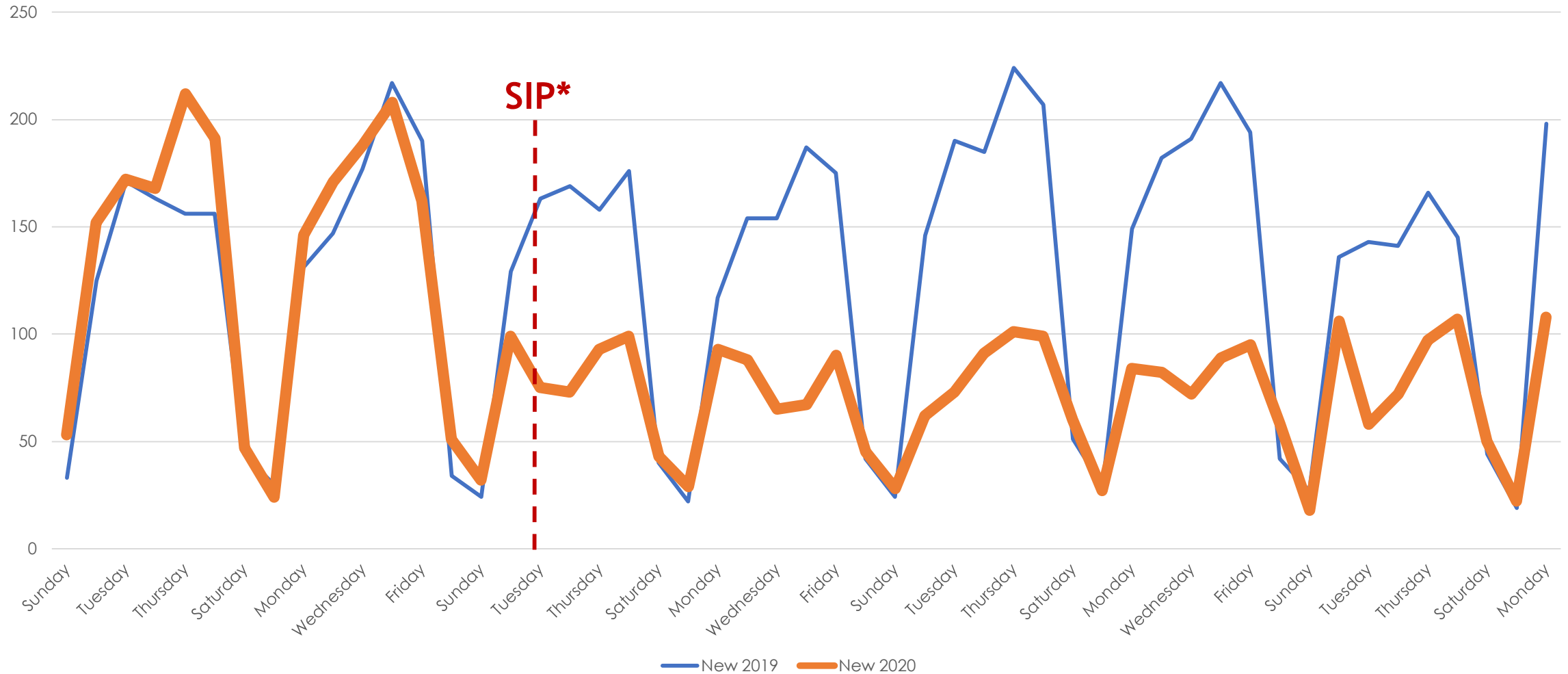


*(SIP) Shelter-in-Place
** All Five MLS Listings Counties



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

All MLSListings counties March 1st – April 20th

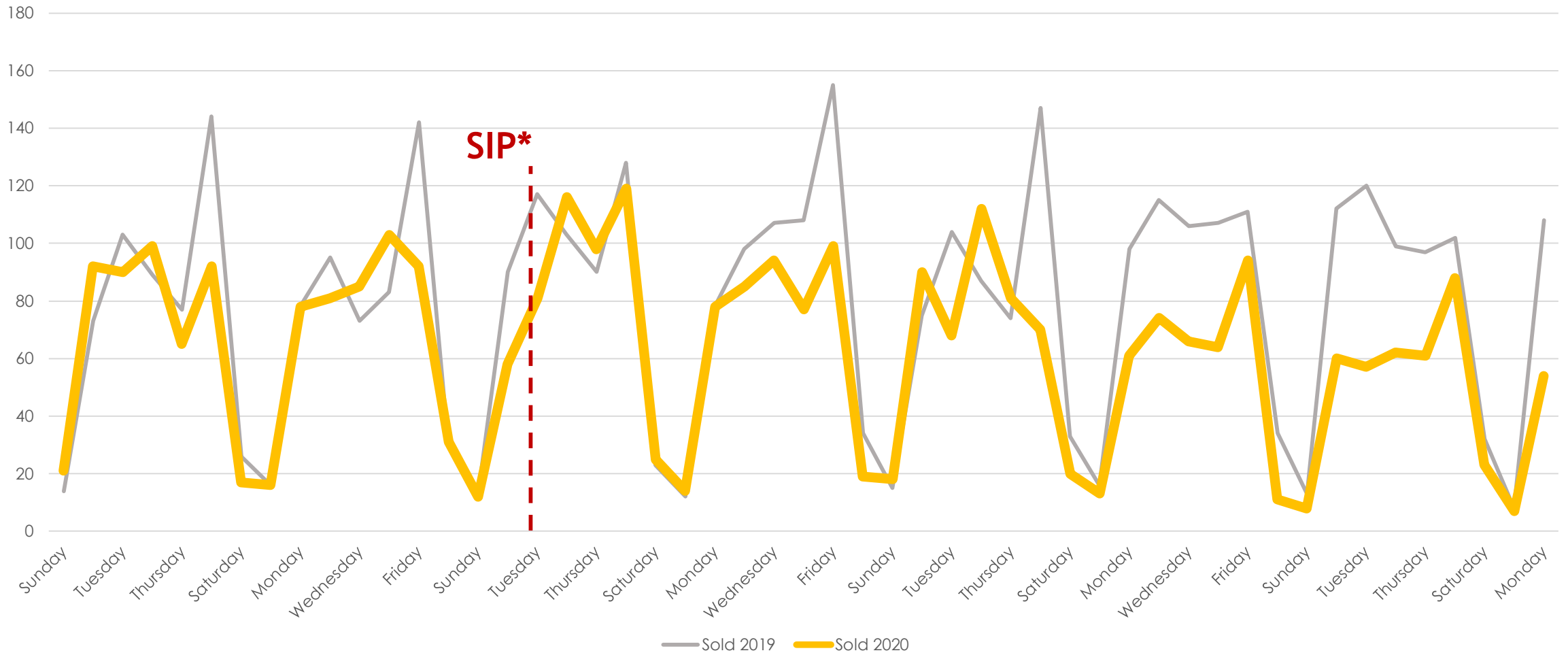


*(SIP) Shelter-in-Place
 ** All Five MLSListings Counties



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

All MLSListings counties March 1st – April 20th

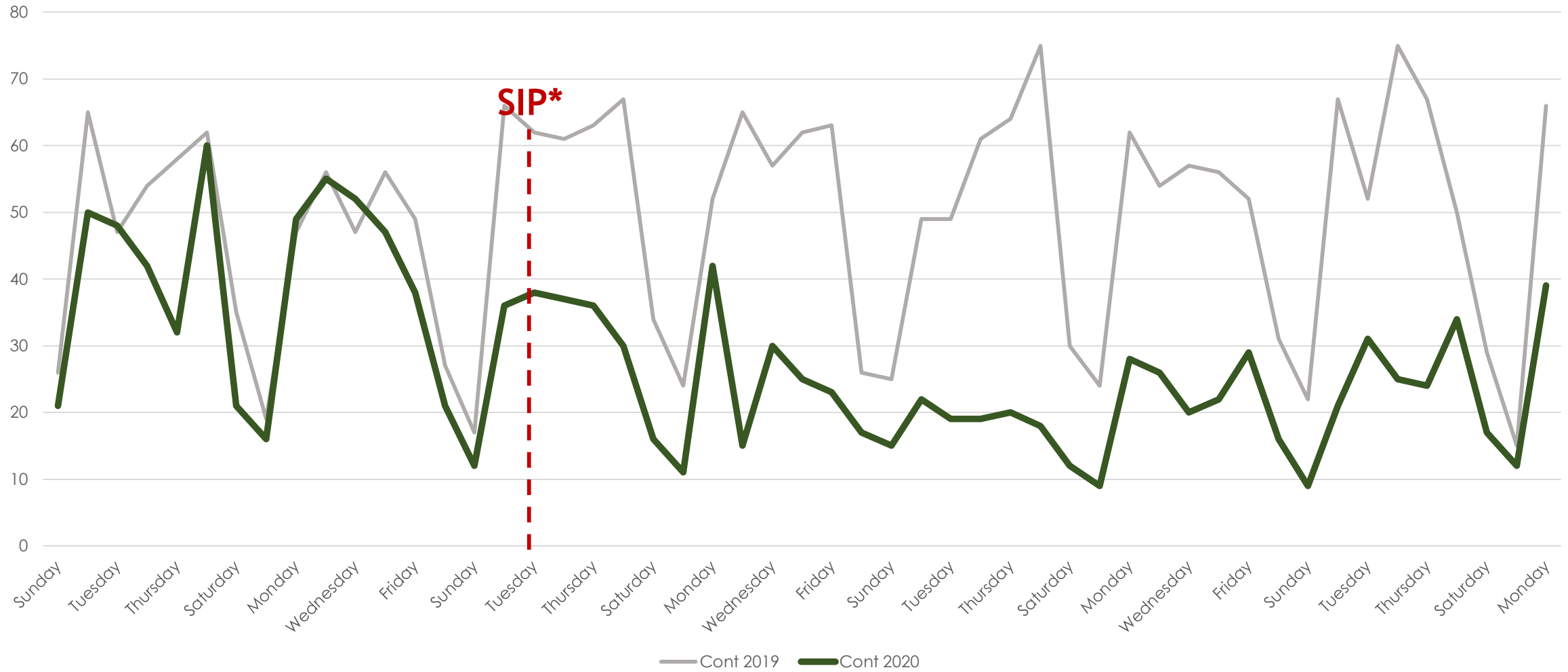


*(SIP) Shelter-in-Place
 ** All Five MLSListings Counties



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

All MLSListings counties March 1st – April 20th

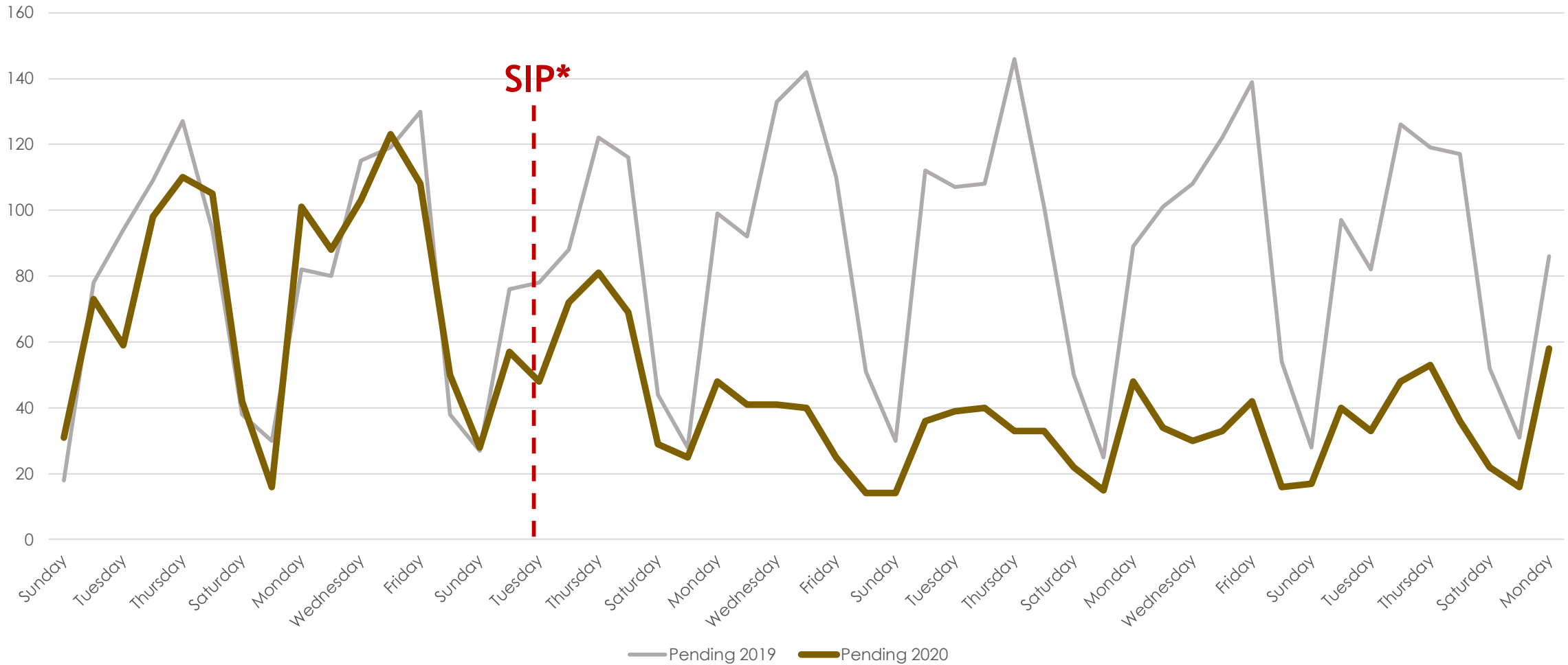


*(SIP) Shelter-in-Place
** All Five MLSListings Counties



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

All MLS Listings counties March 1st – April 20th

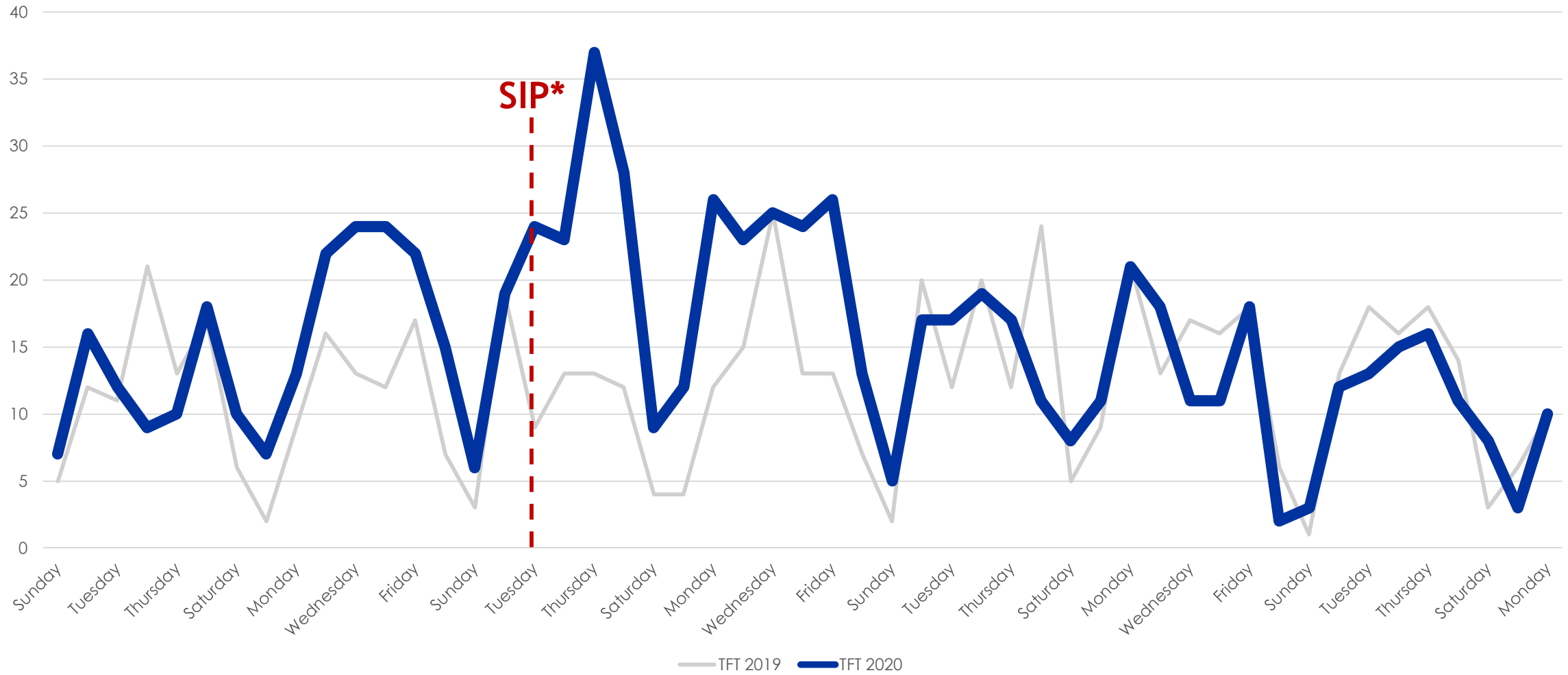


*(SIP) Shelter-in-Place
 ** All Five MLS Listings Counties



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

All MLSListings counties March 1st – April 20th

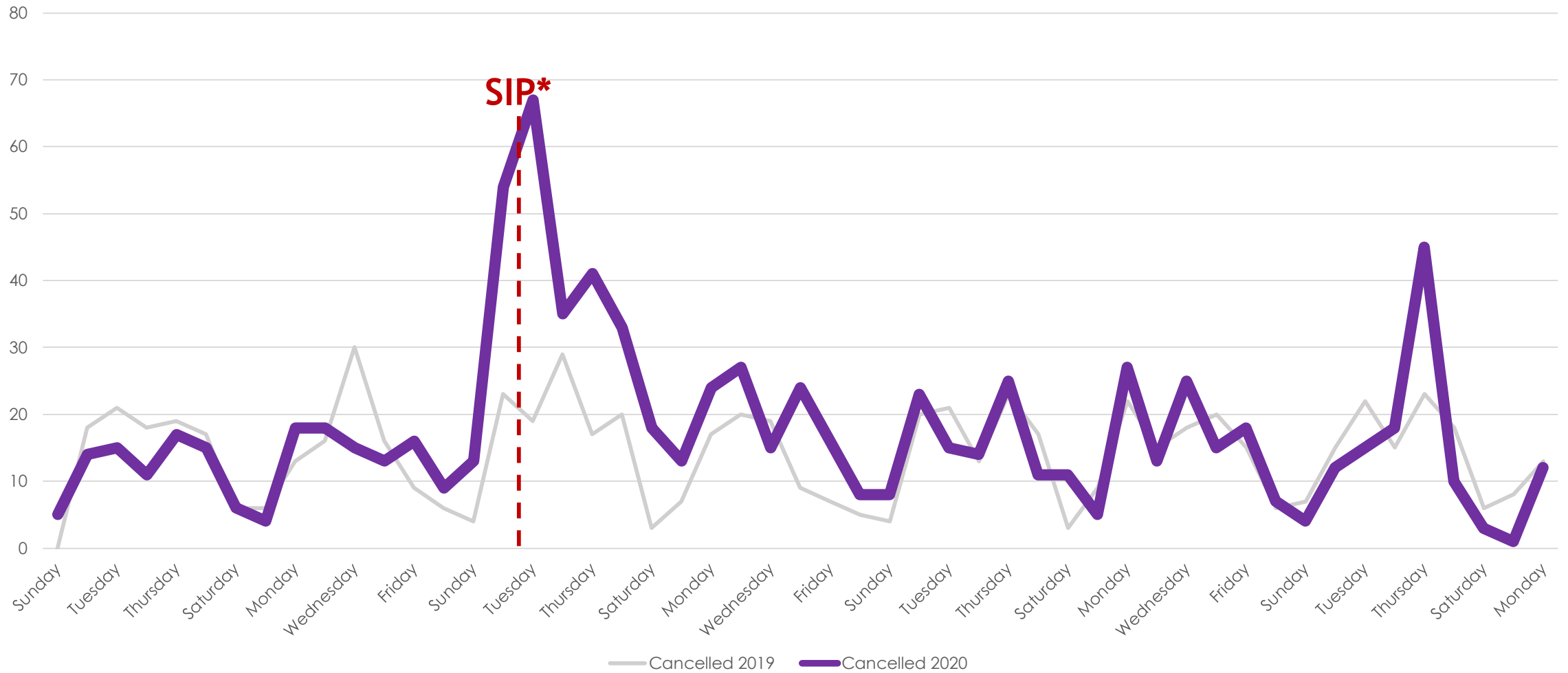


*(SIP) Shelter-in-Place
 ** All Five MLSListings Counties



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

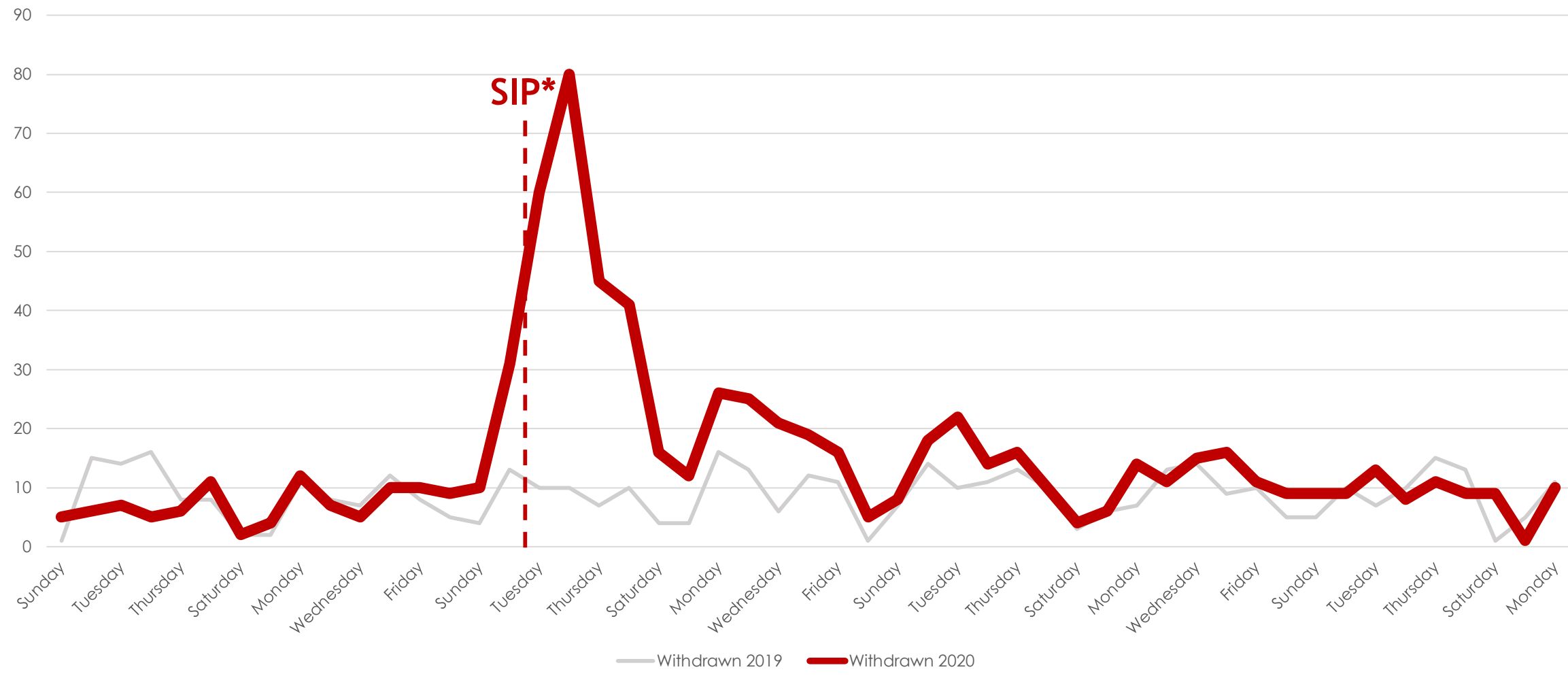
All MLSListings counties March 1st – April 20th



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

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

All MLSListings counties March 1st – April 20th



*(SIP) Shelter-in-Place
 ** 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

