



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

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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
154 DAYS (HIGH)
68 DAYS (MEDIAN)
18 DAYS (LOW)

SOLD VS. NEW - MARKET SIZE
12 SOLD
46 NEW

Christopher Harris - Aculist, Inc.
As a broker, I can assist you in any transaction as a buyer, seller, and investor. I can also help you with the legal, financial, and tax aspects of your real estate investment. I will provide you with the most up-to-date market data and analysis to help you make the best decision for your investment goals.

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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 BIDS	3 BIDS	4 BIDS	5-8 BIDS

LAST 90 DAYS - MARKET DATA

	0-2 BIDS	3 BIDS	4 BIDS	5+ BIDS
HOUSES SOLD	1	26	22	6
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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My goal is to make every transaction as simple, easy and stress-free as possible. I provide my clients with the highest quality customer service and professional, efficient, and quality business solutions for 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

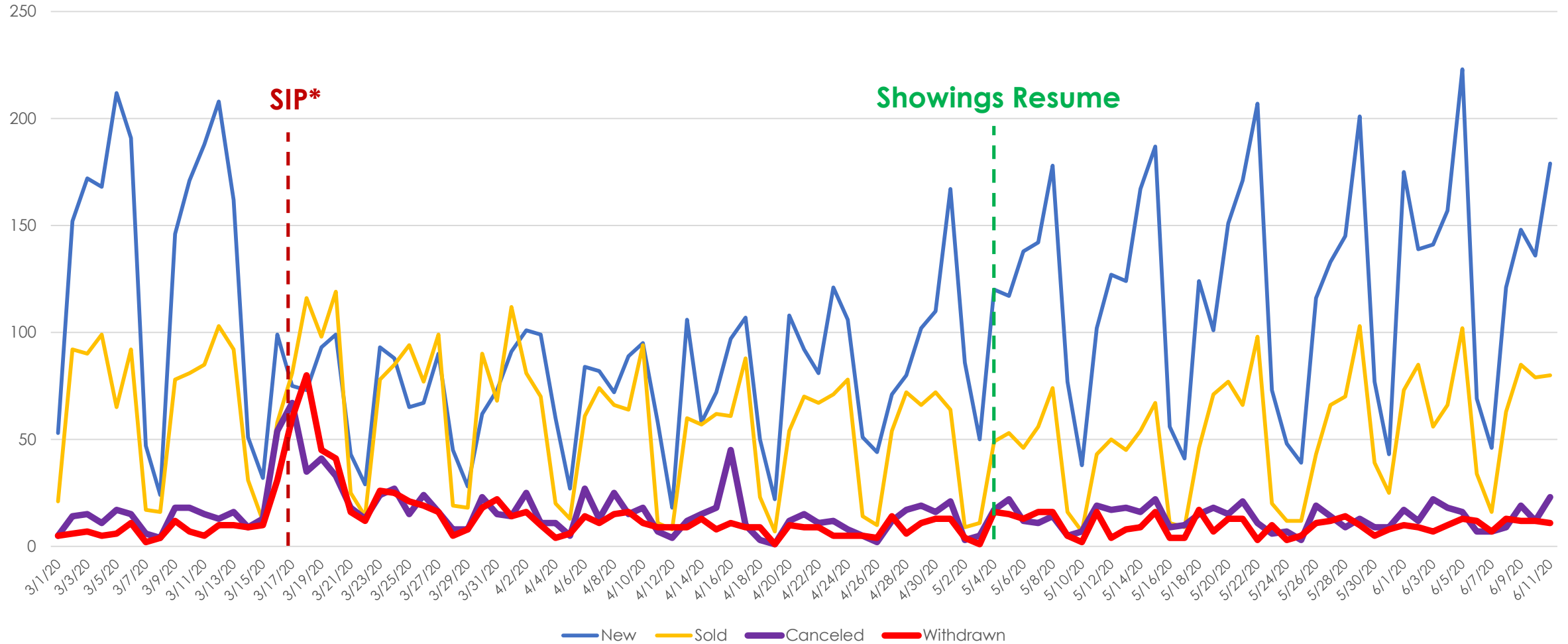
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The Aculist Daily

Data as of 06/11/20 Aculist, Inc.

New/Sold vs. Cancelled/Withdrawn

All MLSListings counties March 1st – June 11th



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



MLSListings Inc. © 2020

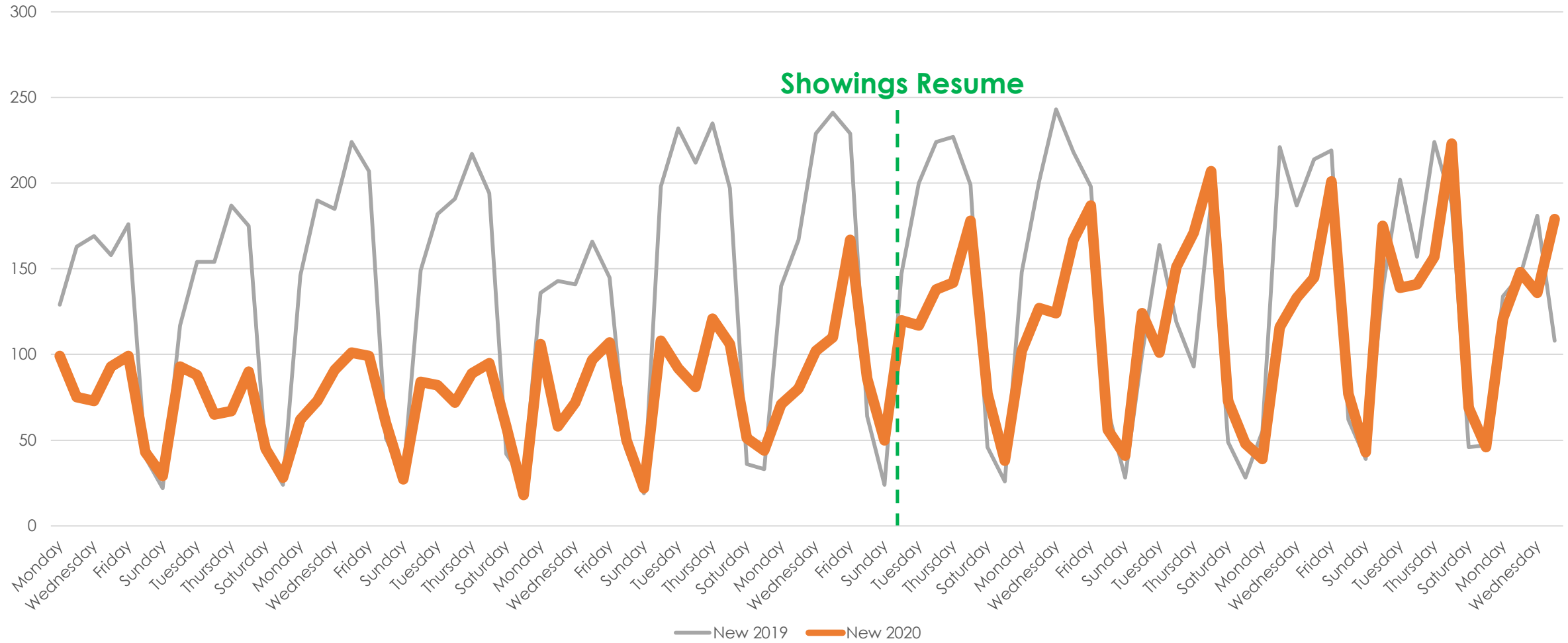
March, April and May 2019 vs. 2020

All MLSListings counties March 16th – June 11th

Total # of Properties:	2019	2020	% Diff
Closed Sales	7694	4950	-36%
New Listings	12027	8556	-29%
Changed to Contingent	4393	3212	-27%
Changed to Pending	7666	4763	-38%
TFT	1104	1078	-2%
Cancelled	1367	1388	2%
Withdrawn	834	1140	37%

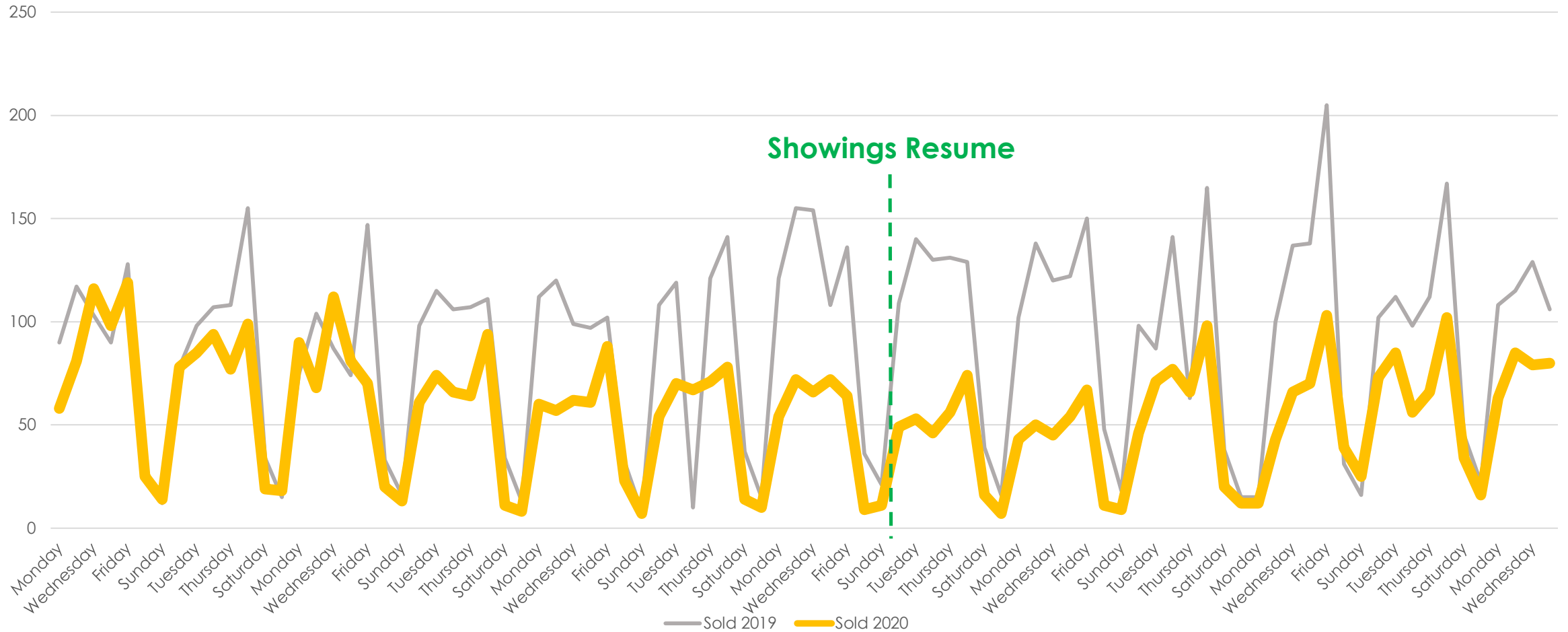
New Homes Listed 2019 vs. 2020 (Dates Shifted)

All MLS Listings counties March 16th – June 11th



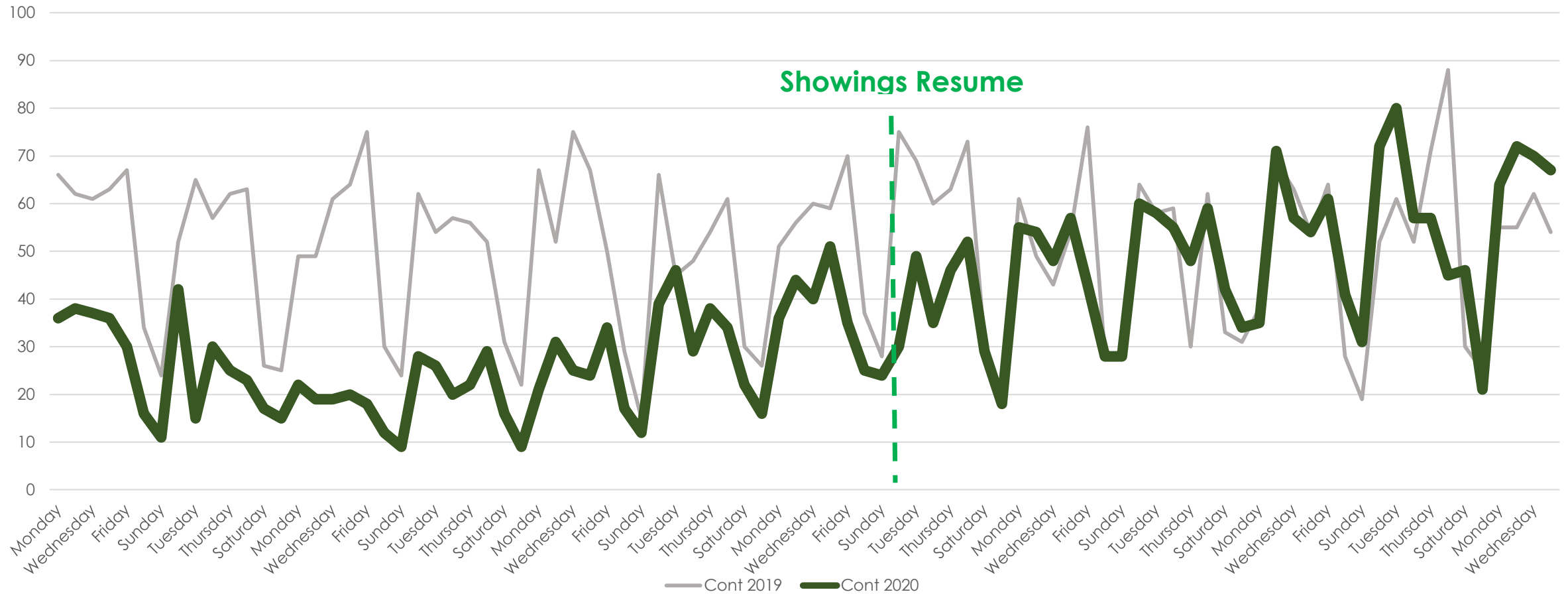
Sold Listings 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – June 11th



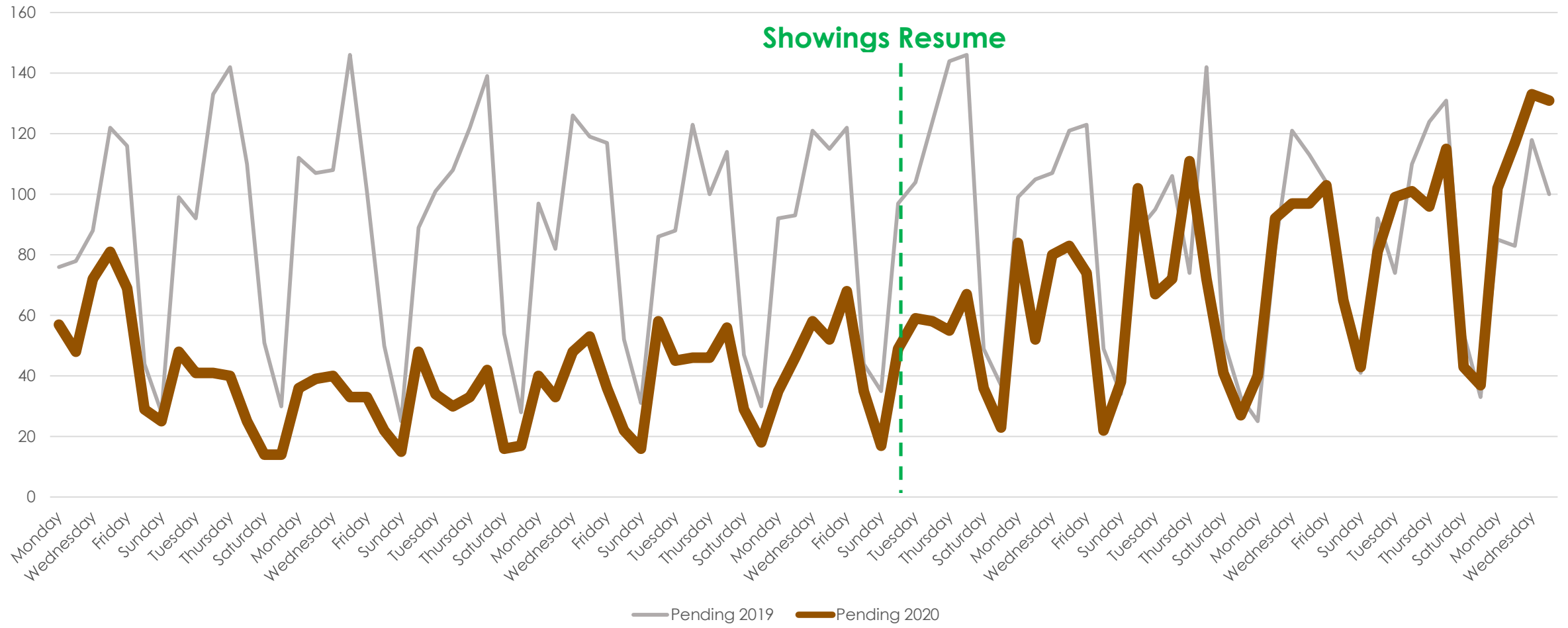
Change to Contingent 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – June 11th



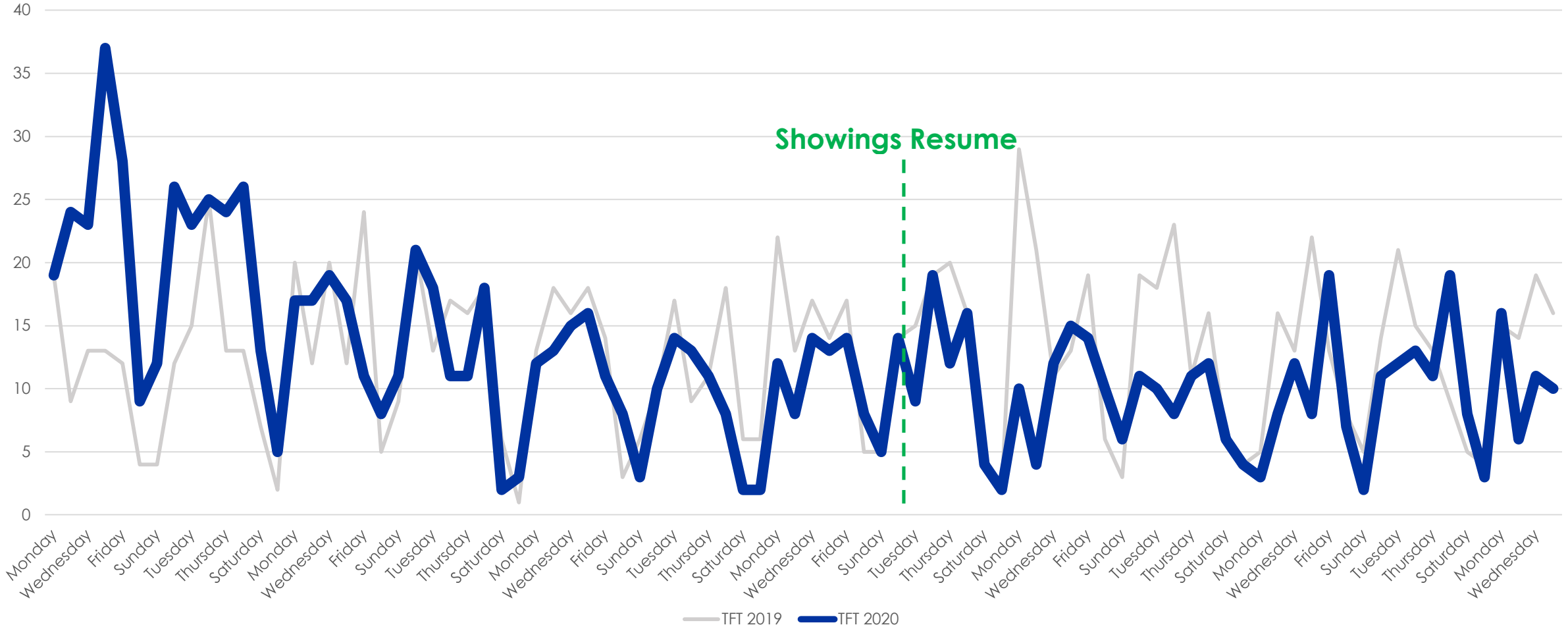
Change to Pending 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – June 11th



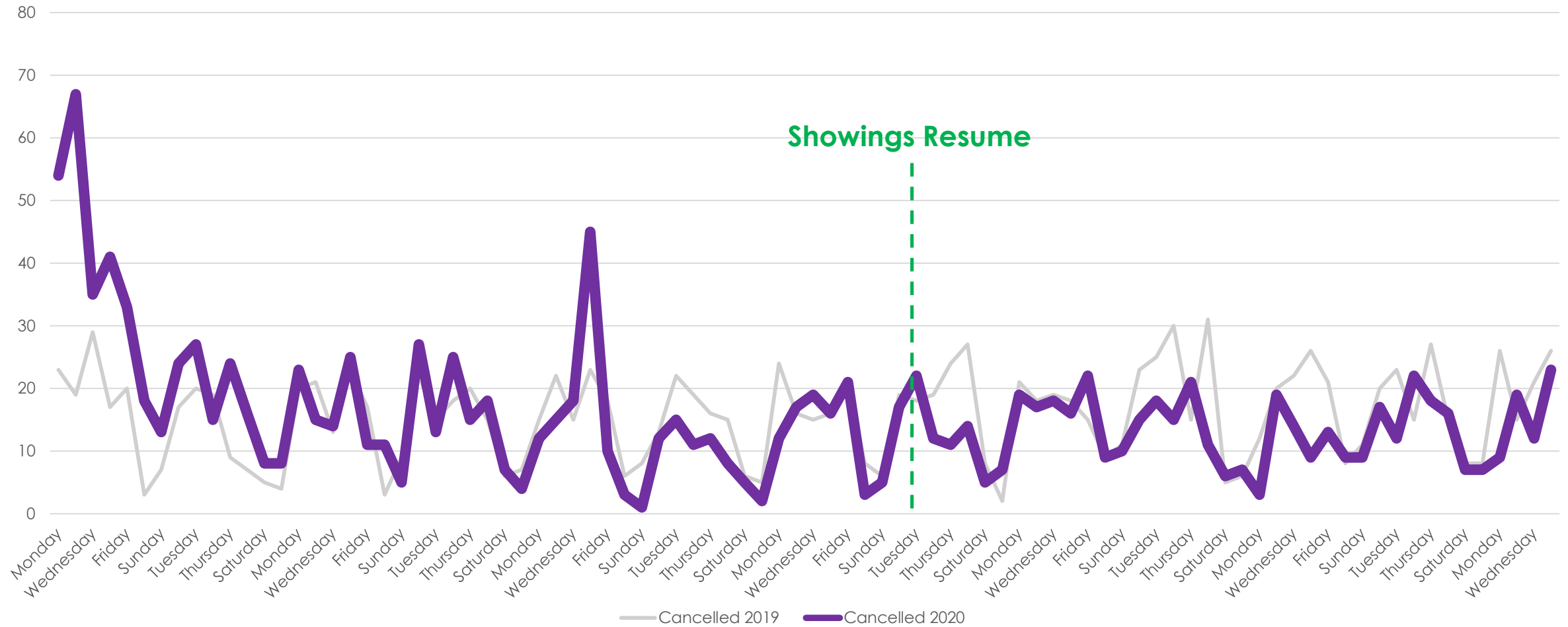
Transactions Fell Through 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – June 11th



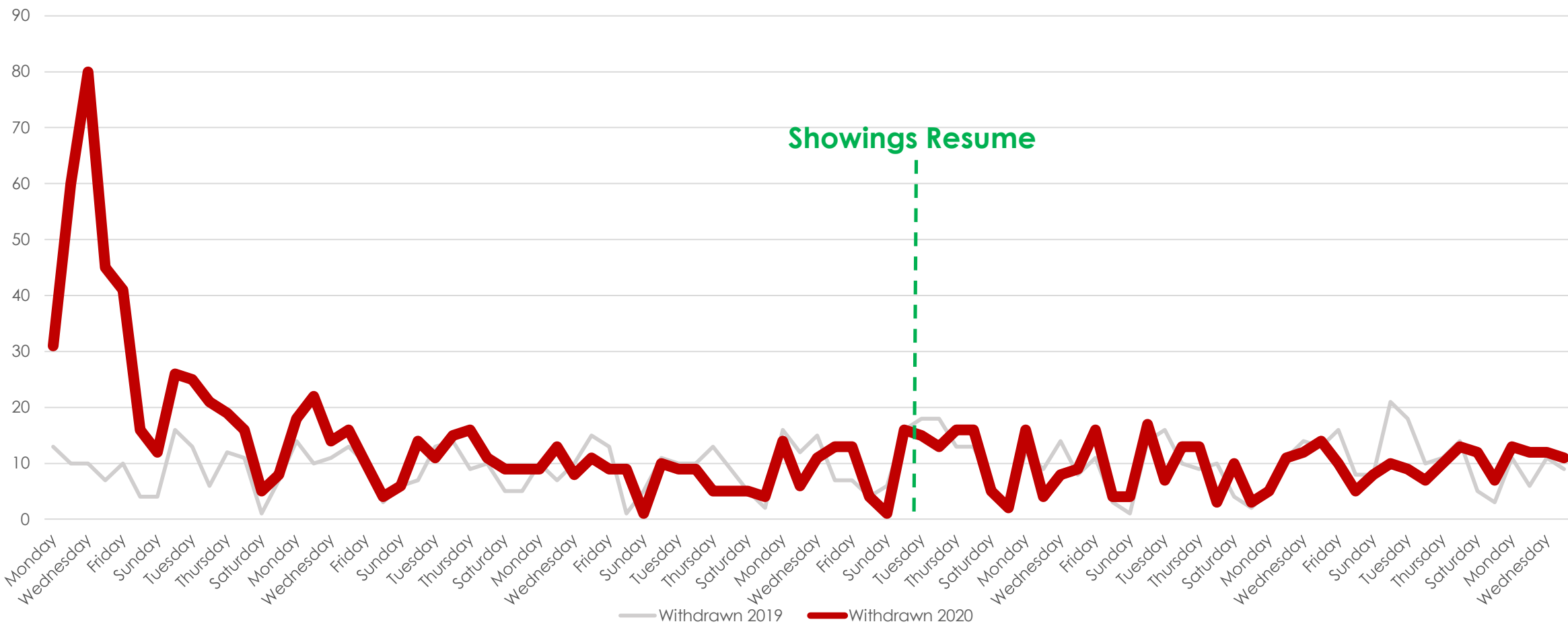
Cancelled Listings 2019 vs. 2020 (Day of Week)

All MLS Listings counties March 16th – June 11th



Withdrawn Listings 2019 vs. 2020 (Day of Week)

All MLSListings counties March 16th – June 11th



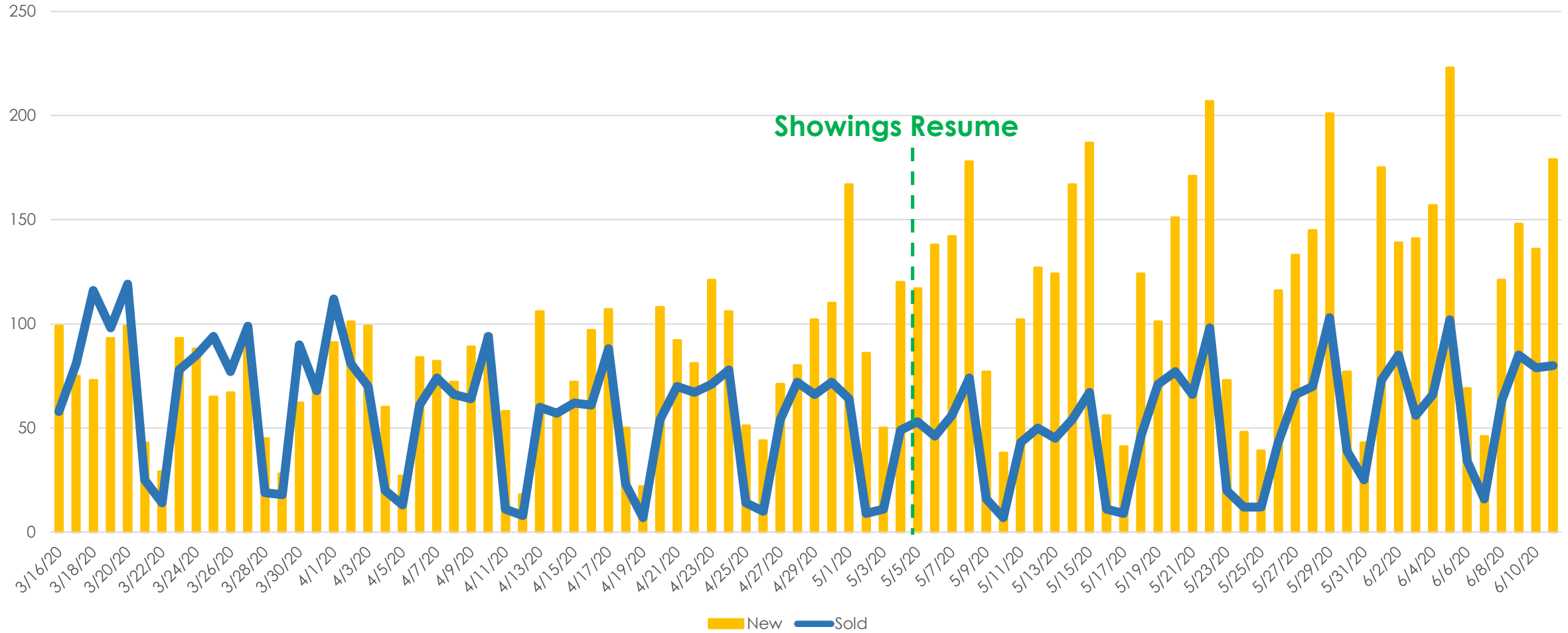
(SIP) Shelter-in-Place 3-17-20
All Five MLSListings Counties



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New Listings and Sold Homes

All MLS Listings counties March 16th – June 11th



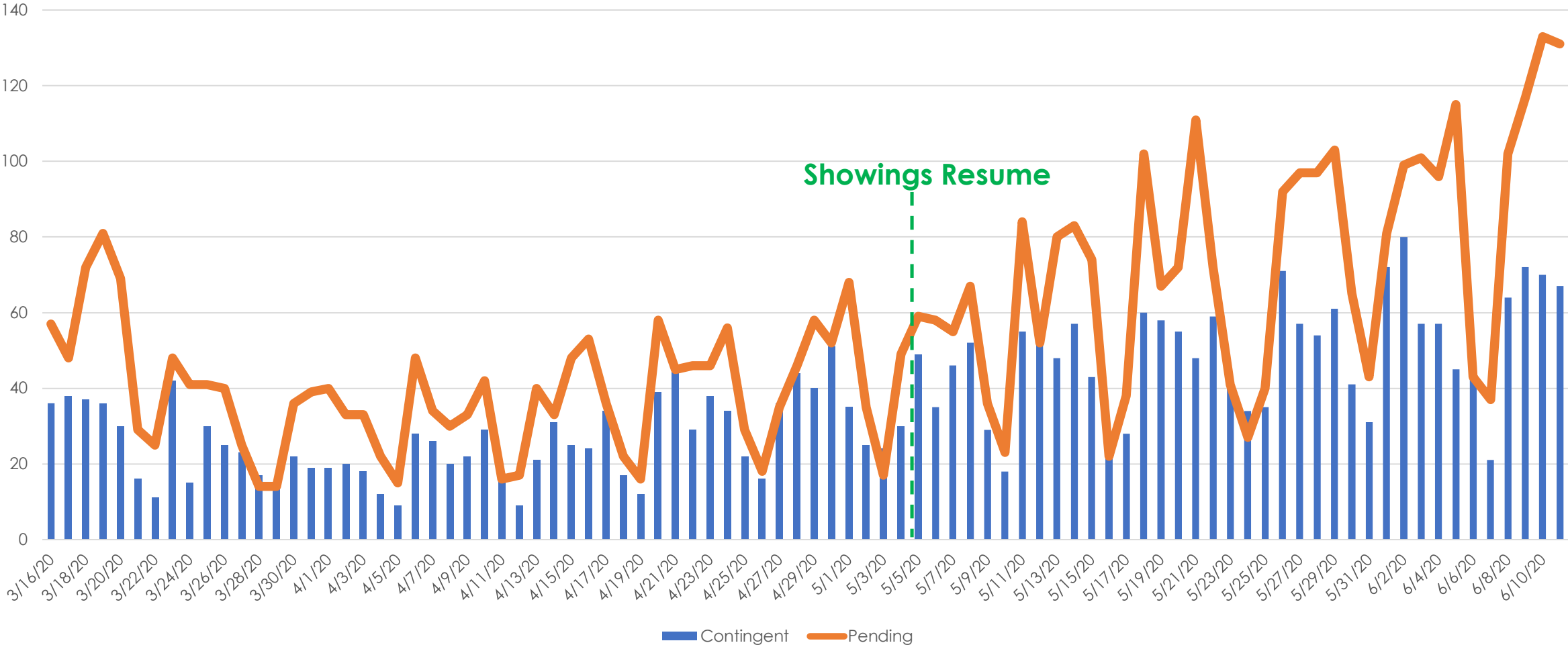
(SIP) Shelter-in-Place 3-17-20
All Five MLS Listings Counties



MLS Listings Inc. © 2020

Change to Contingent and Change to Pending

All MLSListings counties March 16th – June 11th



(SIP) Shelter-in-Place 3-17-20
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

