



Market Report - The Brasil Group

Mountain View, CA 94043

REPORT FOR 4/25/2024

Single-Family Homes

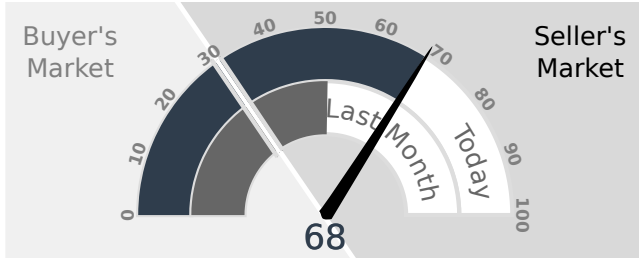


Mountain View, CA 94043

This week the median list price for Mountain View, CA 94043 is \$1,898,000 with the market action index hovering around 68. This is an increase over last month's market action index of 51. Inventory has decreased to 7.

MARKET ACTION INDEX












This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price		\$1,898,000
Median Price of New Listings		\$2,588,444
Per Square Foot		\$1,422
Average Days on Market		114
Median Days on Market		14
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		7
Median Rent		\$3,900
Market Action		68

Strong Seller's Market

MARKET SEGMENTS

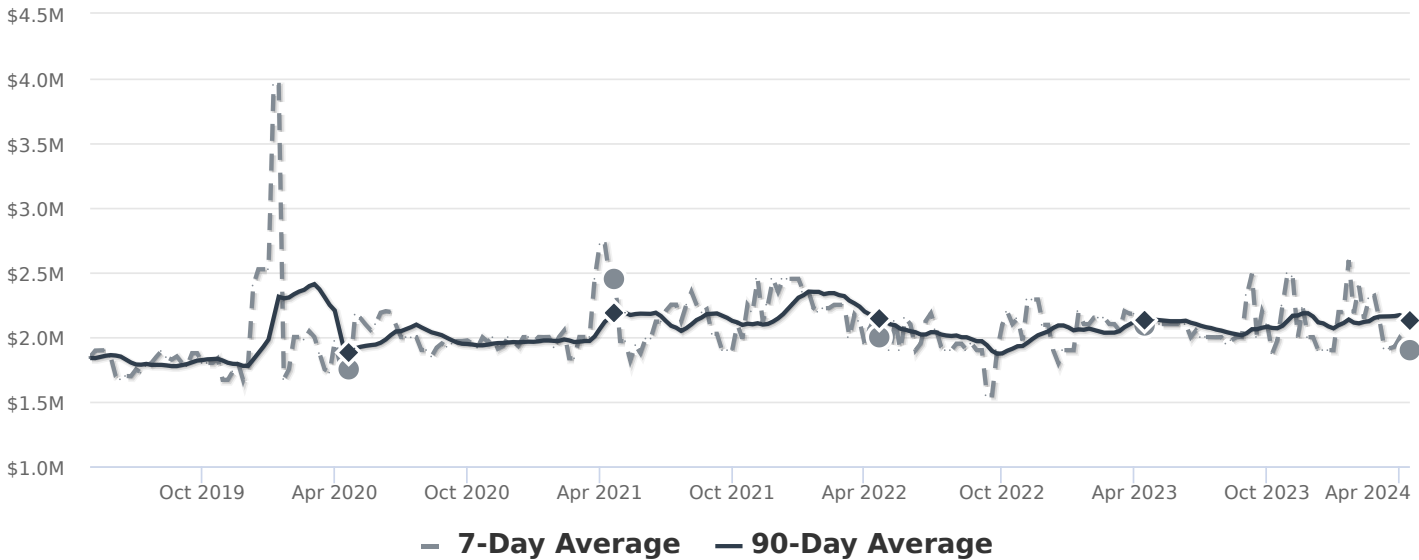
Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,620,000	2,544	4,500 - 6,500 sqft	4	3.5	0	0	1	14
\$2,744,388	1,703	4,500 - 6,500 sqft	3	2.5	35	1	1	3
\$1,888,500	1,367	4,500 - 6,500 sqft	2	2	57	0	0	374
\$1,644,000	1,166	0 - 4,500 sqft	2	1.8	50	1	1	14

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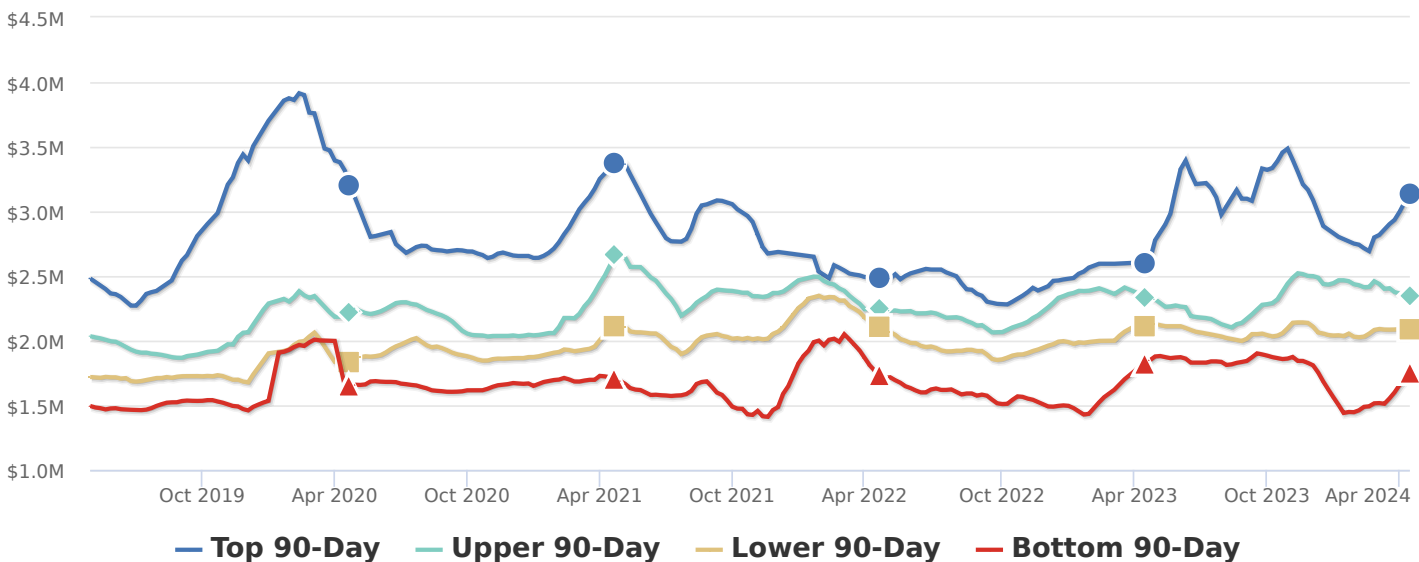
MEDIAN LIST PRICE

Prices in this zip are remaining at a plateau, albeit significantly below the market's peak. This week prices bumped down a bit, but not enough to indicate a resumed downward trend. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.



SEGMENTS

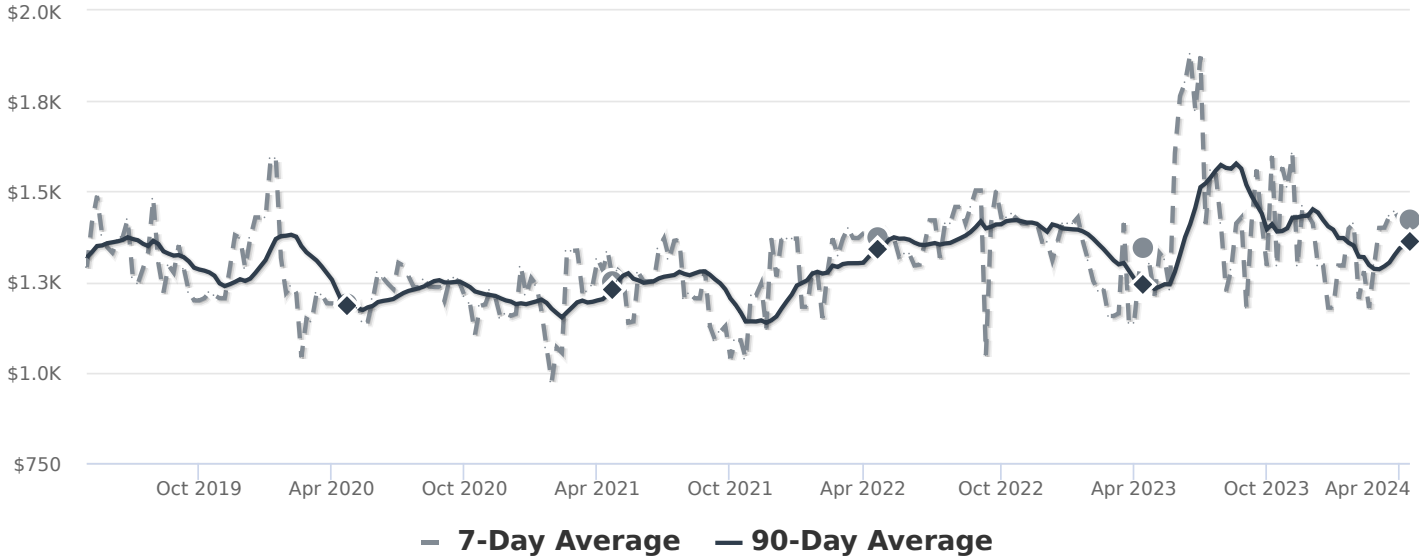
In the quartile market segments of this zip code, we see a lack directional indication lately. Quartiles 1 and 4 are up while Quartiles 2 and 3 have plateaued in recent weeks. Watch for persistent shifts in the Market Action Index for a leading indicator of stronger price moves in the market as a whole.



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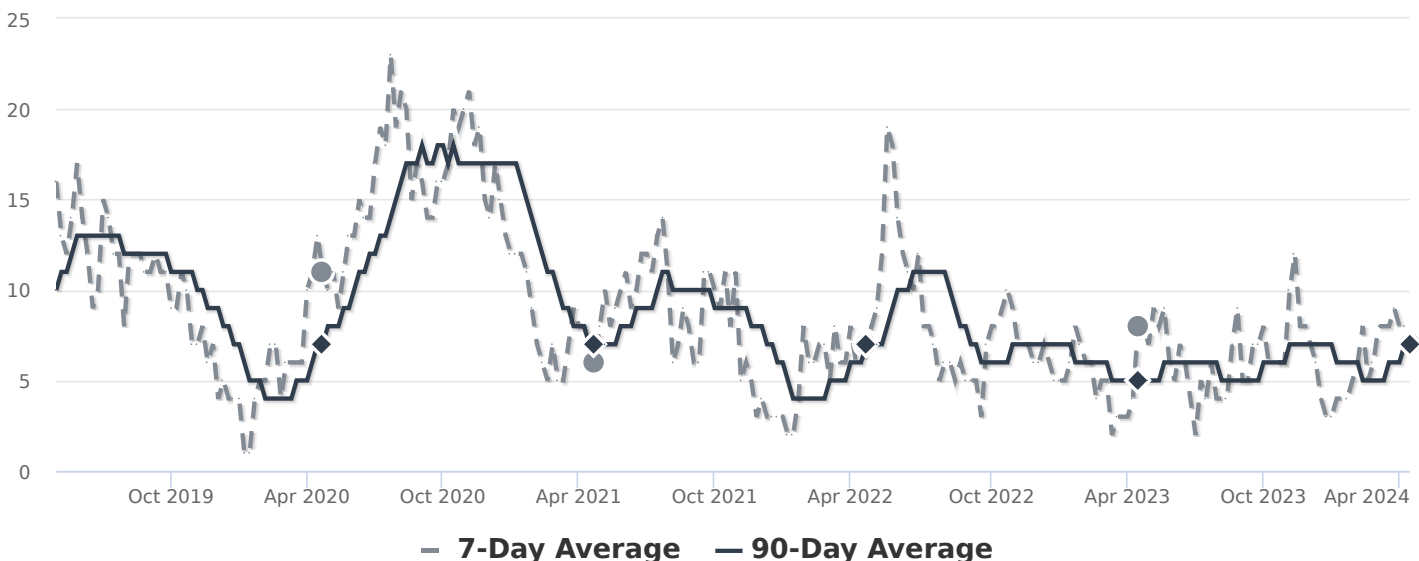
PRICE PER SQUARE FOOT

The value placed on homes appears to be on the upswing, despite the fact that prices in general have remained basically flat. These conditions can arise when inventory is light and a greater number of smaller homes have more influence on overall prices.



INVENTORY

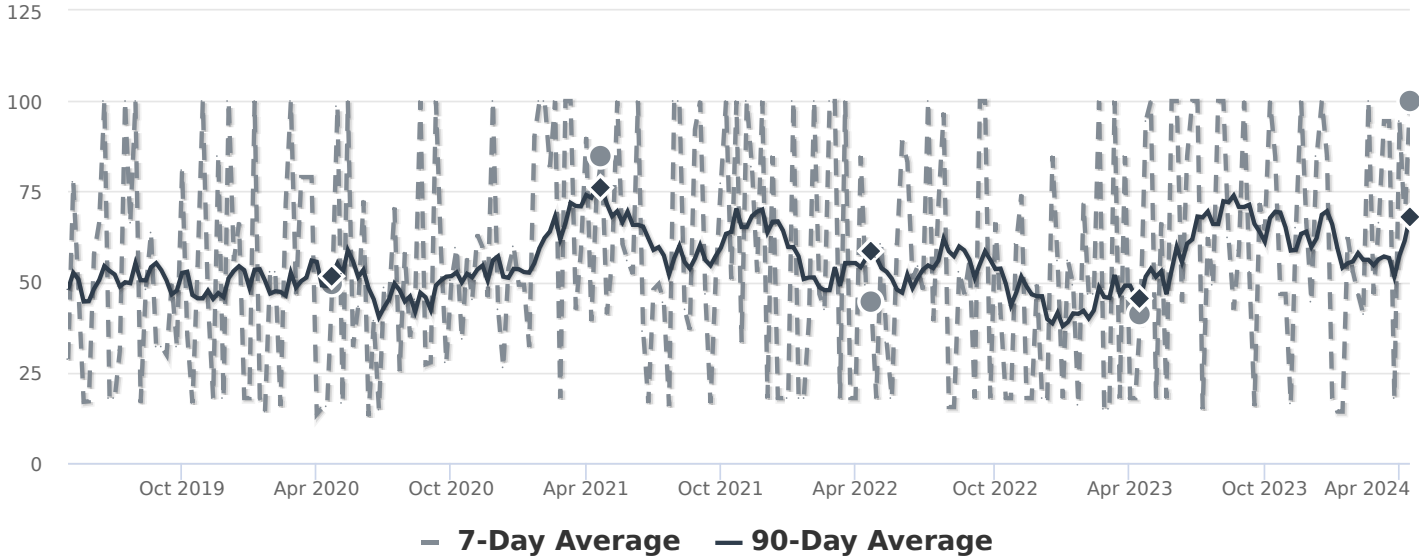
Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



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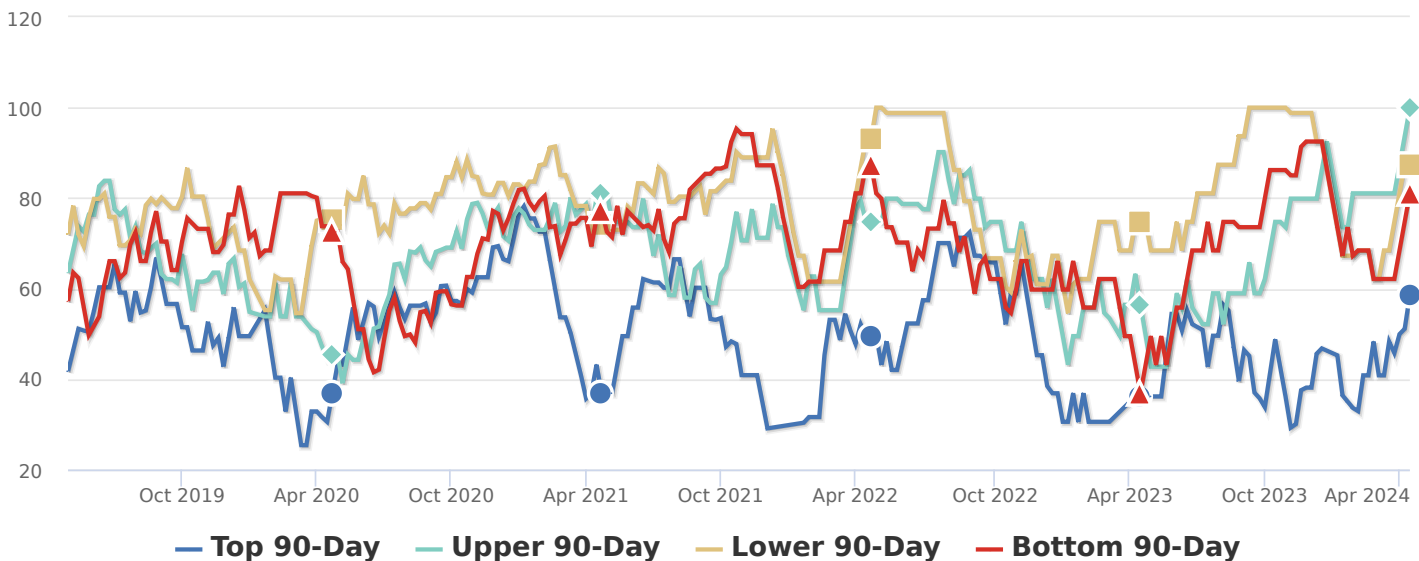
MARKET ACTION INDEX

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MARKET ACTION SEGMENTS

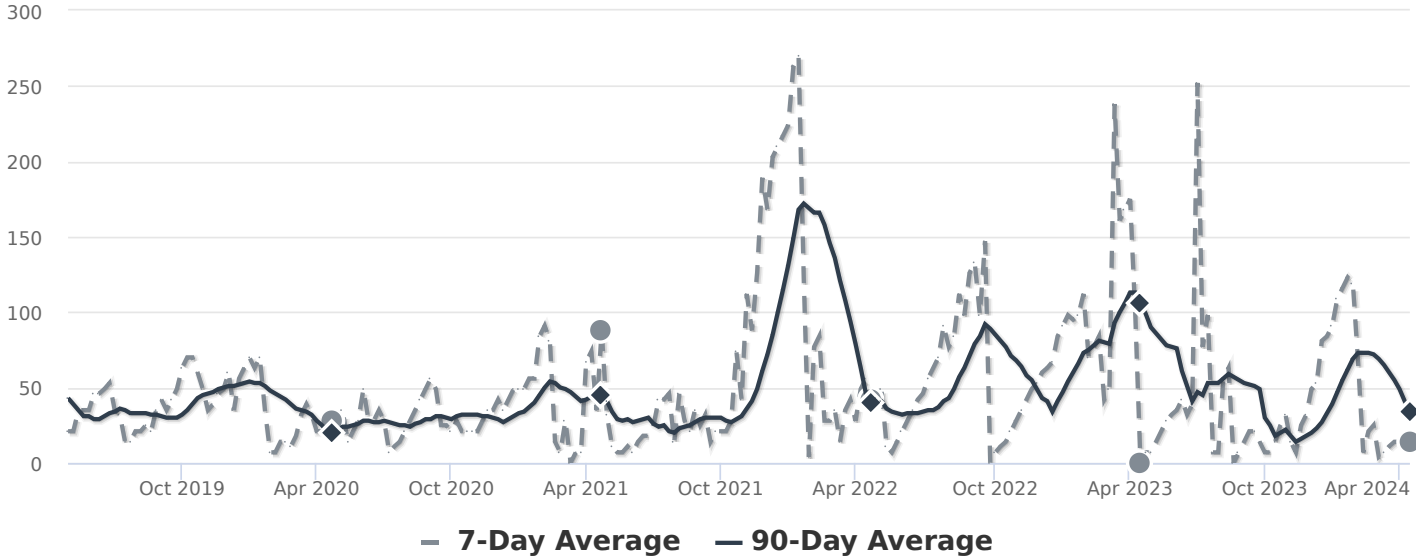
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



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MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 128 days. Half of the listings have come newly on the market in the past 34 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

