



# **Market Report - The Brasil Group**

## **Mountain View, CA**

REPORT FOR 5/18/2021

Single-Family Homes



Presented by Vinicius Brasil

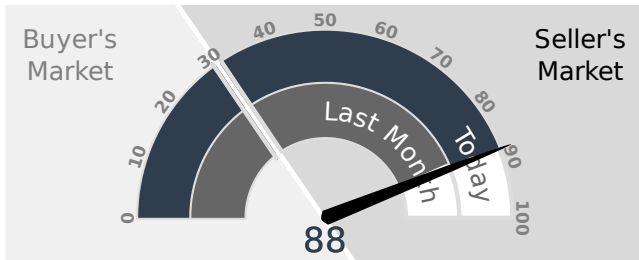
408-582-3272

[info@thebrasilgroup.com](mailto:info@thebrasilgroup.com)

This week the median list price for Mountain View, CA is \$2,285,000 with the market action index hovering around 88. This is an increase over last month's market action index of 87. Inventory has increased to 21.

**MARKET ACTION INDEX**

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



**Strong Seller's Market**

The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

**REAL-TIME MARKET PROFILE**

Median List Price		\$2,285,000
Median Price of New Listings		\$2,288,000
Per Square Foot		\$1,280
Average Days on Market		42
Median Days on Market		7
Price Decreased		5%
Price Increased		5%
Relisted		0%
Inventory		21
Median Rent		\$4,200
Market Action		<b>88</b>

**Strong Seller's Market**

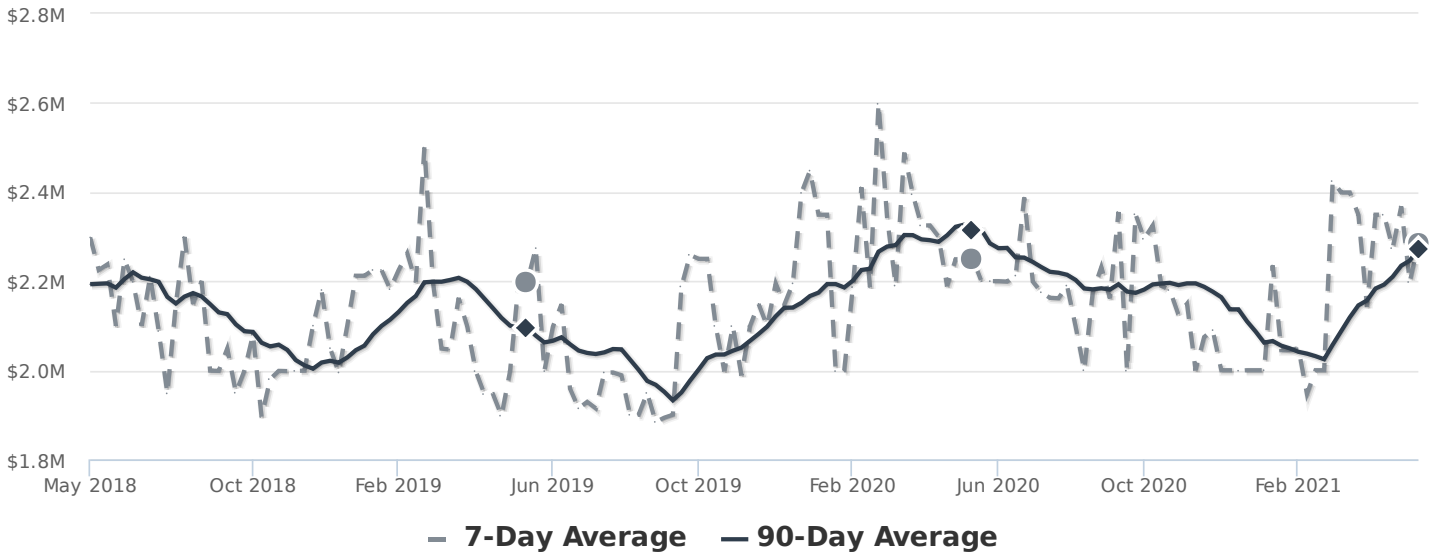
**MARKET SEGMENTS**

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,995,000	1,800	8,000 - 10,000 sqft	4	2	55	2	3	7
\$2,425,000	2,030	4,500 - 6,500 sqft	4	2	49	2	2	7
\$2,098,000	1,432	8,000 - 10,000 sqft	3	2	65	0	2	63
\$1,598,500	1,511	4,500 - 6,500 sqft	3	3	67	3	4	7

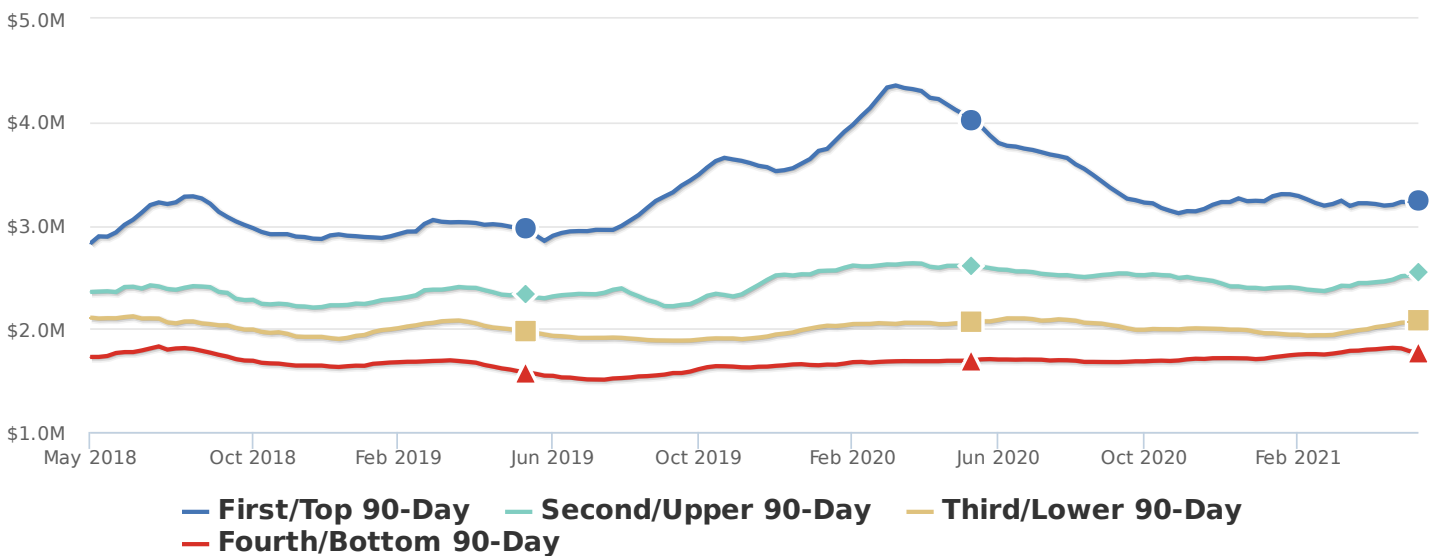
### MEDIAN LIST PRICE

Prices continue their climb again this week. We're a long way from the market's price high-point so watch the Market Action Index as an indicator of how long this trend will last.



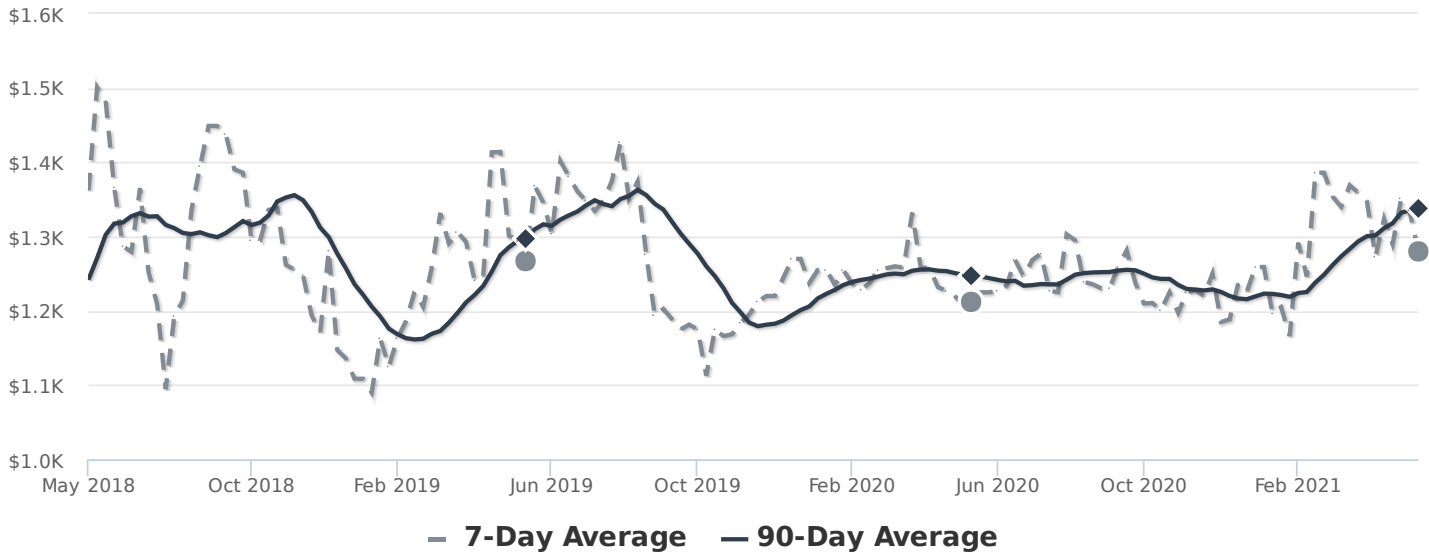
### SEGMENTS

Prices have generally settled at a plateau, although Quartile 2 is on a bit of an up trend in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



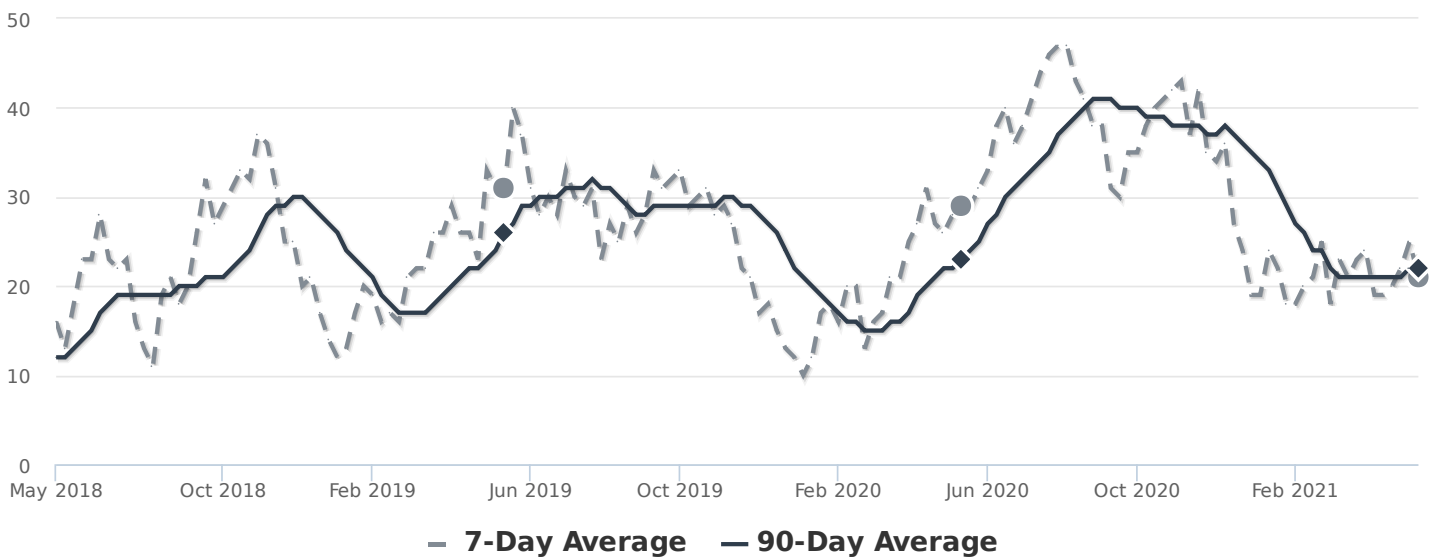
PRICE PER SQUARE FOOT

In a market where prices are rising fairly consistently, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



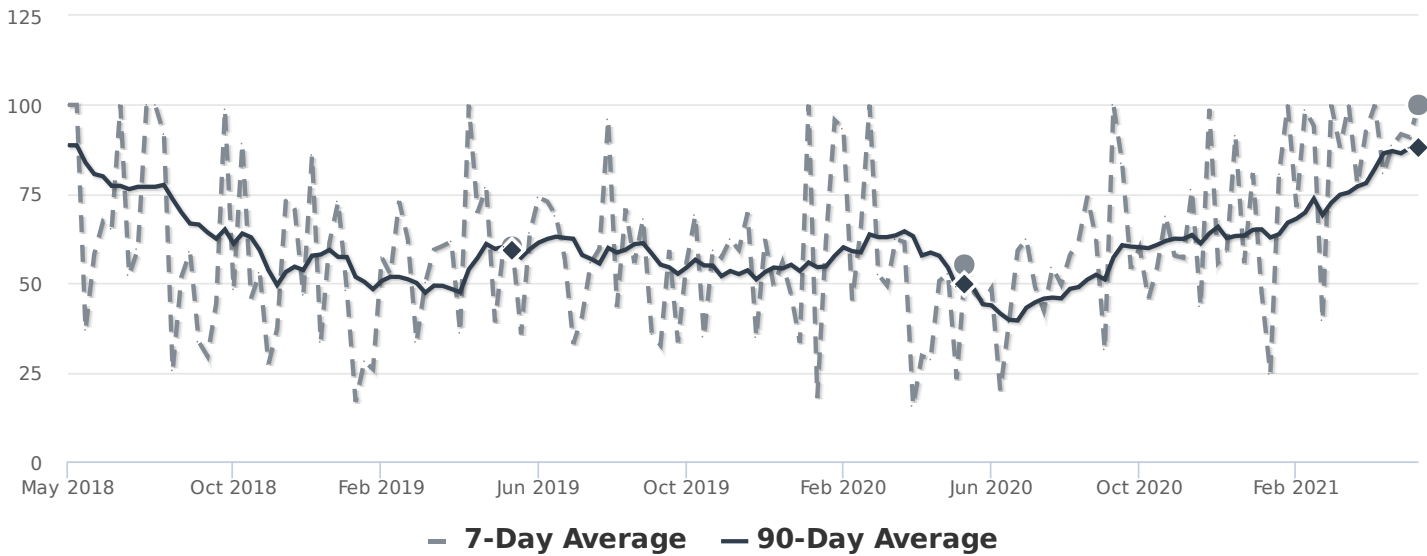
INVENTORY

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.



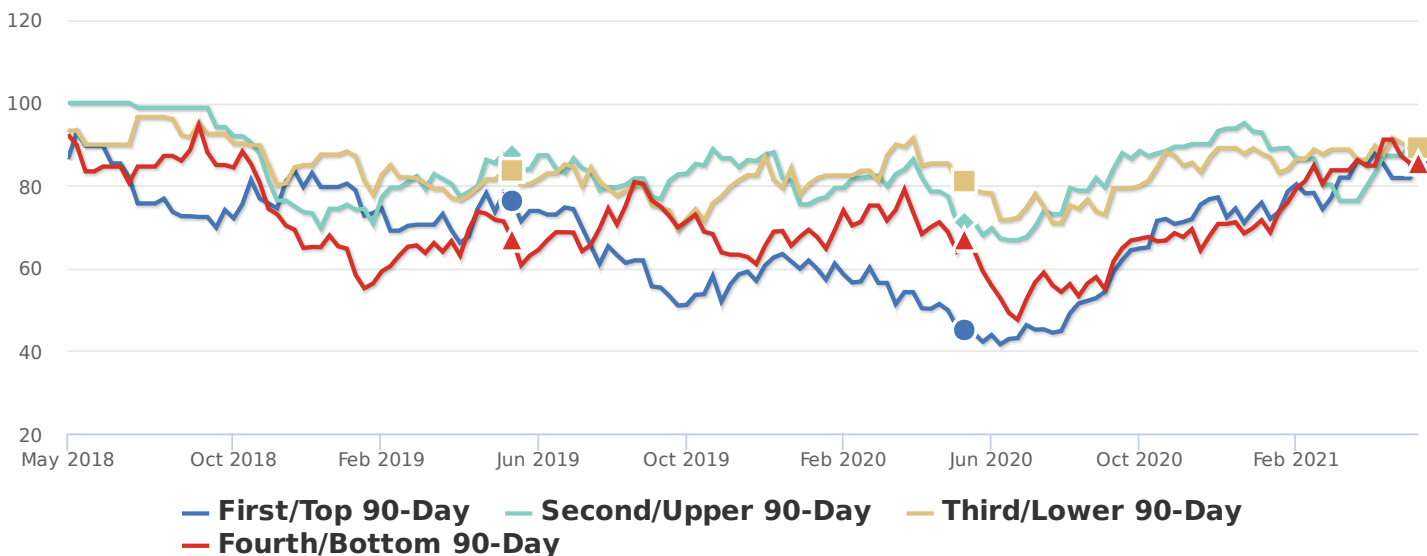
MARKET ACTION INDEX

The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.



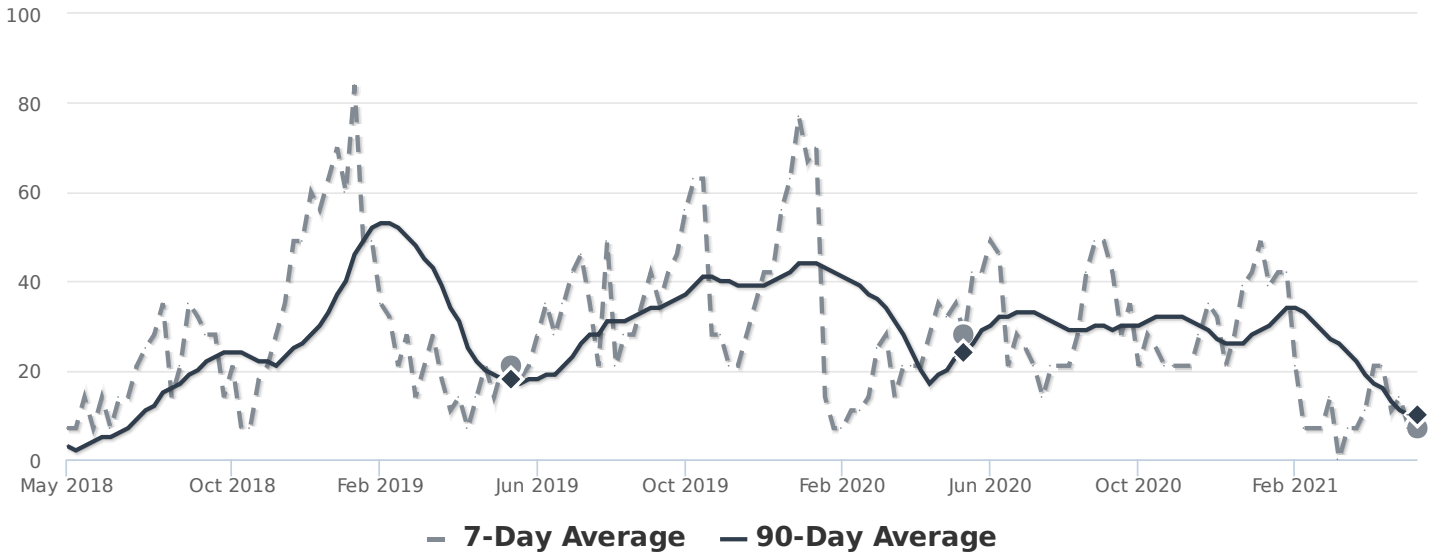
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market 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.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 37 days. Half of the listings have come newly on the market in the past 10 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.

