



# Market Report - The Brasil Group

## San Jose, CA 95135

REPORT FOR 7/27/2024

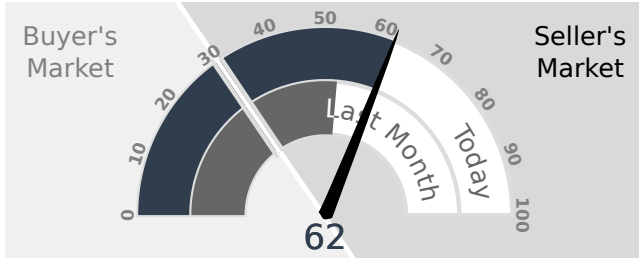
Single-Family Homes



This week the median list price for San Jose, CA 95135 is \$2,669,000 with the market action index hovering around 62. This is an increase over last month's market action index of 53. Inventory has decreased to 9.

### 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		\$2,669,000
Median Price of New Listings		\$2,099,999
Per Square Foot		\$959
Average Days on Market		54
Median Days on Market		42
Price Decreased		22%
Price Increased		11%
Relisted		0%
Inventory		9
Median Rent		\$4,950
Market Action		<b>62</b>

**Strong Seller's Market**

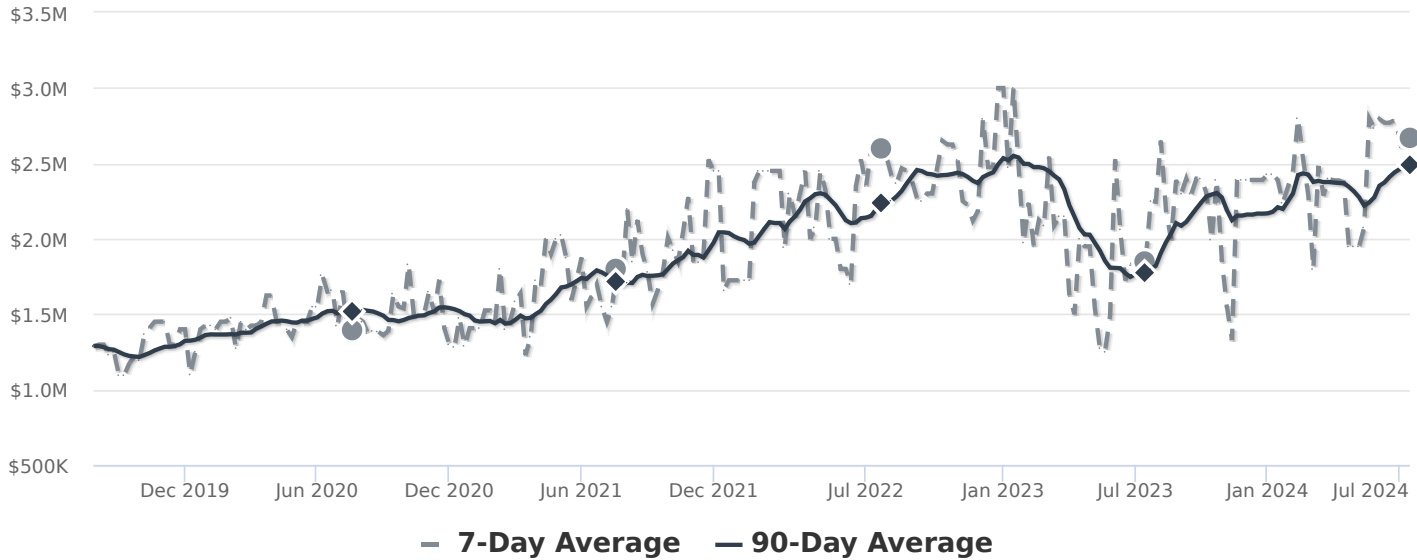
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,281,500	2,548	0.5 - 1 acre	4	2.5	29	0	1	105
\$2,834,000	2,935	8,000 - 10,000 sqft	4	3	26	0	0	31
\$2,459,000	2,599	0.25 - 0.5 acre	4	3	31	0	0	31
\$2,099,999	2,316	6,500 - 8,000 sqft	5	3	34	1	3	21

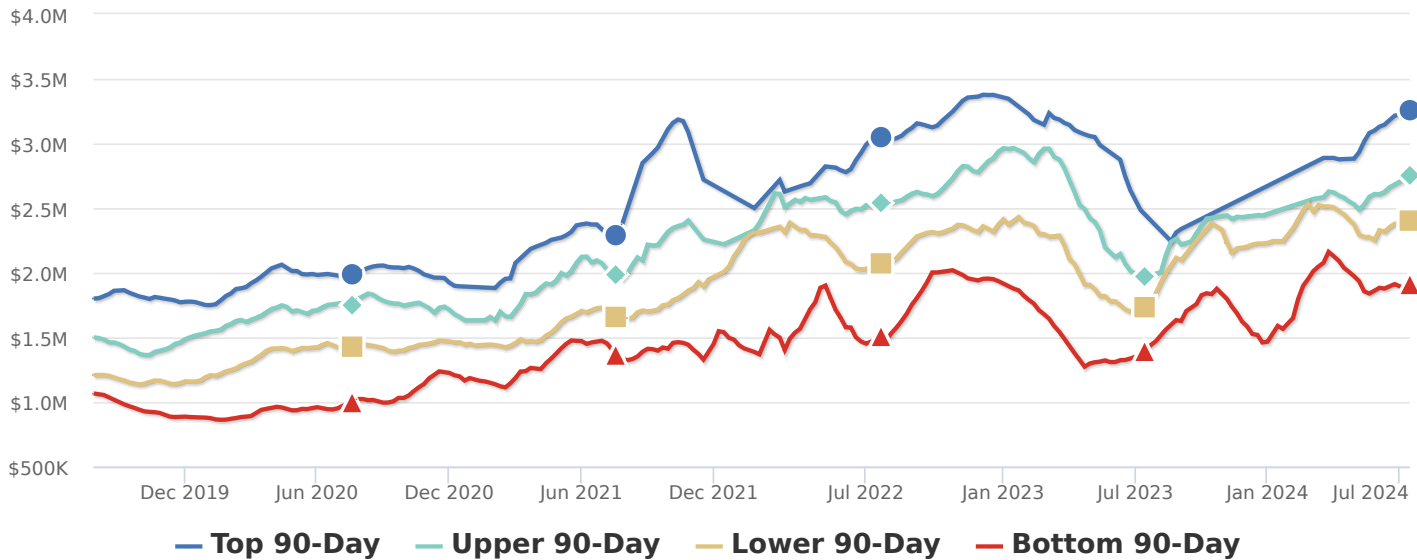
MEDIAN LIST PRICE

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



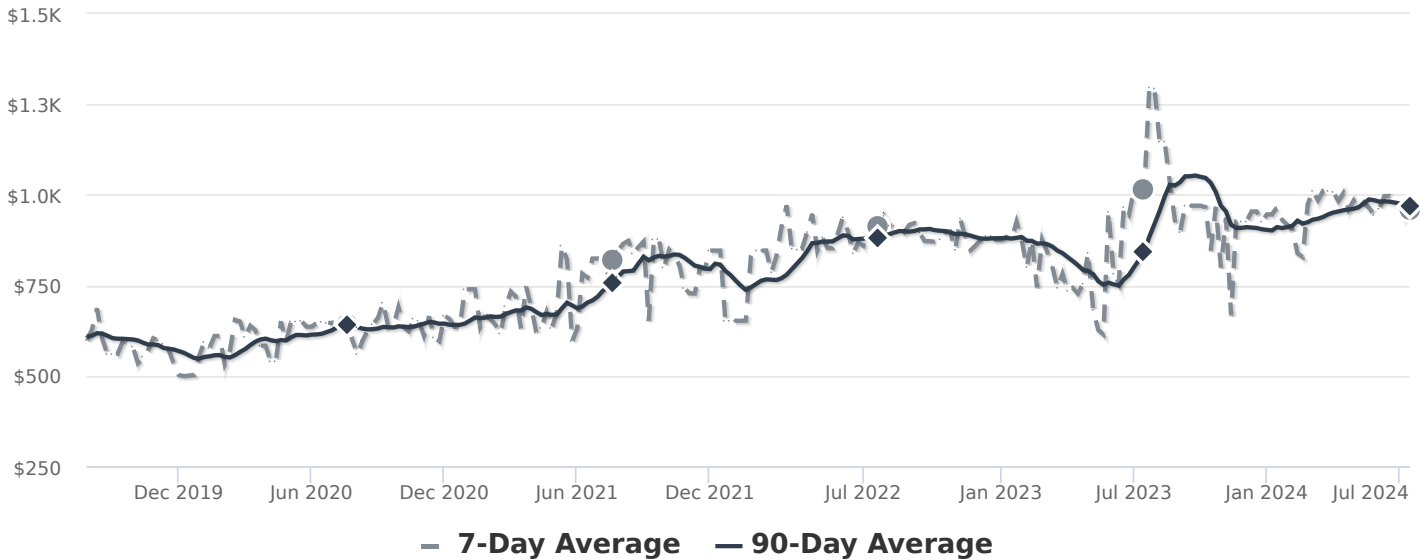
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



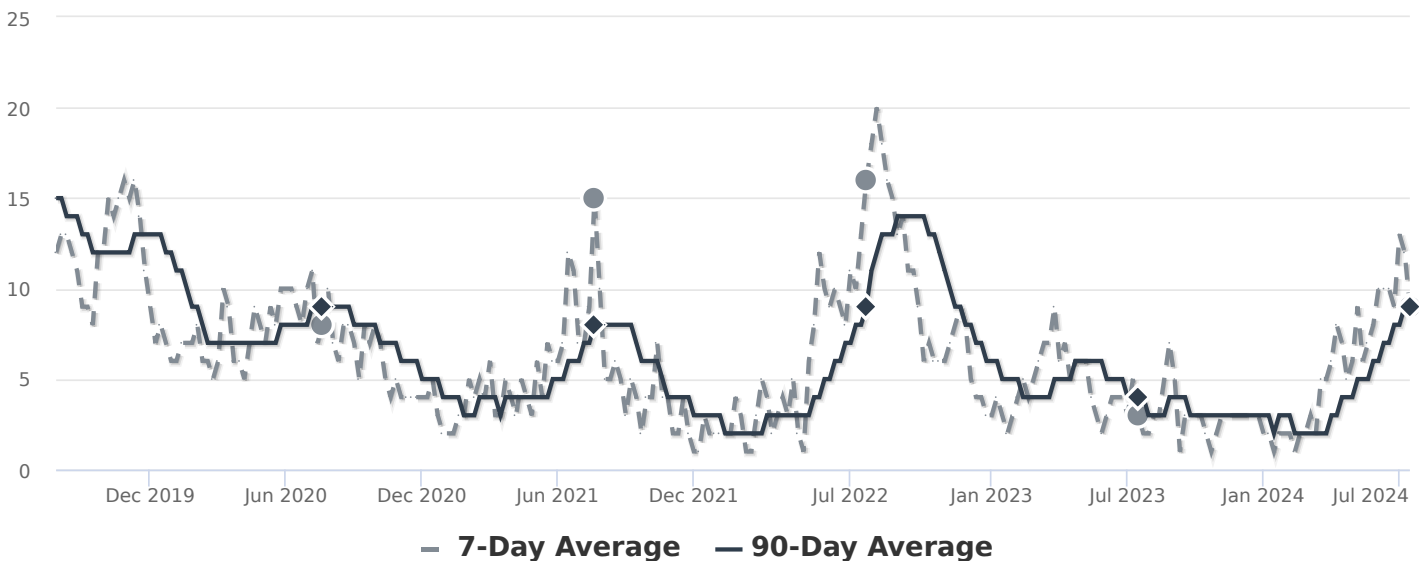
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



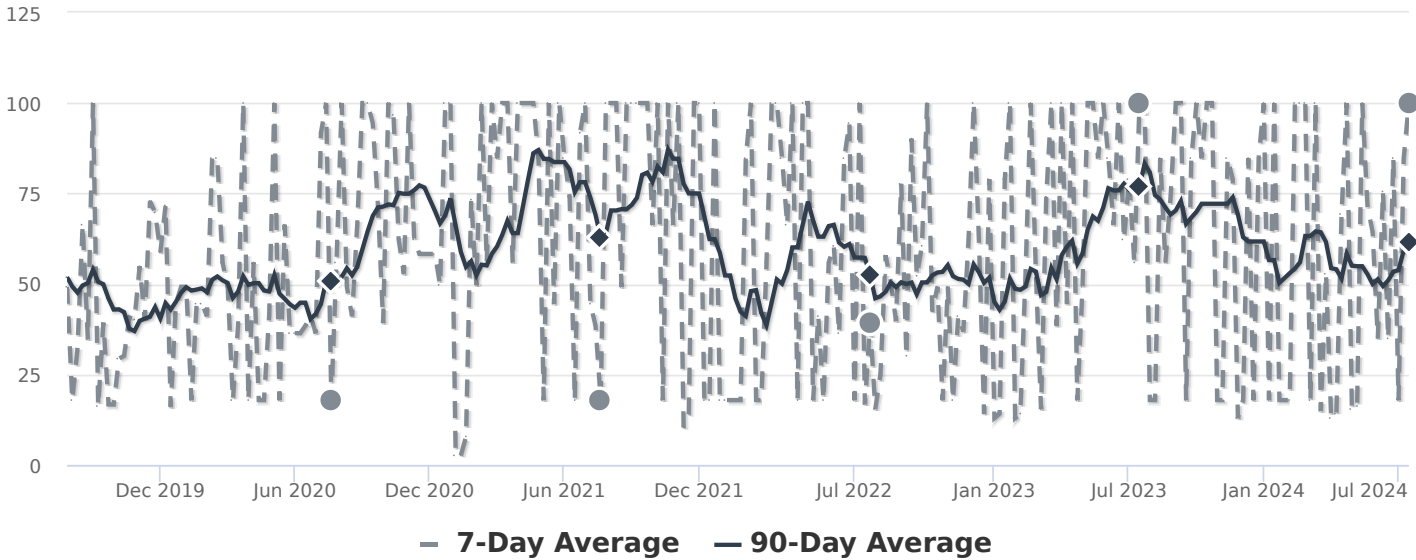
INVENTORY

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.



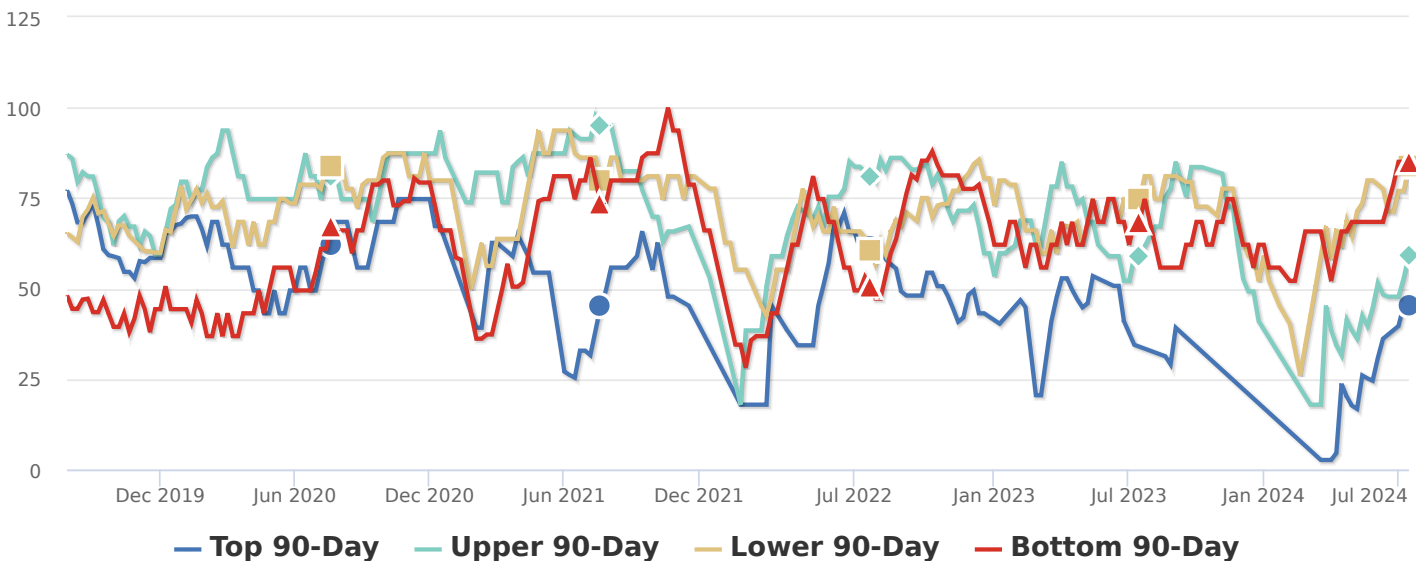
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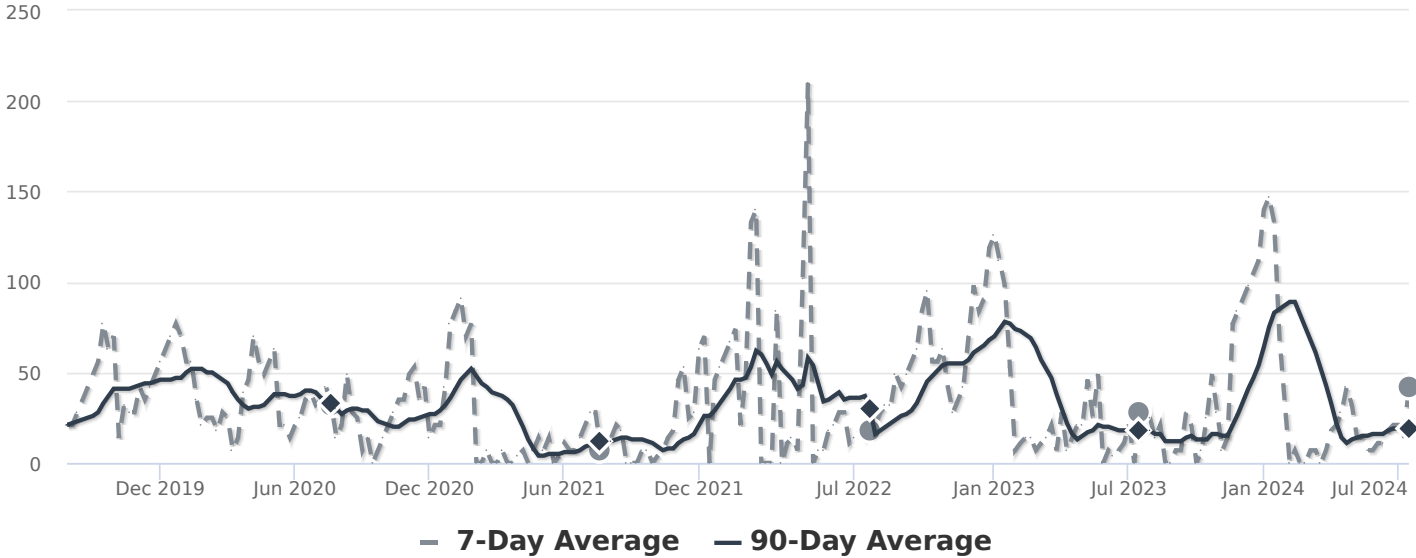
MARKET ACTION SEGMENTS

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.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 39 days. Half of the listings have come newly on the market in the past 19 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.

