



Market Report - The Brasil Group

San Jose, CA 95135

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

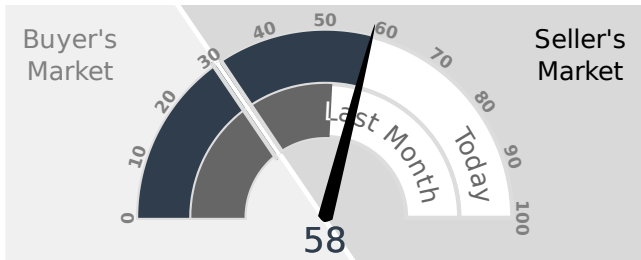
408-582-3272

info@thebrasilgroup.com

This week the median list price for San Jose, CA 95135 is \$1,463,944 with the market action index hovering around 58. This is an increase over last month's market action index of 52. Inventory has held steady at or around 4.

MARKET ACTION INDEX

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



Strong Seller's Market

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$1,463,944
Per Square Foot		\$692
Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		4
Median Rent		\$3,700
Most Expensive		\$1,988,800
Least Expensive		\$1,249,000
Market Action		58

Strong Seller's Market

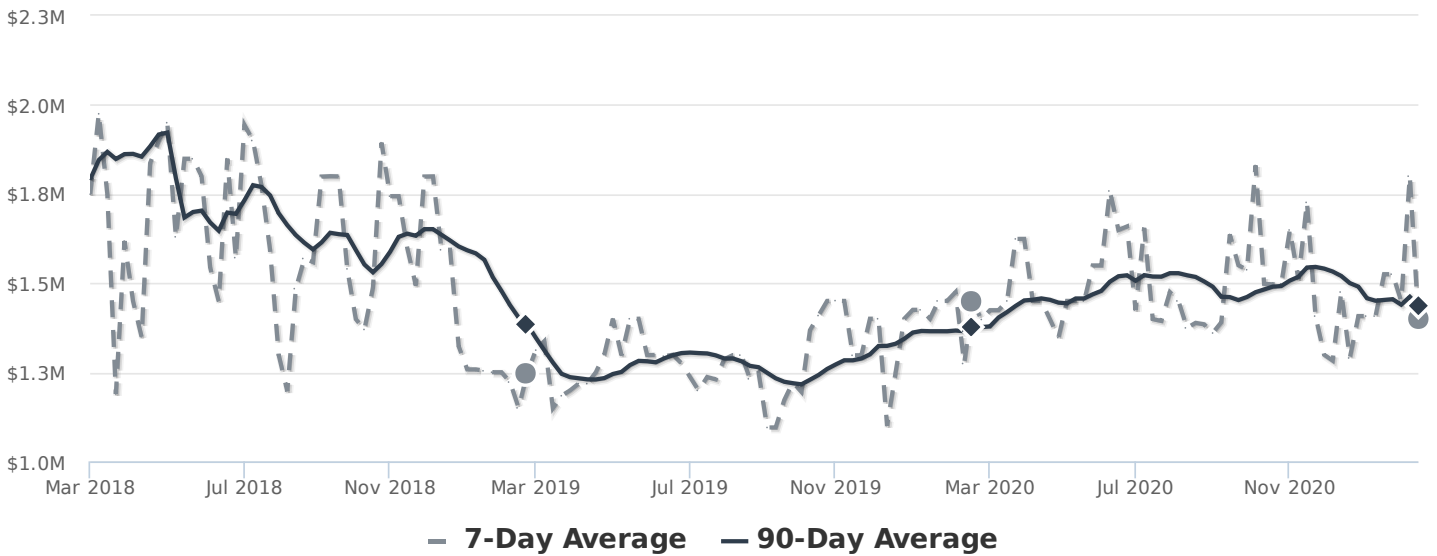
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,988,800	2,987	4,500 - 6,500 sqft	5	4	24	1	1	0
\$1,489,000	2,070	8,000 - 10,000 sqft	4	2	36	1	1	0
\$1,438,888	1,928	0 - 4,500 sqft	3	3	8	1	1	0
\$1,249,000	2,023	8,000 - 10,000 sqft	4	2	45	0	1	7

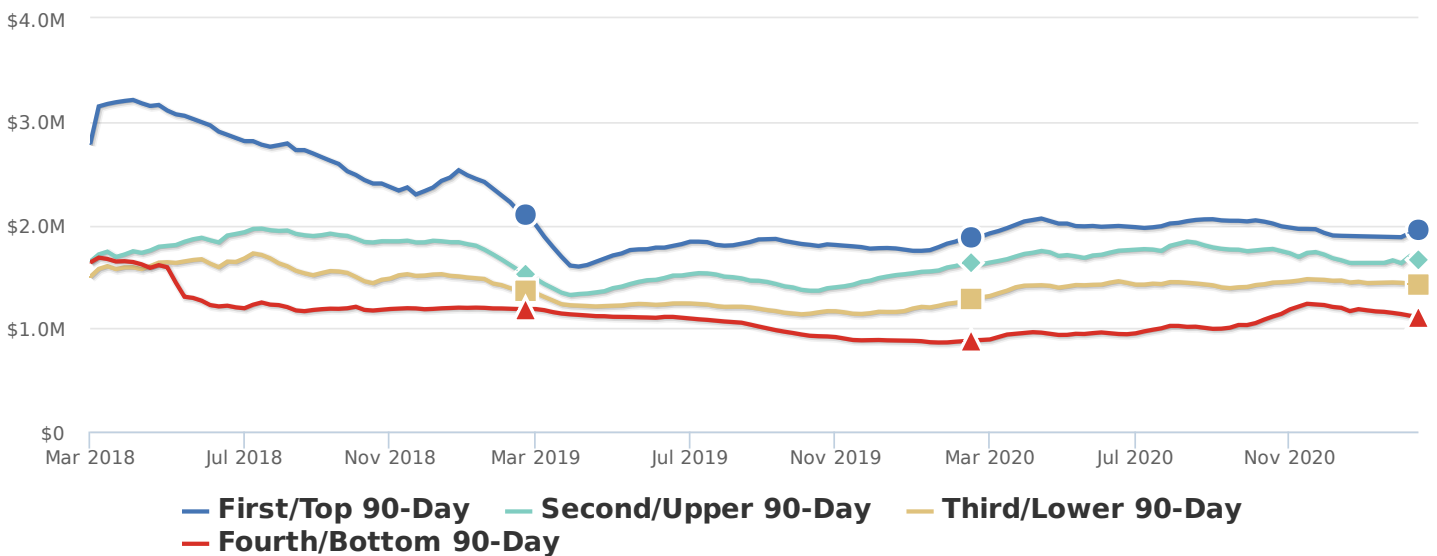
MEDIAN LIST PRICE

Recently prices in this zip have settled at a plateau even though they dipped this week. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.



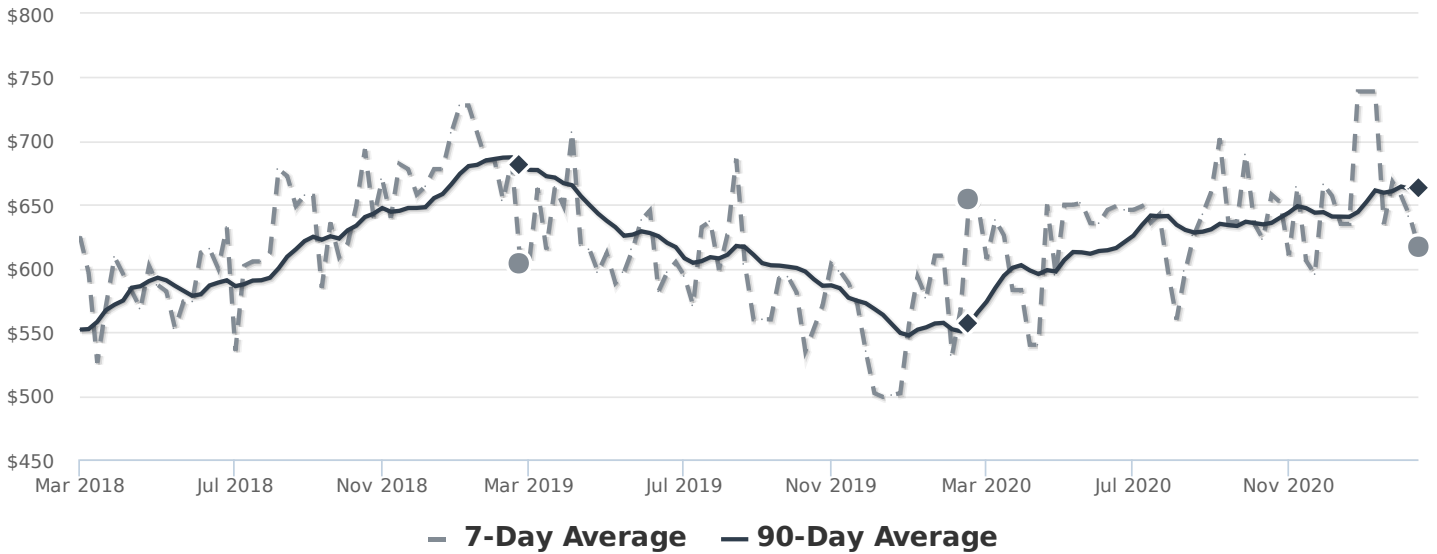
SEGMENTS

In the quartile market segments, we see price for this zip code in general with price stagnation in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



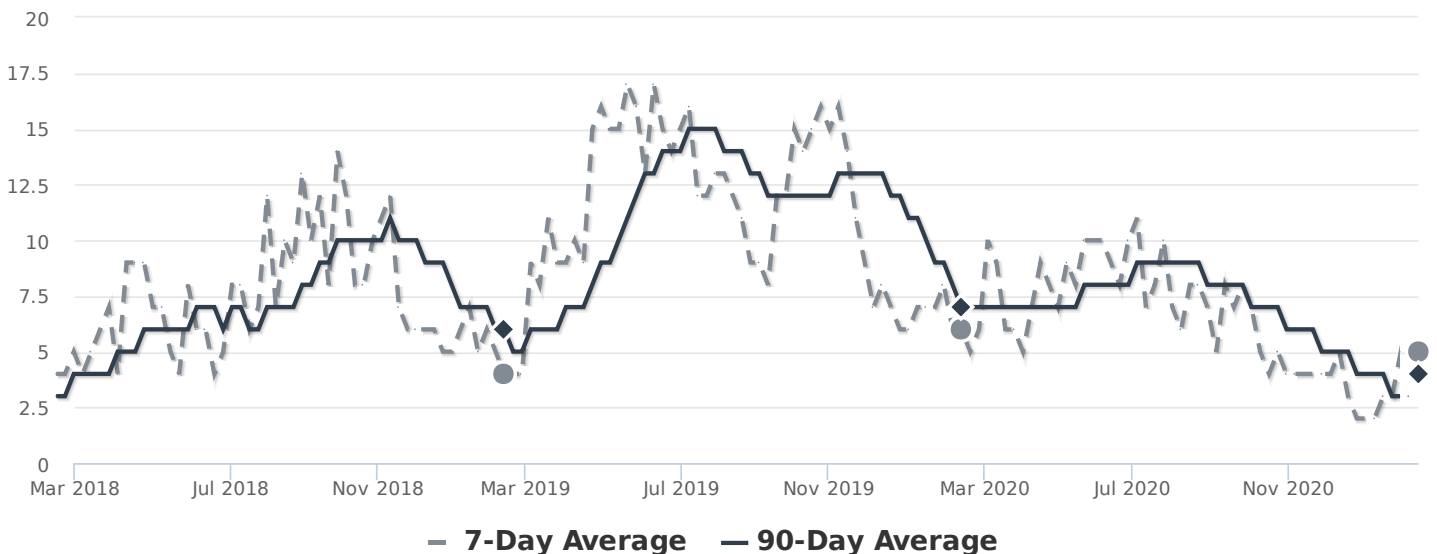
PRICE PER SQUARE FOOT

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.



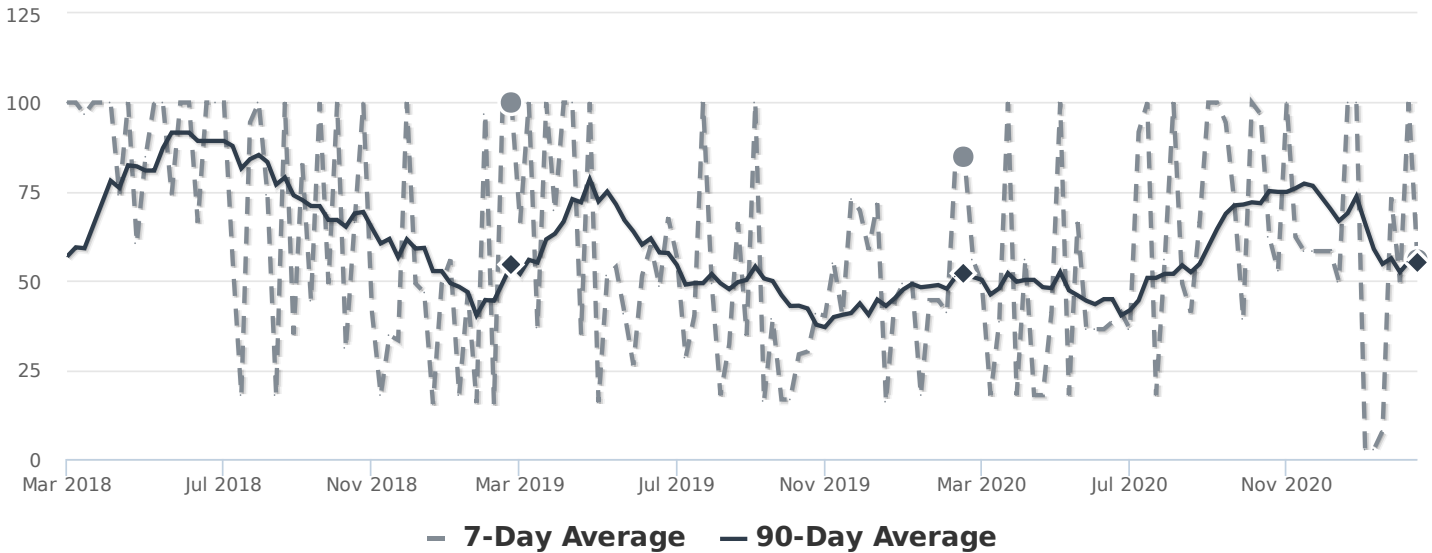
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



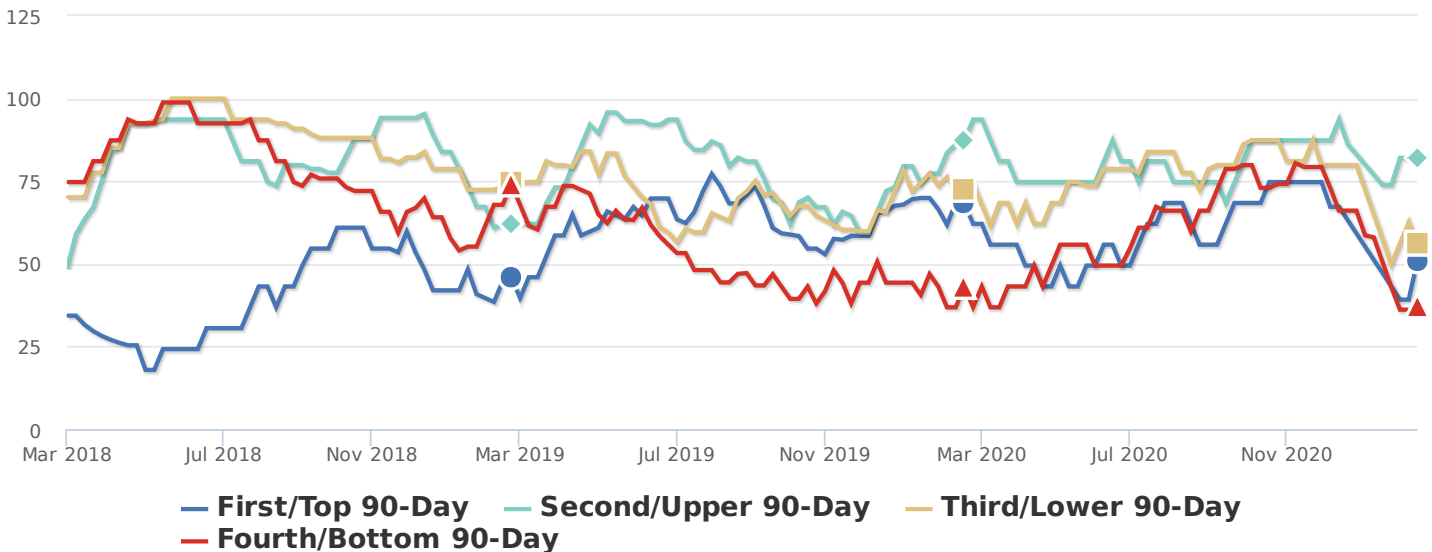
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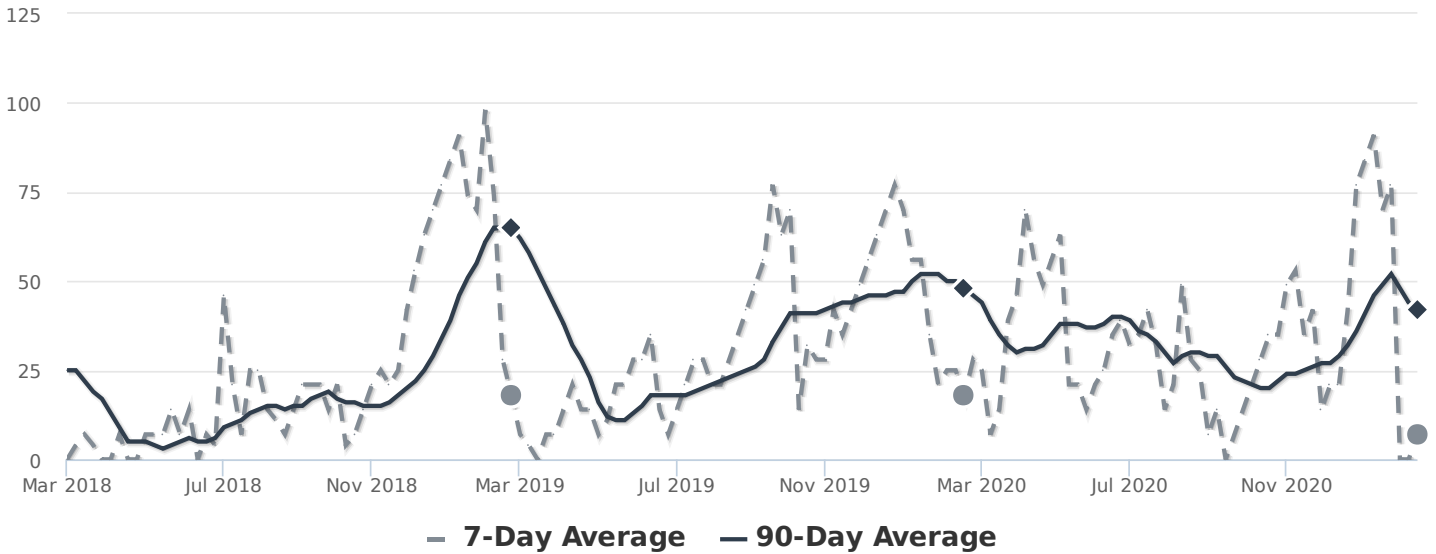
MARKET ACTION SEGMENTS

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 48 days. Half of the listings have come newly on the market in the past 42 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.

