



# **Market Report - The Brasil Group**

## **Sunnyvale, CA 94085**

REPORT FOR 4/20/2024

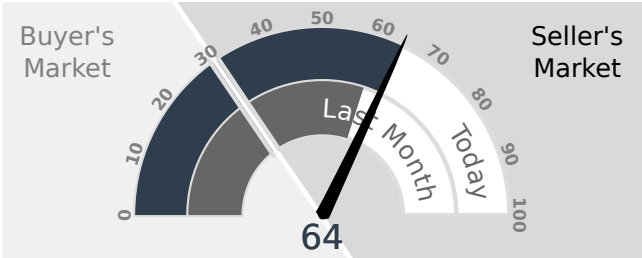
Single-Family Homes



This week the median list price for Sunnyvale, CA 94085 is \$1,600,000 with the market action index hovering around 64. This is an increase over last month's market action index of 60. Inventory has held steady at or around 3.

MARKET ACTION INDEX












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



Strong Seller's Market

While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.

REAL-TIME MARKET PROFILE

Median List Price		\$1,600,000
Median Price of New Listings		\$1,499,000
Per Square Foot		\$886
Average Days on Market		2
Median Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		3
Median Rent		\$4,100
Market Action		<b>64</b>
Strong Seller's Market		

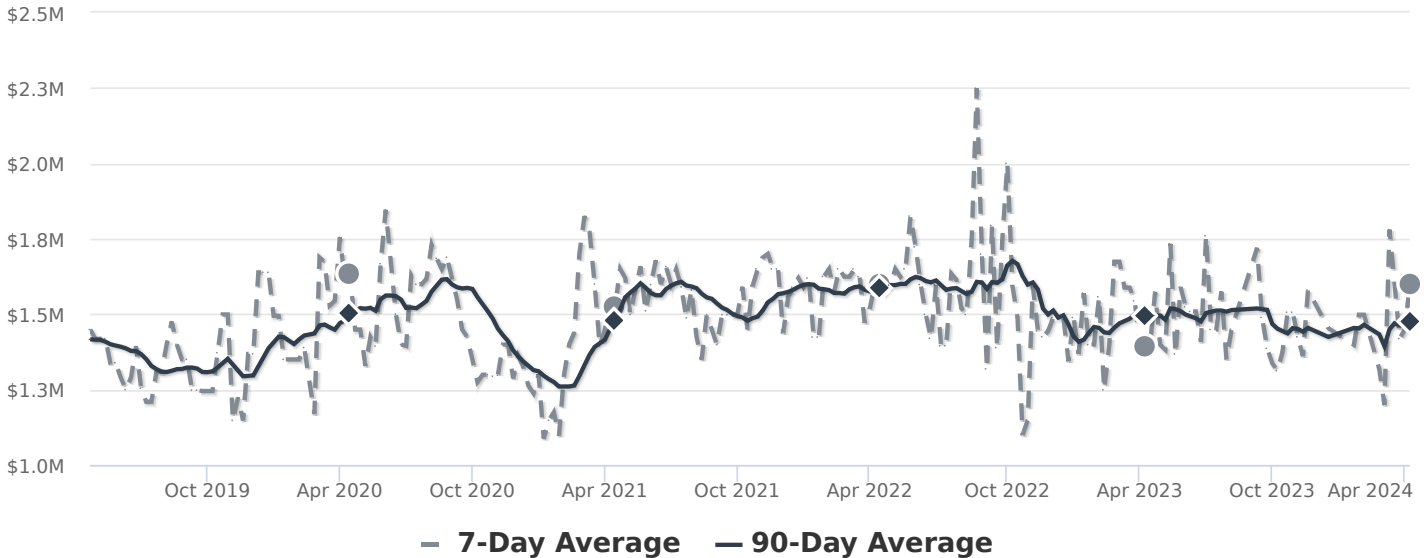
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
\$1,649,000	1,860	6,500 - 8,000 sqft	4	2	62	1	0	0
\$1,600,000	1,820	4,500 - 6,500 sqft	4	3	69	0	1	7
\$1,349,000	1,009	4,500 - 6,500 sqft	3	1	72	1	1	0

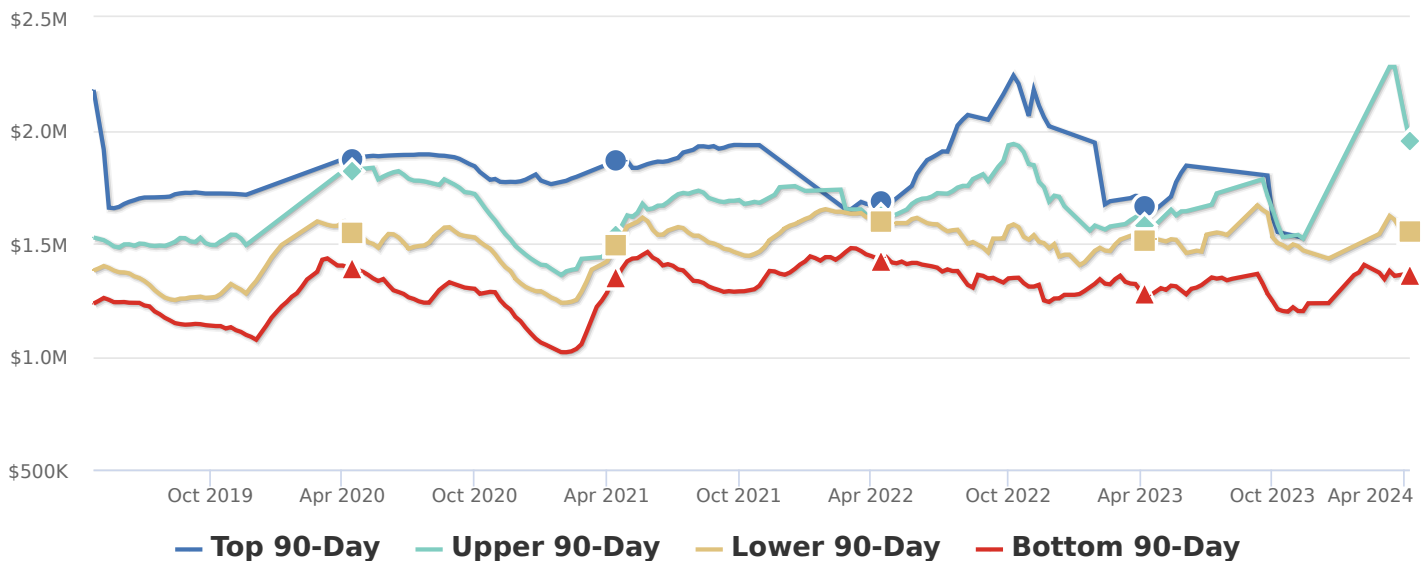
## MEDIAN LIST PRICE

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.



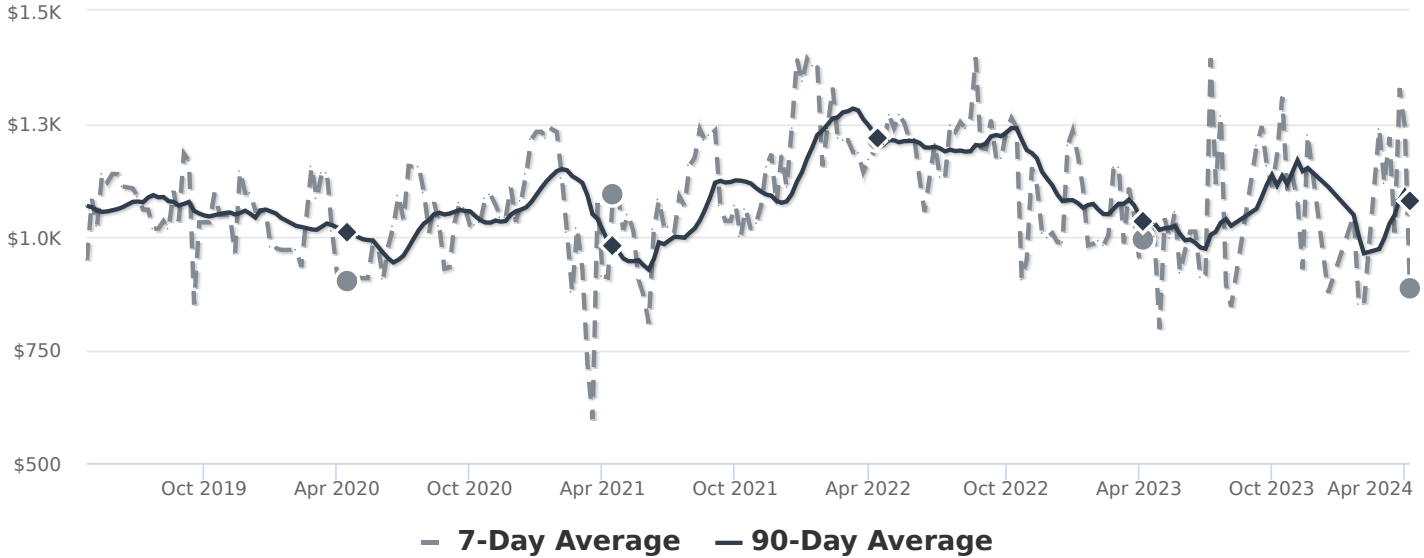
## SEGMENTS

In the quartile market segments, we see prices in this zip code have generally settled at a plateau, although Quartile 1 has been trending a bit downward 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.



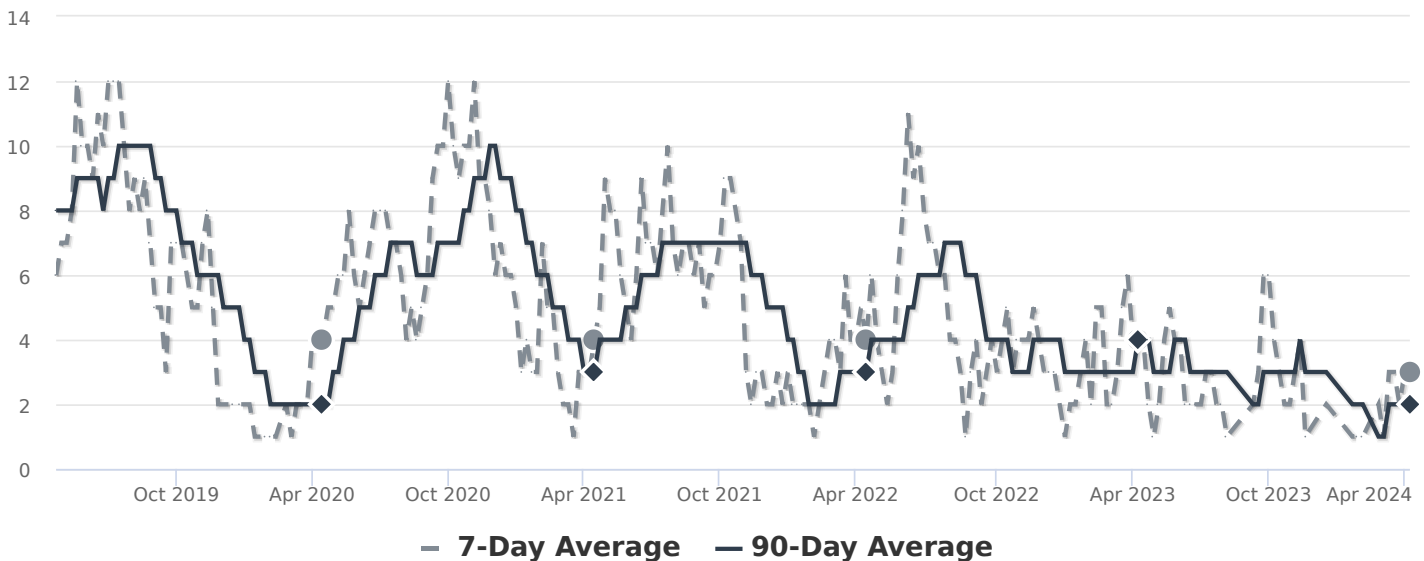
## PRICE PER SQUARE FOOT

The value placed on homes seems to be trending up, 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.



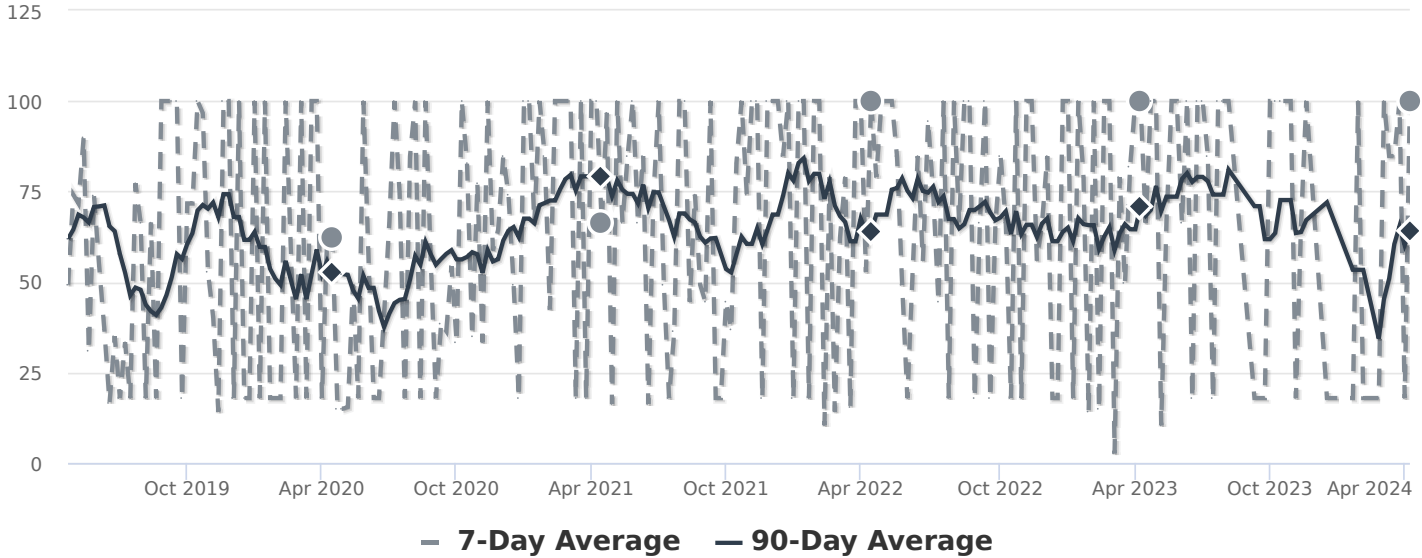
## INVENTORY

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.



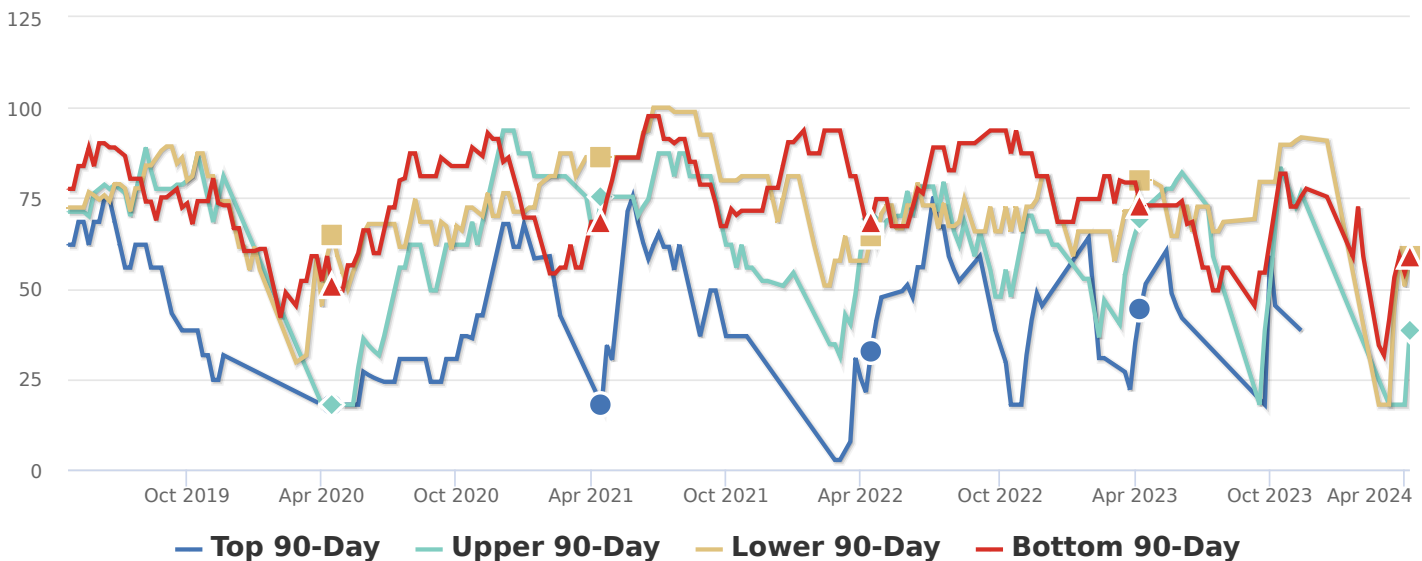
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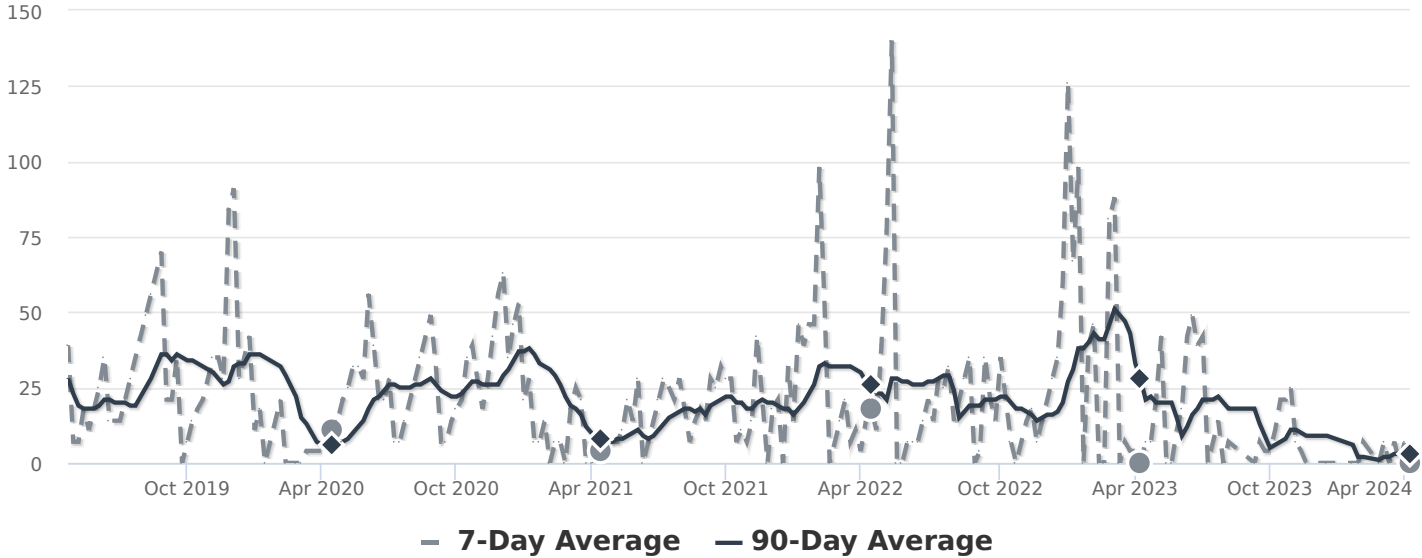
## MARKET ACTION SEGMENTS

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 3 days. Half of the listings have come newly on the market in the past 3 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.

