



Market Report - The Brasil Group

San Jose, CA 95132

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

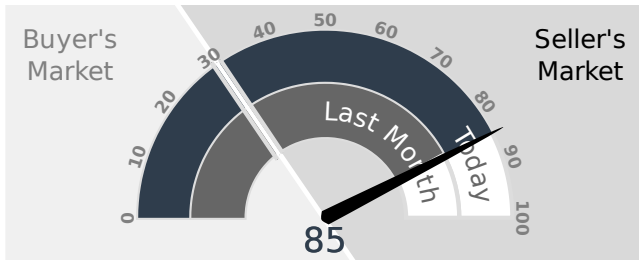
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This week the median list price for San Jose, CA 95132 is \$1,298,000 with the market action index hovering around 85. This is an increase over last month's market action index of 84. Inventory has held steady at or around 5.

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		\$1,298,000
Per Square Foot		\$805
Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		5
Median Rent		\$3,598
Most Expensive		\$2,750,000
Least Expensive		\$1,175,000
Market Action		85

Strong Seller's Market

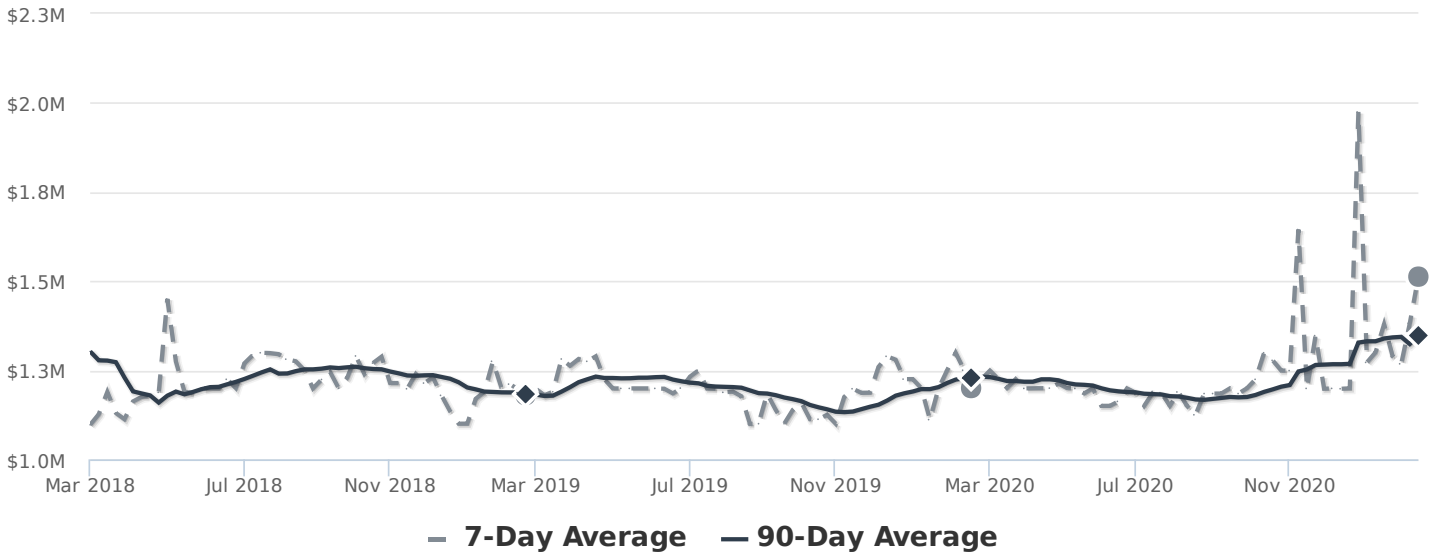
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,750,000	1,700	0 - 4,500 sqft	3	2	26	0	0	105
\$1,799,000	1,448	0.25 - 0.5 acre	3	2	65	0	0	28
\$1,298,000	2,002	6,500 - 8,000 sqft	5	3	52	1	2	0
\$1,232,500	1,624	4,500 - 6,500 sqft	3	2	55	2	2	0

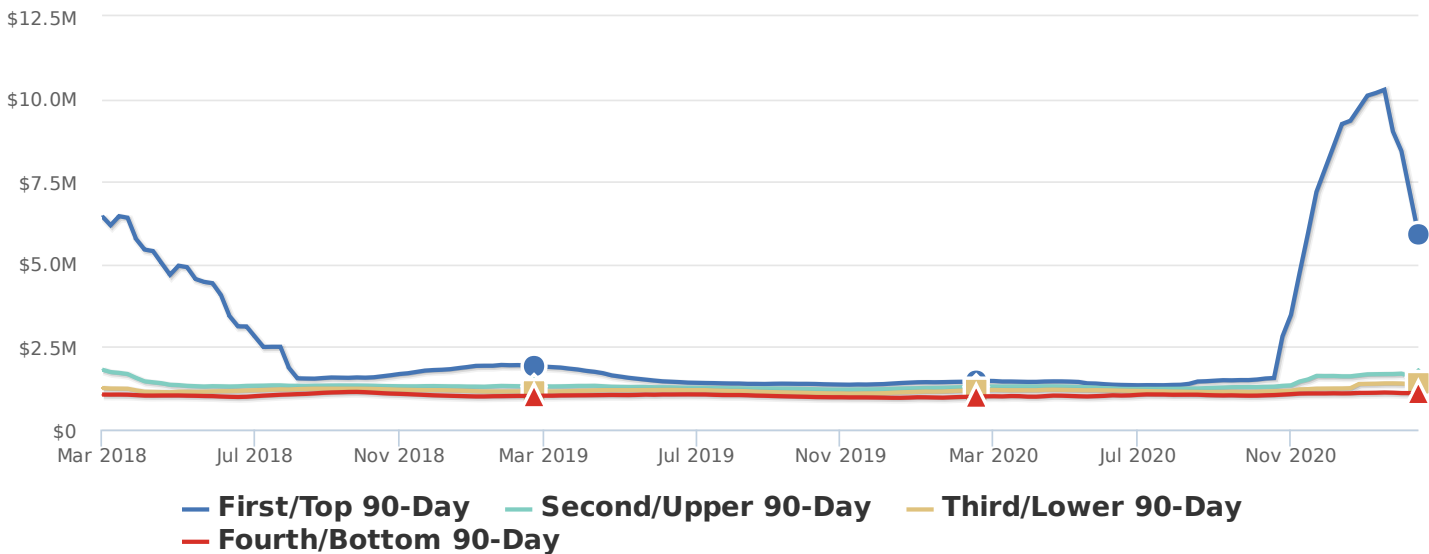
MEDIAN LIST PRICE

We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.



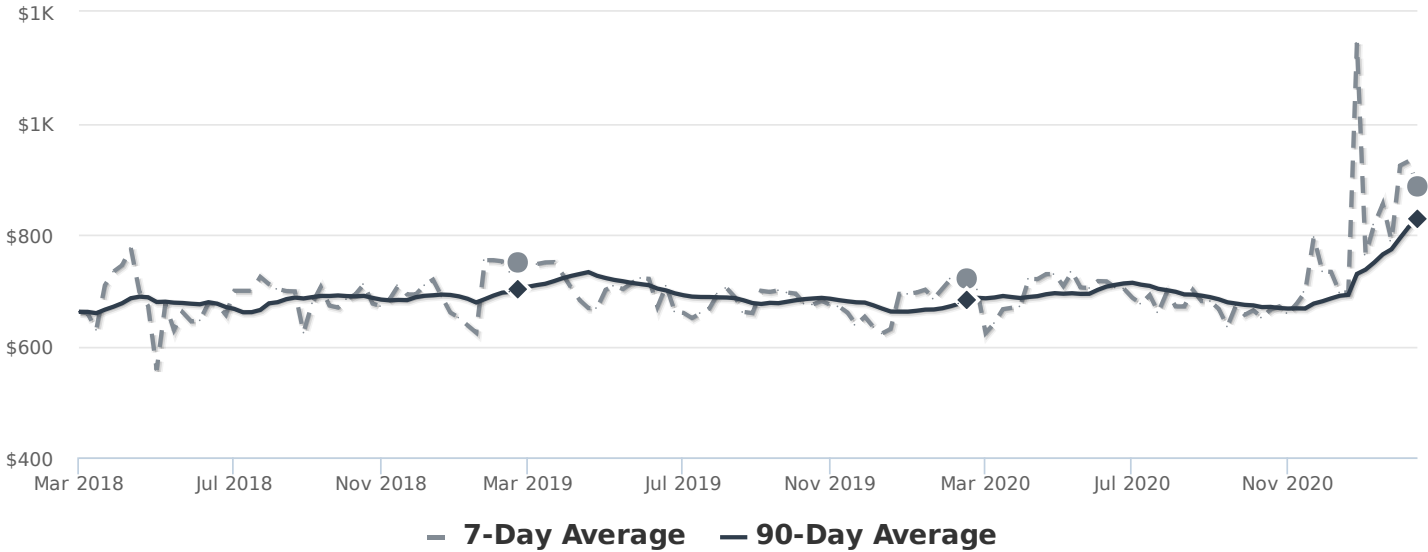
SEGMENTS

In the quartile market segments, we see the upper end of the market in this zip code showing weakness. While there is enough demand in the low end (Quartiles 3 and 4) to keep prices flat, unless there is a persistent up-shift in the Market Action Index, the entire market may resume a down trend soon.



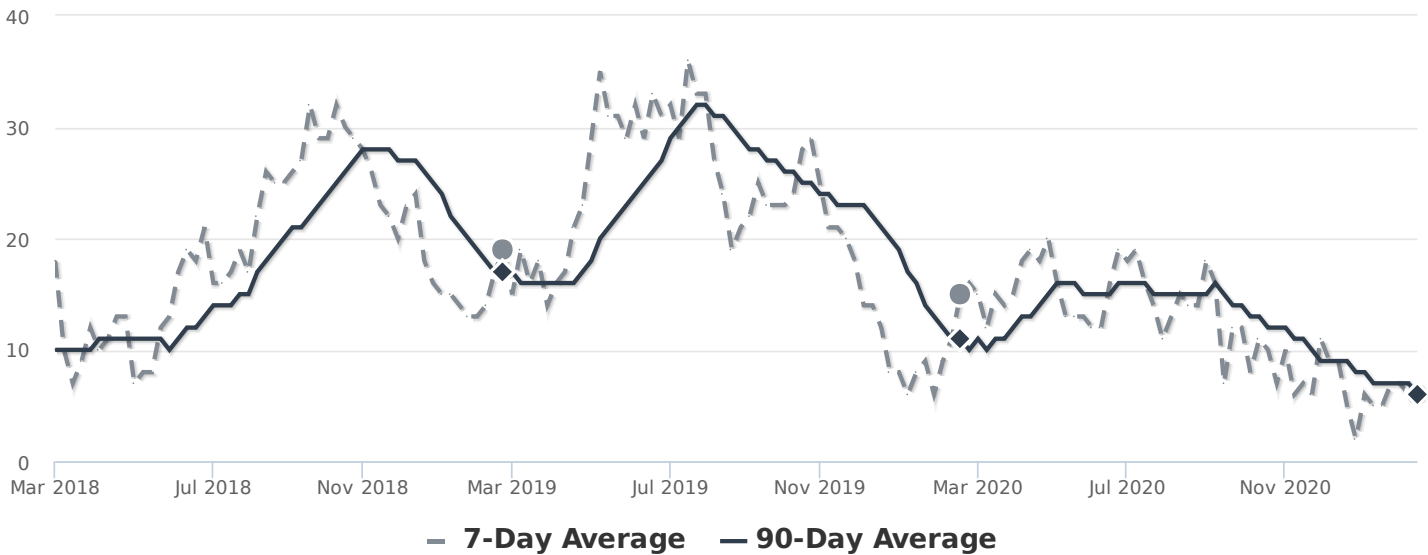
PRICE PER SQUARE FOOT

The value placed on homes continues to increase, despite the fact that prices in general have been basically flat recently. These conditions can arise when inventory is light and more, smaller homes have more influence on overall prices.



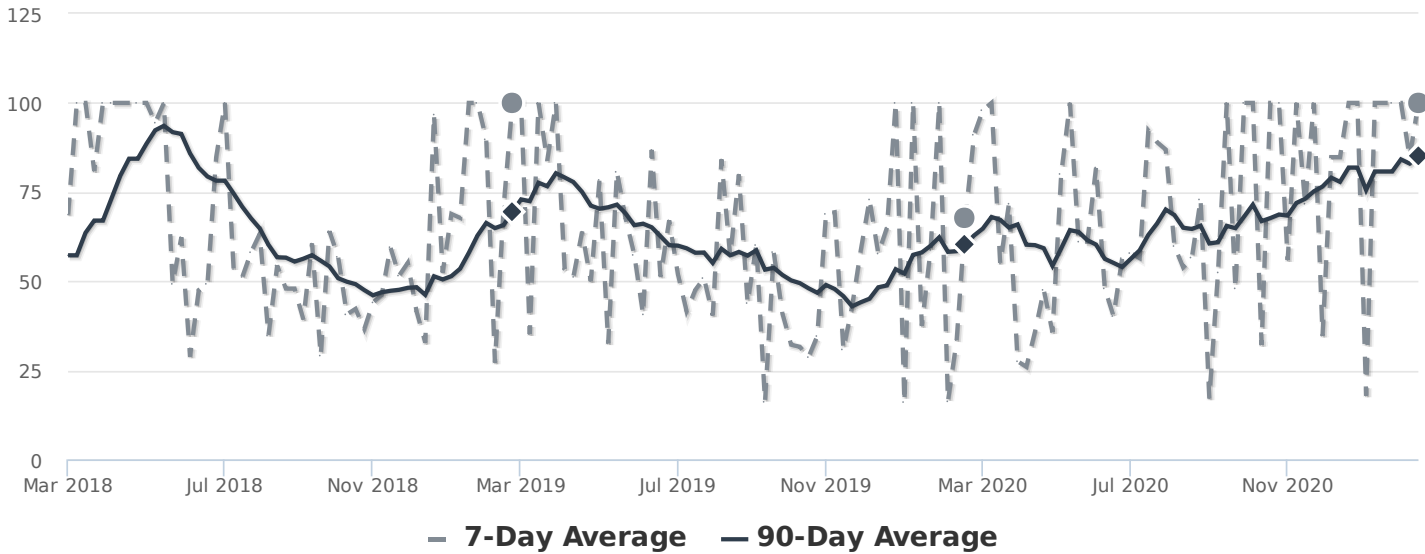
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



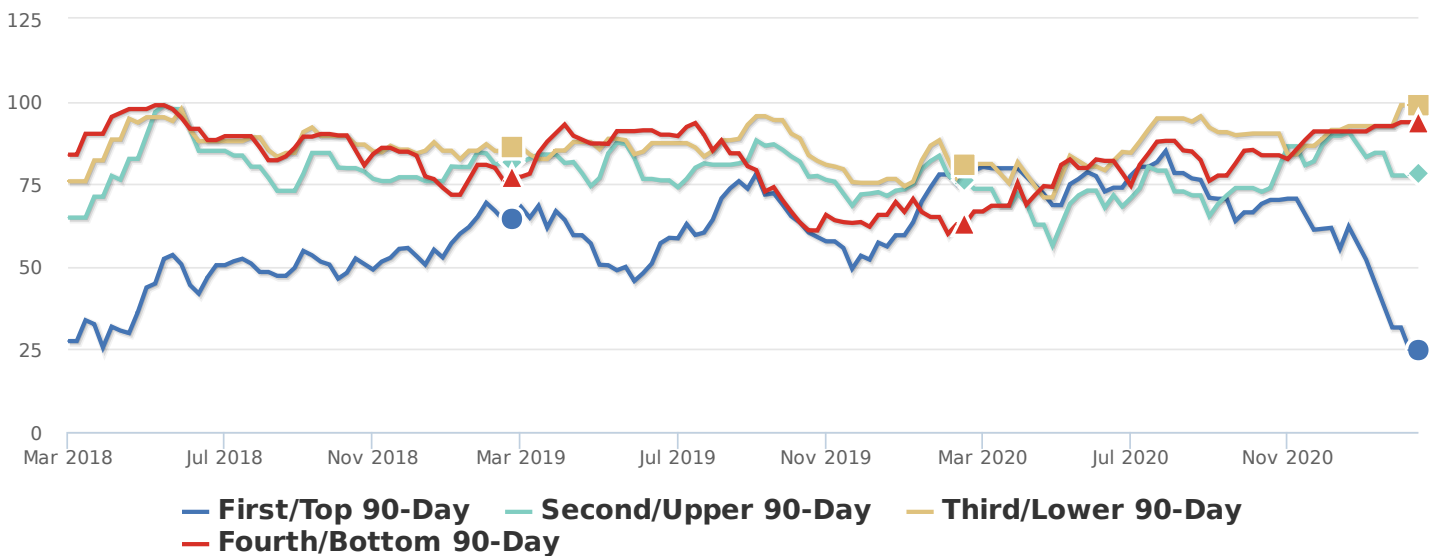
MARKET ACTION INDEX

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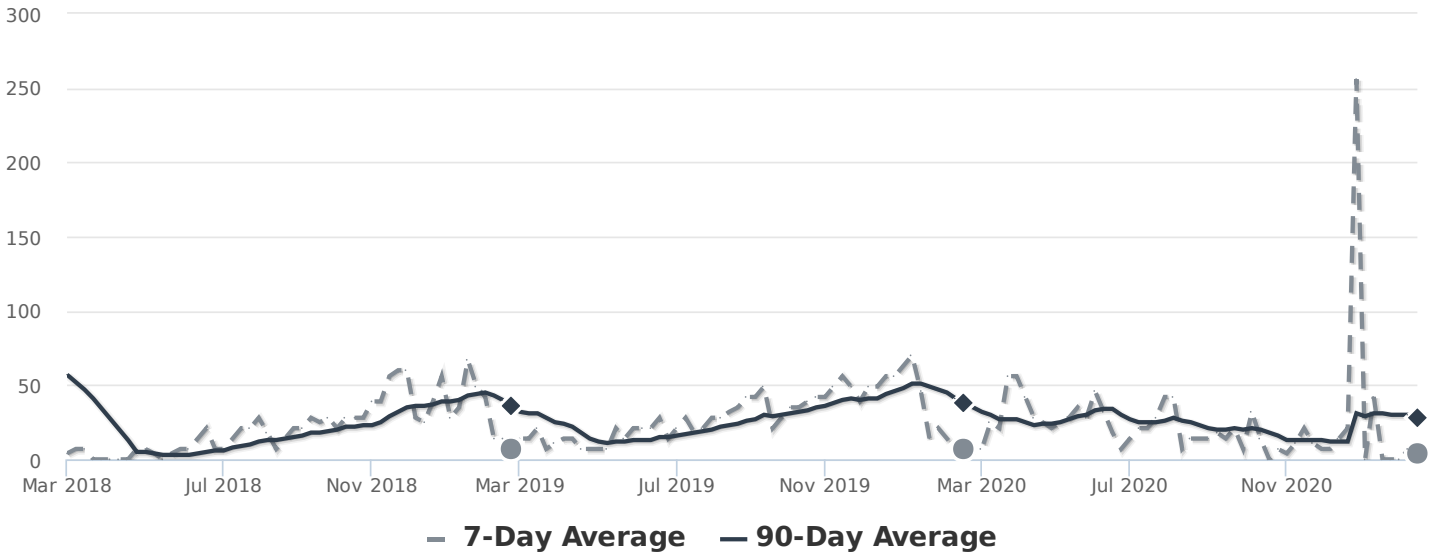
MARKET ACTION SEGMENTS

Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 66 days. Half of the listings have come newly on the market in the past 28 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.

