



Market Report - The Brasil Group

San Jose, CA 95125

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

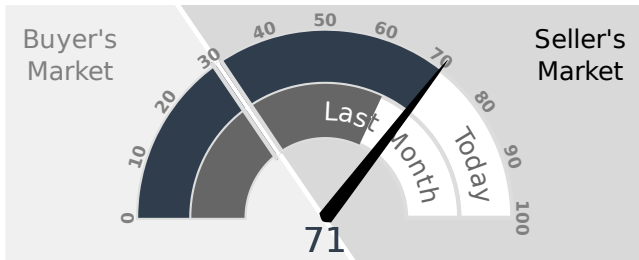
408-582-3272

info@thebrasilgroup.com

This week the median list price for San Jose, CA 95125 is \$1,498,898 with the market action index hovering around 71. This is an increase over last month's market action index of 64. Inventory has held steady at or around 27.

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		\$1,498,898
Per Square Foot		\$926
Days on Market		7
Price Decreased		11%
Price Increased		4%
Relisted		0%
Inventory		27
Median Rent		\$3,700
Most Expensive		\$4,798,888
Least Expensive		\$999,000
Market Action		71

Strong Seller's Market

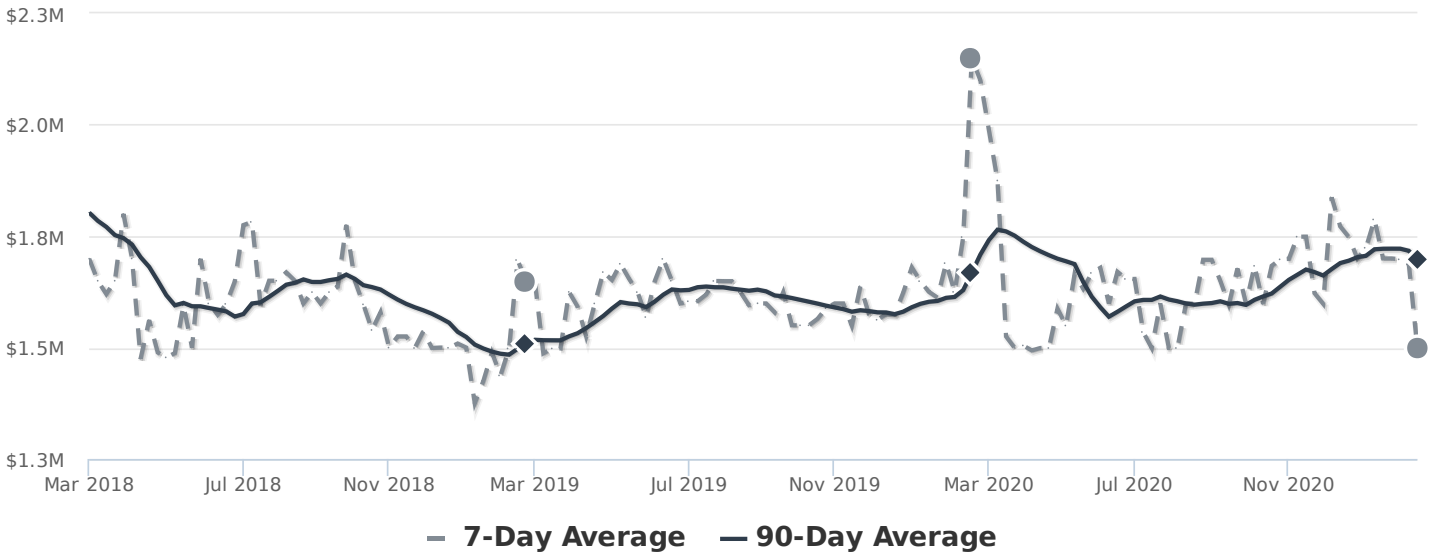
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,549,000	3,307	8,000 - 10,000 sqft	4	4	36	2	2	24
\$1,700,000	1,757	6,500 - 8,000 sqft	3	2	71	2	1	7
\$1,449,000	1,601	4,500 - 6,500 sqft	3	2	74	4	4	0
\$1,200,000	1,358	4,500 - 6,500 sqft	3	2	76	4	2	0

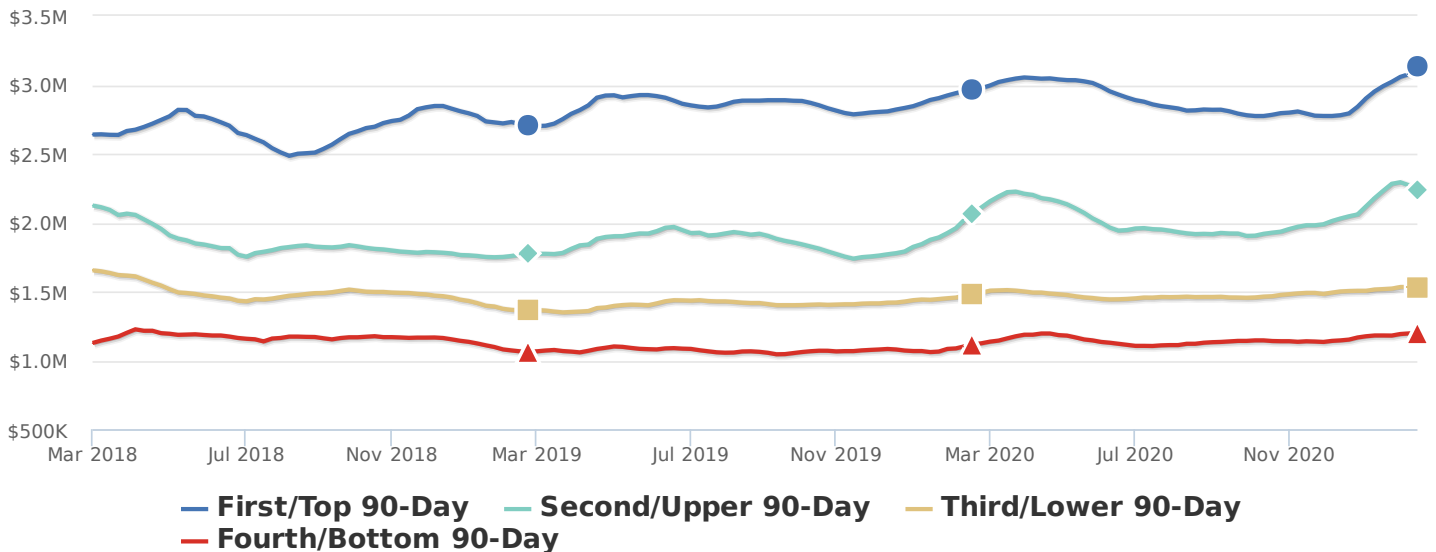
MEDIAN LIST PRICE

Prices in this zip are remaining at a plateau, albeit significantly below the market's peak. This week prices bumped down a bit, but not enough to indicate a resumed downward trend. Look for a persistent up-shift in the Market Action Index before we see prices significantly move from these levels.



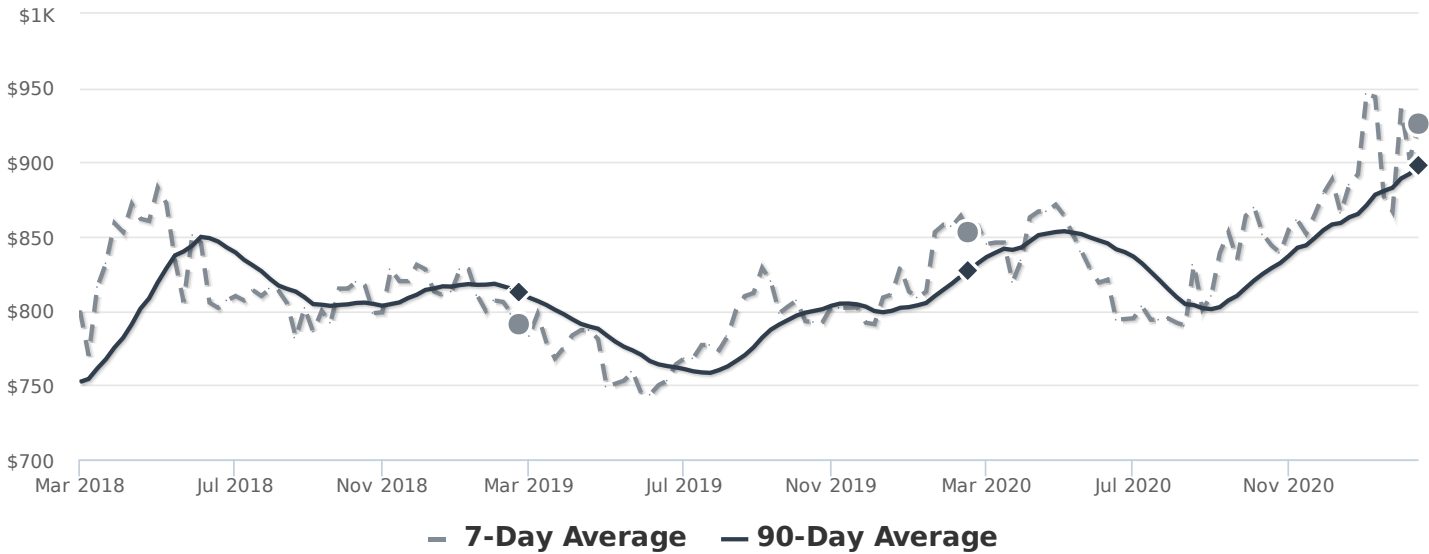
SEGMENTS

In the quartile market segments, we see prices in this zip code generally settled at a plateau, although Quartile 1 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.



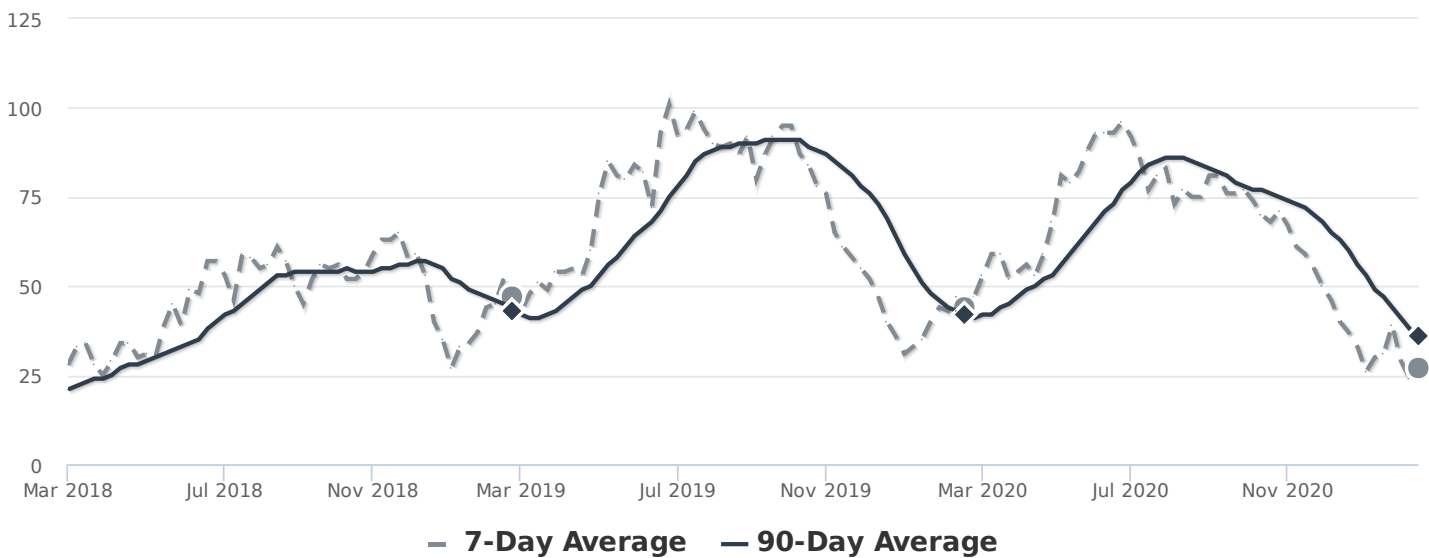
PRICE PER SQUARE FOOT

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.



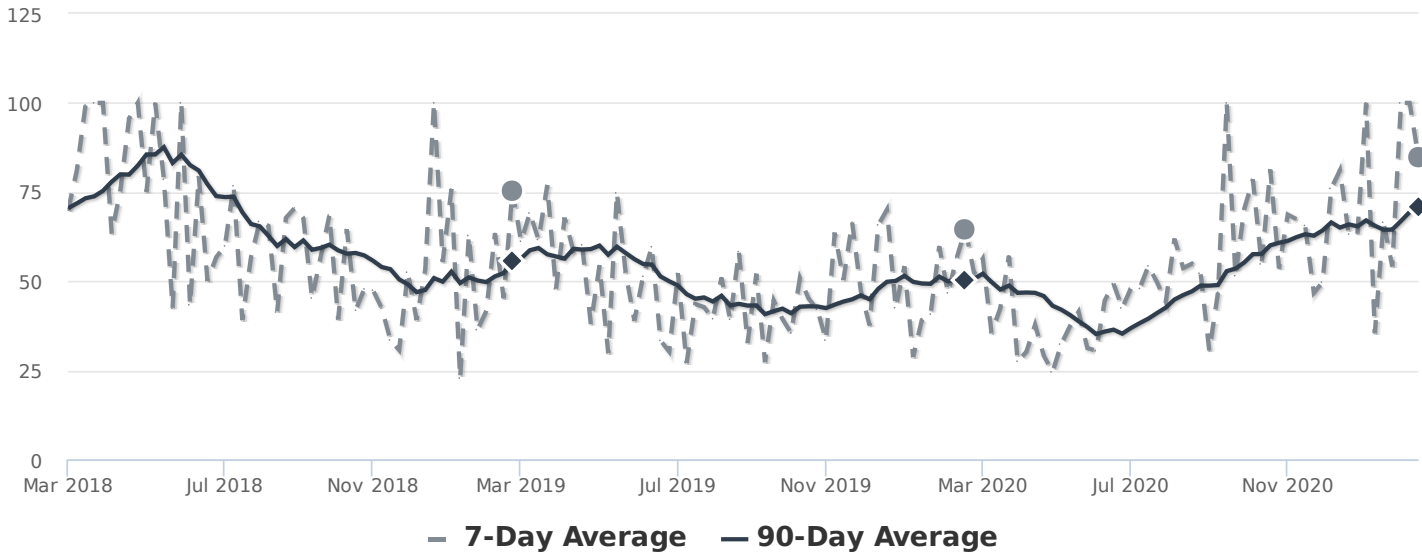
INVENTORY

Inventory has been 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.



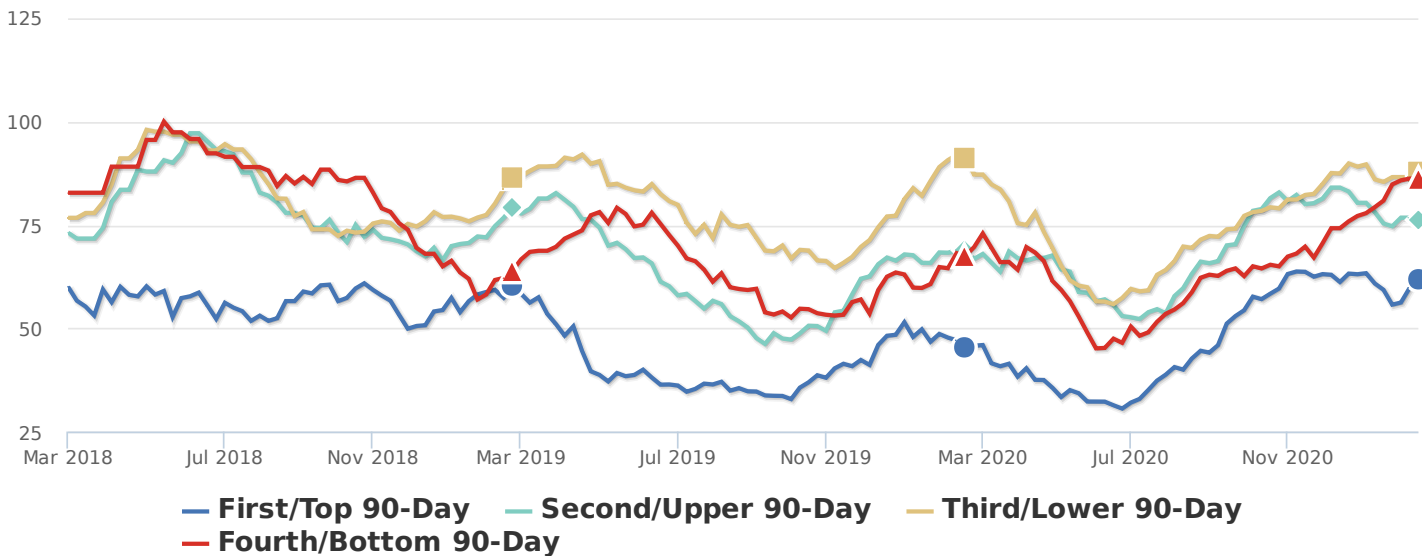
MARKET ACTION INDEX

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.



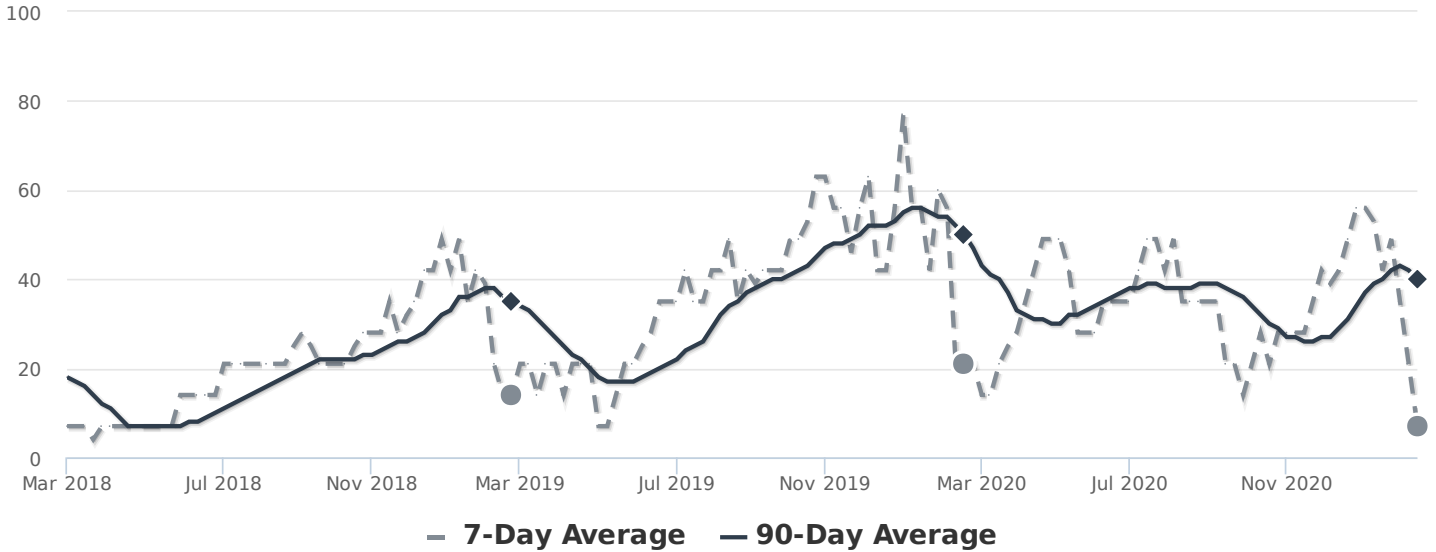
MARKET ACTION SEGMENTS

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 108 days. Half of the listings have come newly on the market in the past 40 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.

