



Market Report - The Brasil Group

San Jose, CA 95148

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

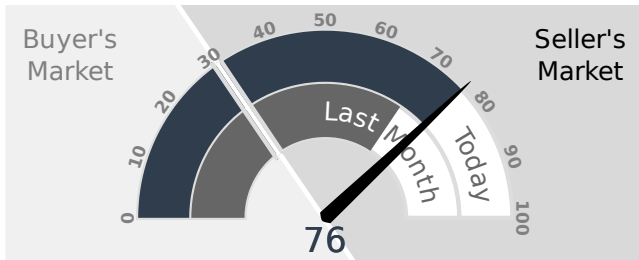
408-582-3272

info@thebrasilgroup.com

This week the median list price for San Jose, CA 95148 is \$1,199,000 with the market action index hovering around 76. This is an increase over last month's market action index of 69. Inventory has held steady at or around 9.

MARKET ACTION INDEX

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



Strong Seller's Market

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

REAL-TIME MARKET PROFILE

Median List Price		\$1,199,000
Per Square Foot		\$672
Days on Market		0
Price Decreased		0%
Price Increased		0%
Relisted		0%
Inventory		9
Median Rent		\$3,550
Most Expensive		\$2,498,980
Least Expensive		\$899,999
Market Action		76

Strong Seller's Market

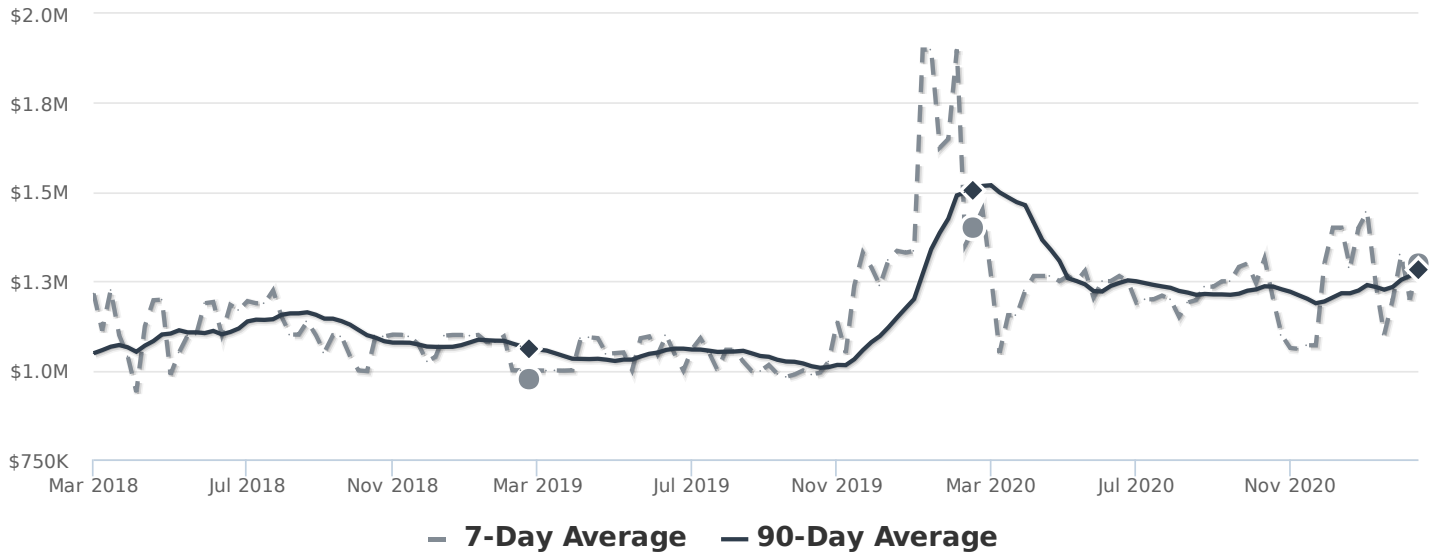
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,123,990	3,399	1 - 2.5 acres	5	4	30	0	0	70
\$1,400,000	1,917	0 - 4,500 sqft	3	3	18	2	3	0
\$1,144,500	1,613	6,500 - 8,000 sqft	4	2	50	1	3	7
\$995,000	1,463	4,500 - 6,500 sqft	4	2	54	2	1	0

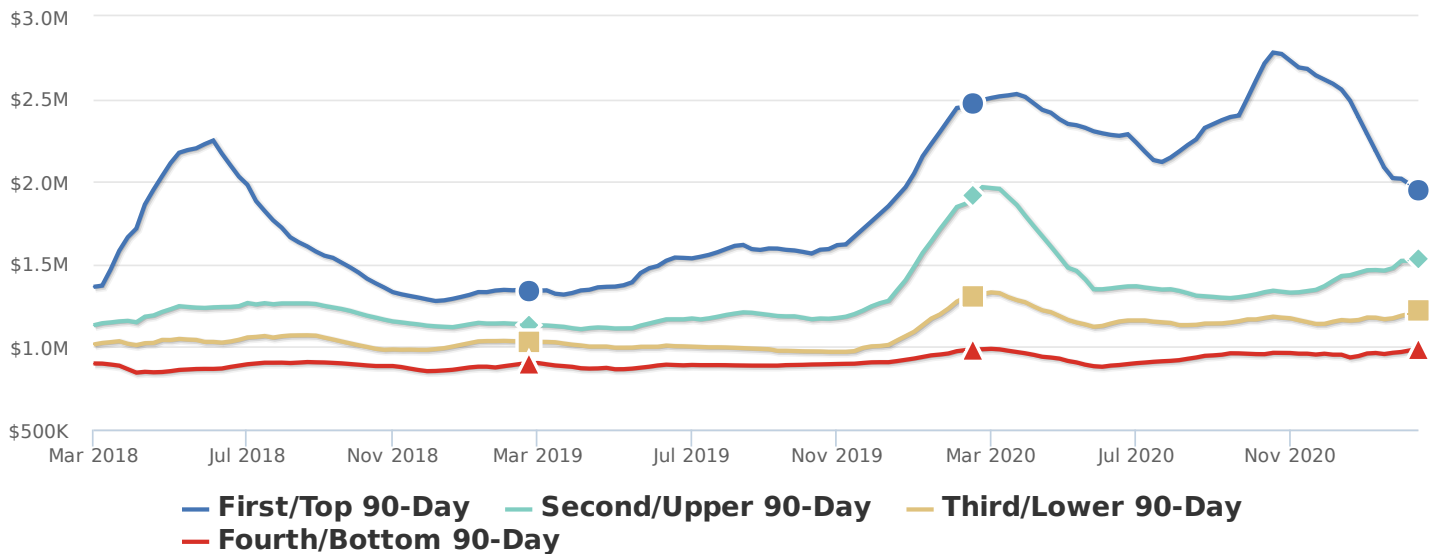
MEDIAN LIST PRICE

The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.



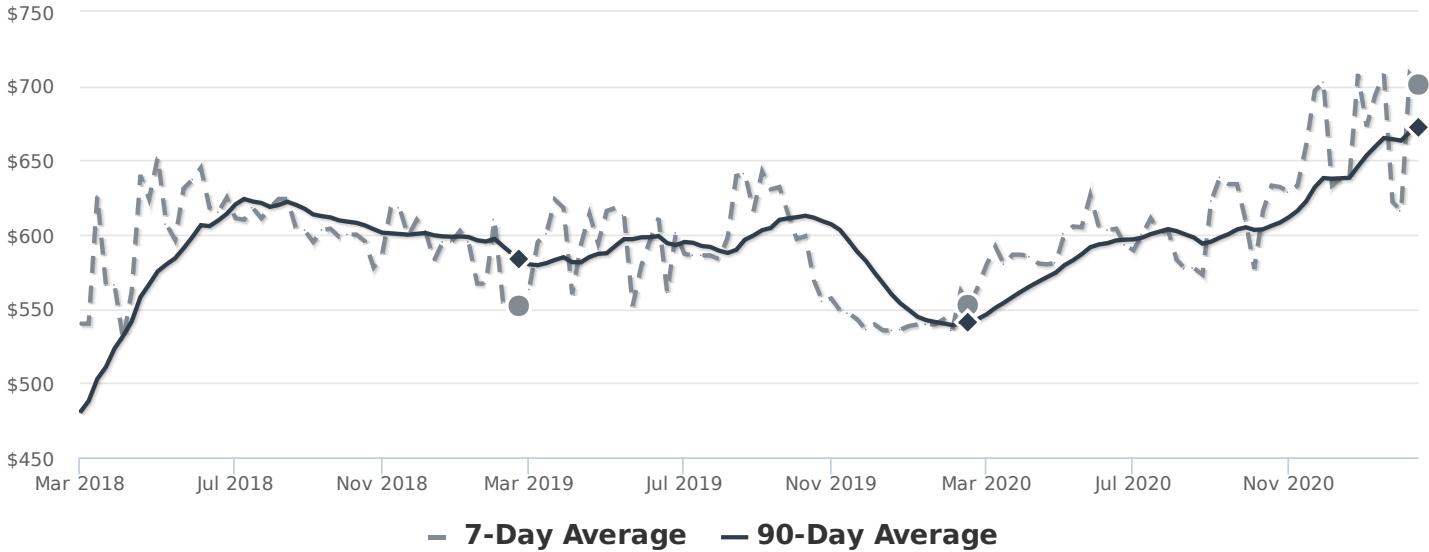
SEGMENTS

In the quartile market segments, we see the top end of the market in this zip code showing weakness in the last few weeks and prices in Quartile 4 are basically flat. Without a strong directional indicator from prices, look to the Market Action Index for a leading indicator of where prices across the board are heading.



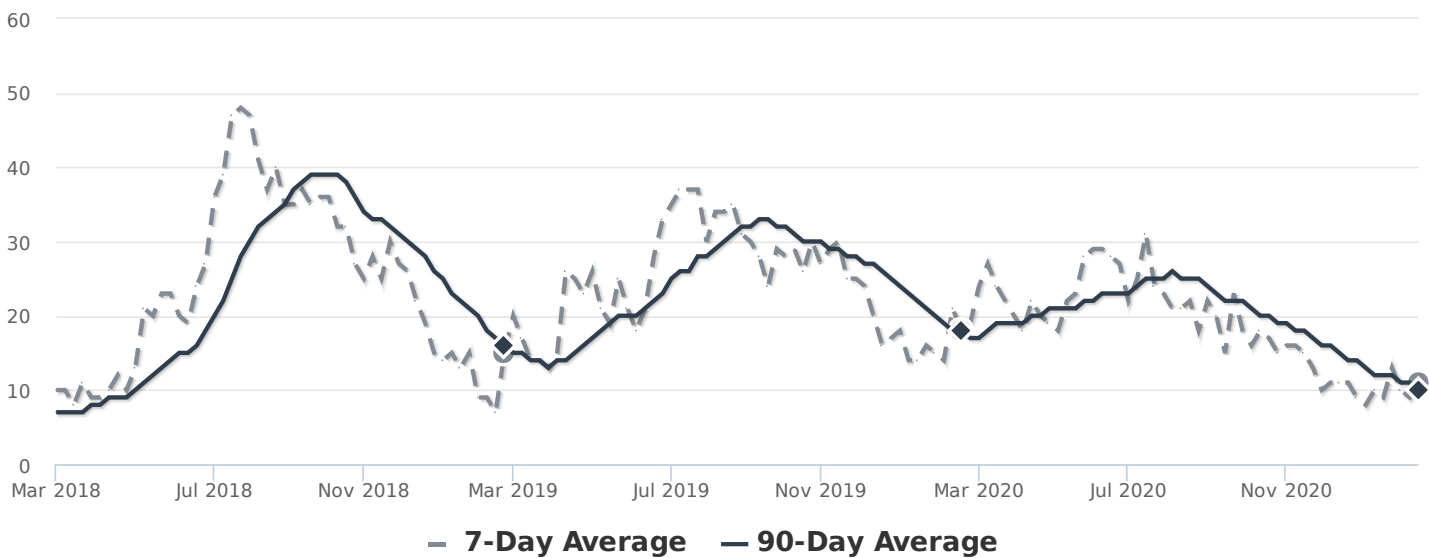
PRICE PER SQUARE FOOT

In a market where prices are rising fairly consistently, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



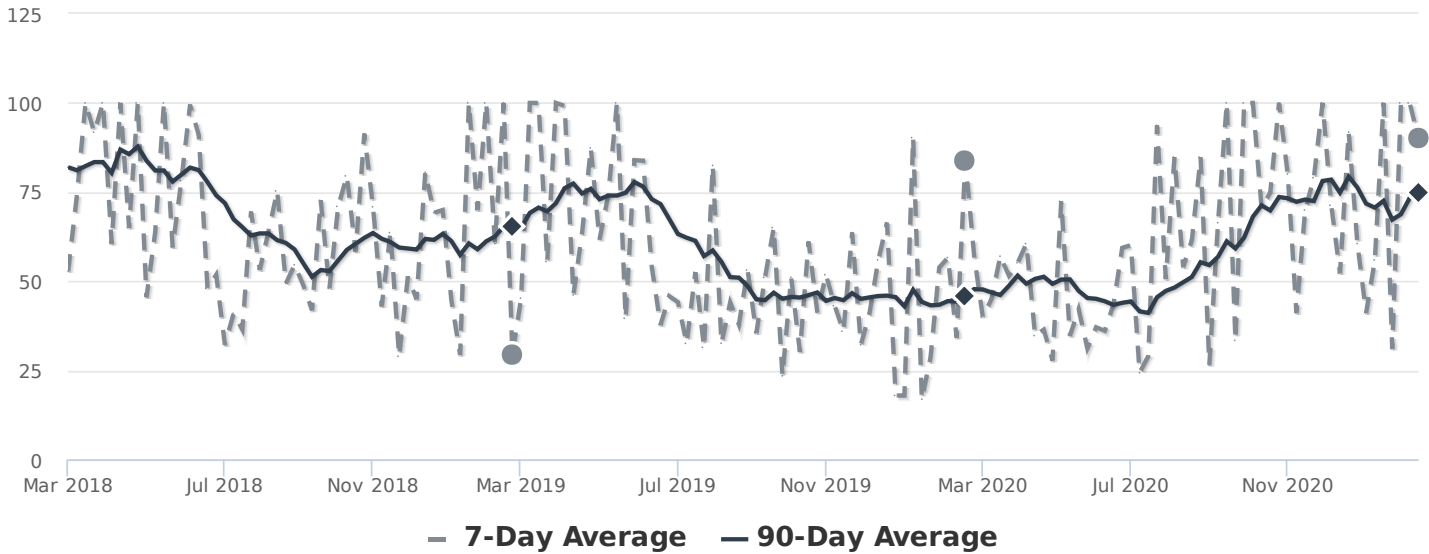
INVENTORY

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.



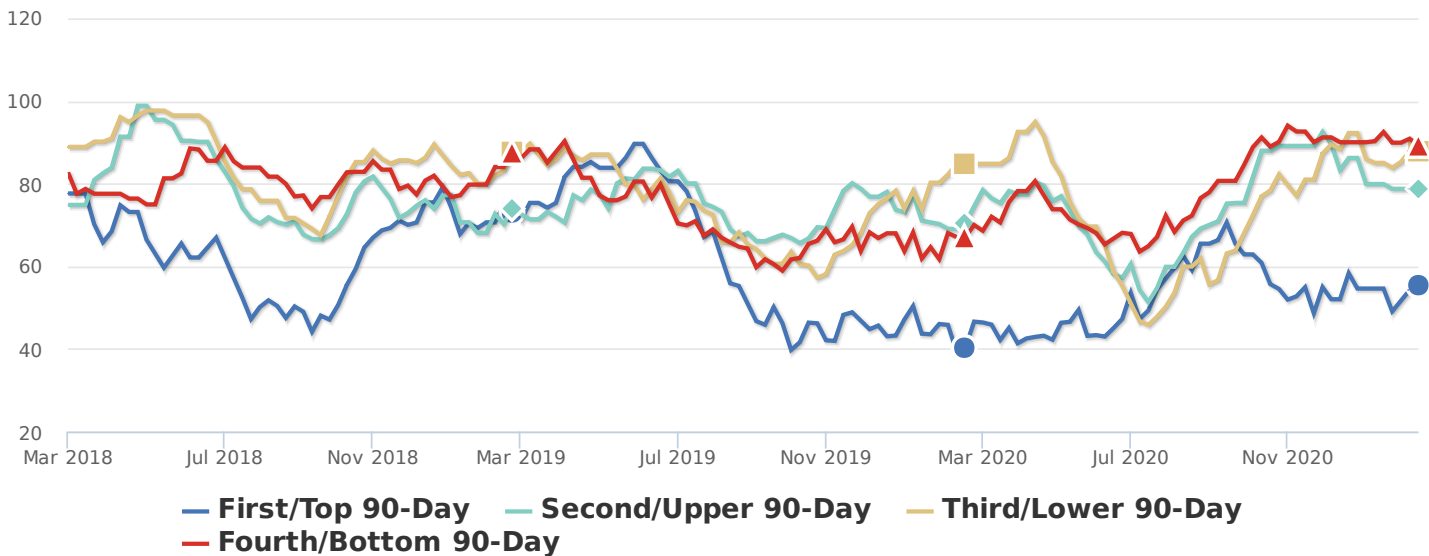
MARKET ACTION INDEX

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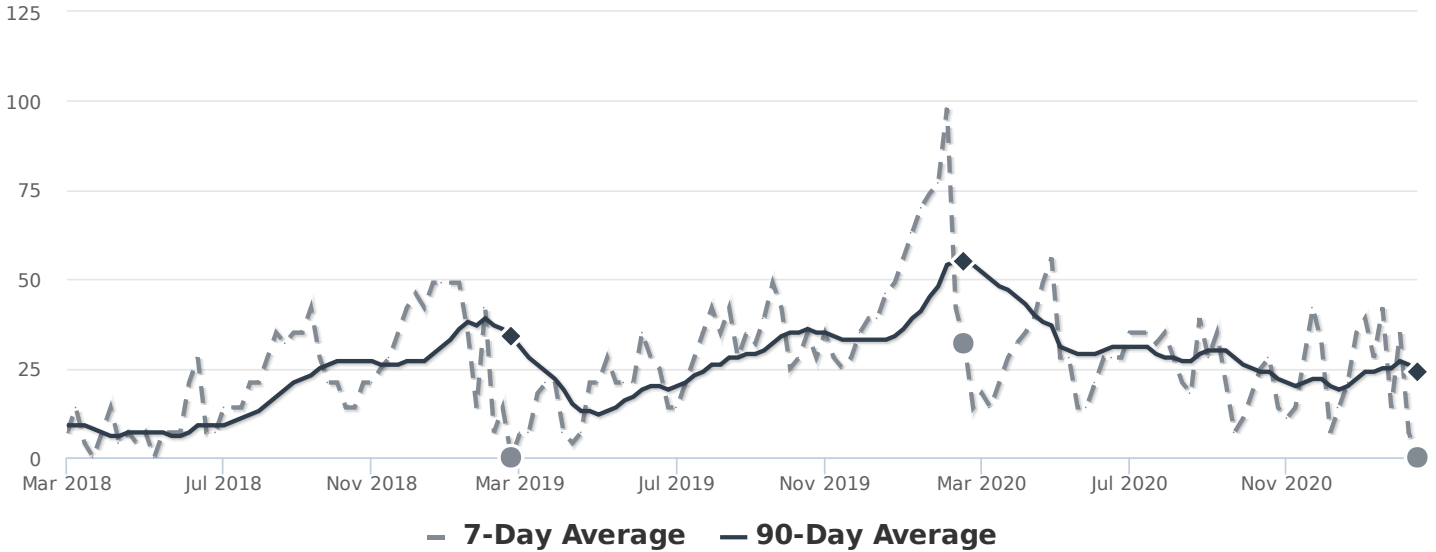
MARKET ACTION SEGMENTS

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 67 days. Half of the listings have come newly on the market in the past 24 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.

