



# **Market Report - The Brasil Group**

## **Milpitas, CA 95035**

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

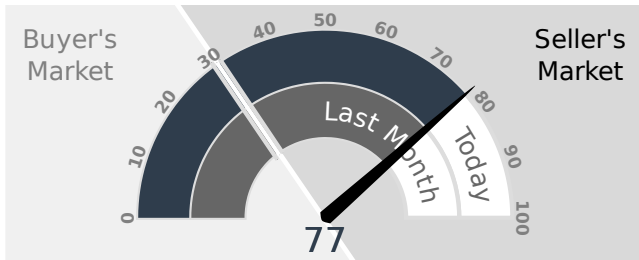
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This week the median list price for Milpitas, CA 95035 is \$1,238,000 with the market action index hovering around 77. This is less than last month's market action index of 78. Inventory has held steady at or around 5.

### MARKET ACTION INDEX

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



### Strong Seller's Market

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		\$1,238,000
Per Square Foot		\$885
Days on Market		0
Price Decreased		40%
Price Increased		0%
Relisted		0%
Inventory		5
Median Rent		\$3,495
Most Expensive		\$2,698,000
Least Expensive		\$1,150,888
Market Action		<b>77</b>

**Strong Seller's Market**

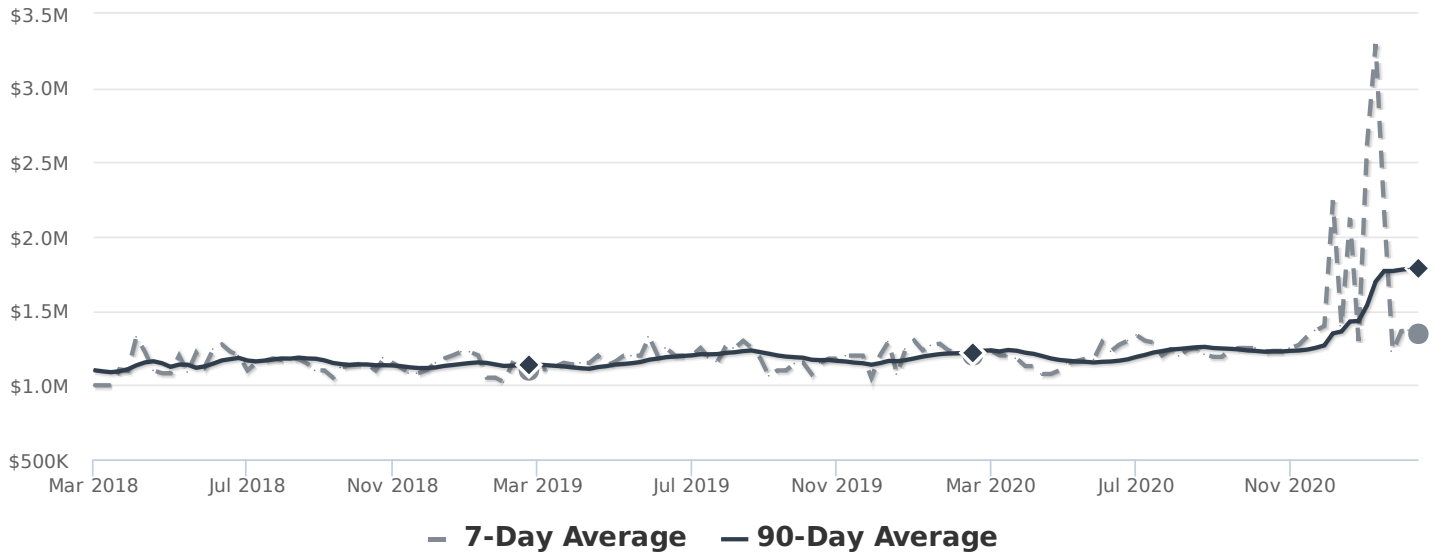
### MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,698,000	1,100	10 - 20 acres	2	2	84	0	1	77
\$1,350,000	2,405	0 - 4,500 sqft	4	4	4	1	2	0
\$1,238,000	1,240	4,500 - 6,500 sqft	4	2	50	1	1	0
\$1,174,944	1,534	4,500 - 6,500 sqft	4	2	58	1	3	7

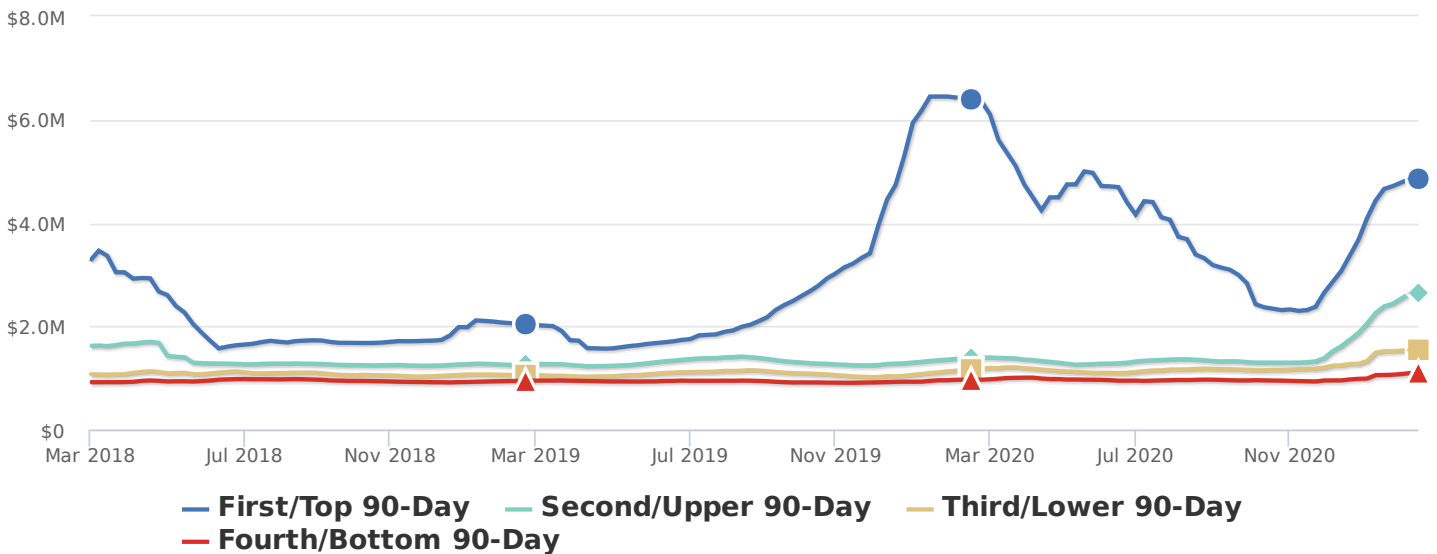
MEDIAN LIST PRICE

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.



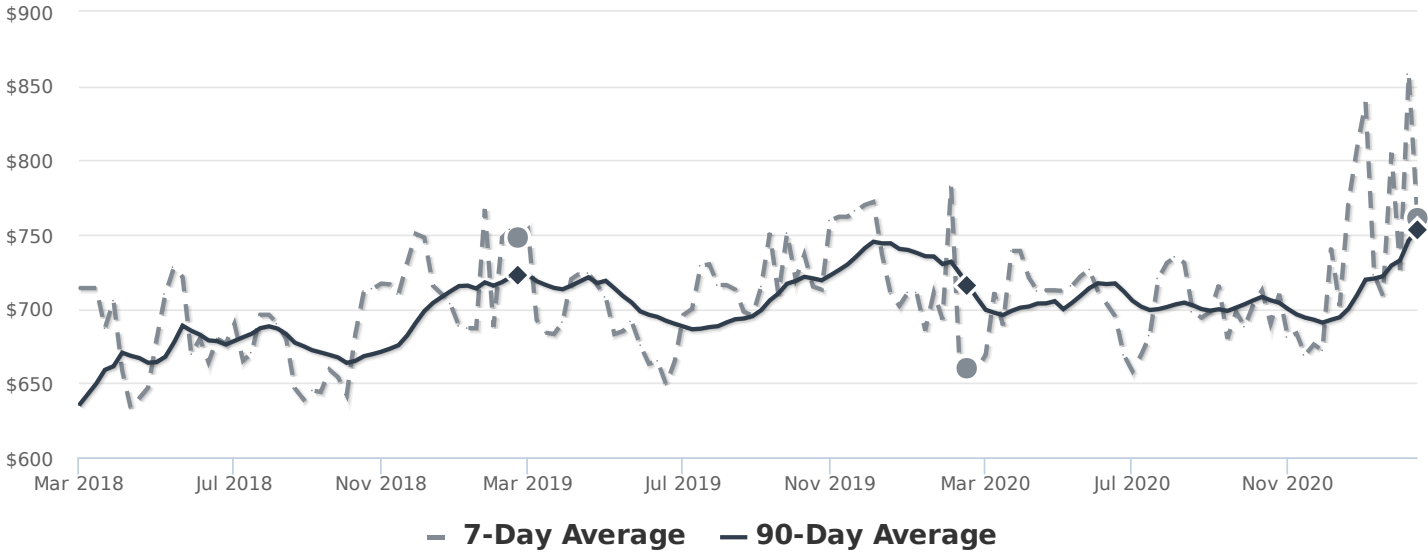
SEGMENTS

In the quartile market segments, we see pricing in this zip code is lacking strong directional indication lately. Quartiles 1 and 3 are up while Quartiles 2 and 4 are basically flat in recent weeks. Watch for persistent shifts in the Market Action Index for a leading indicator of stronger price moves in the market as a whole.



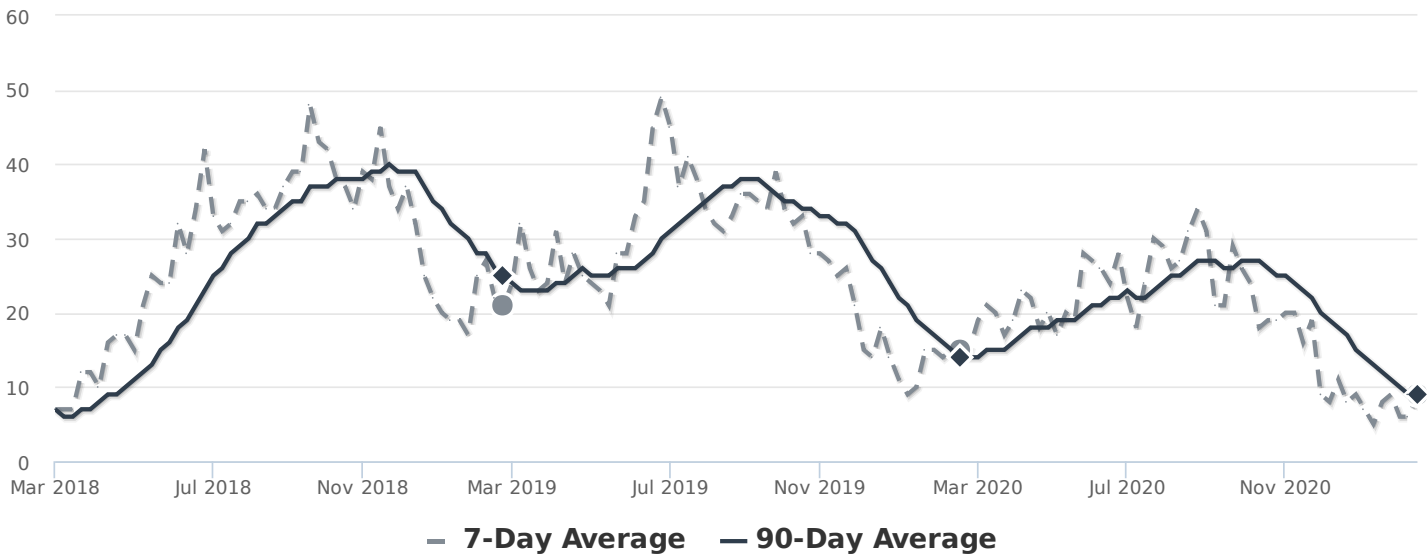
### PRICE PER SQUARE FOOT

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.



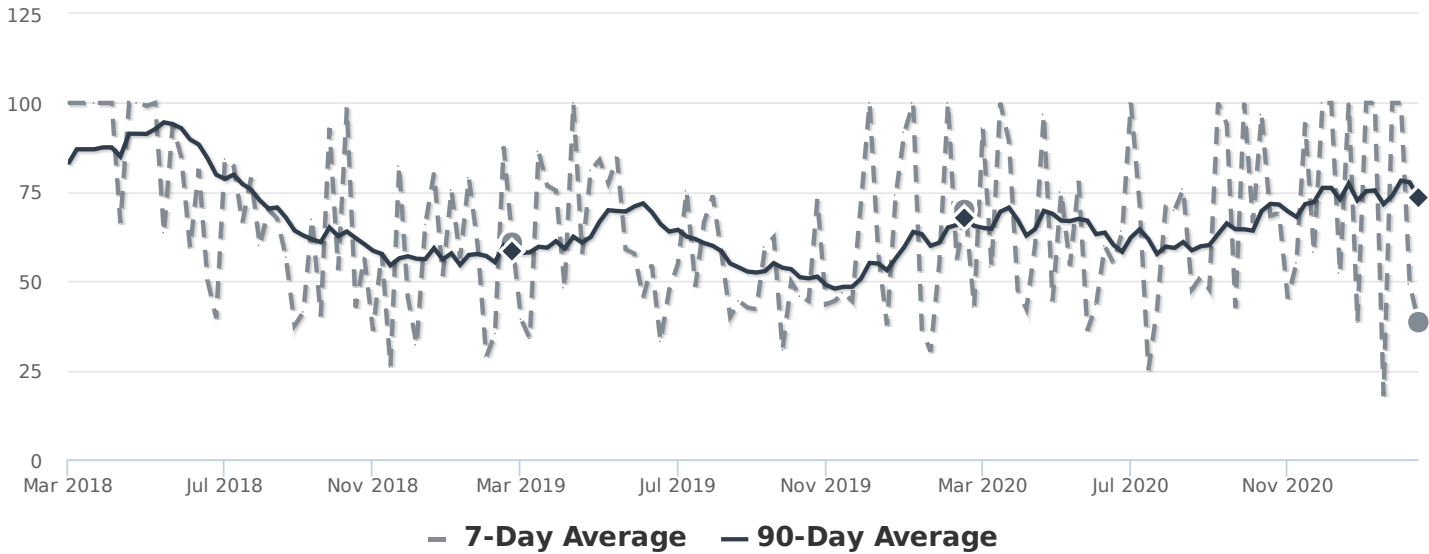
### INVENTORY

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.



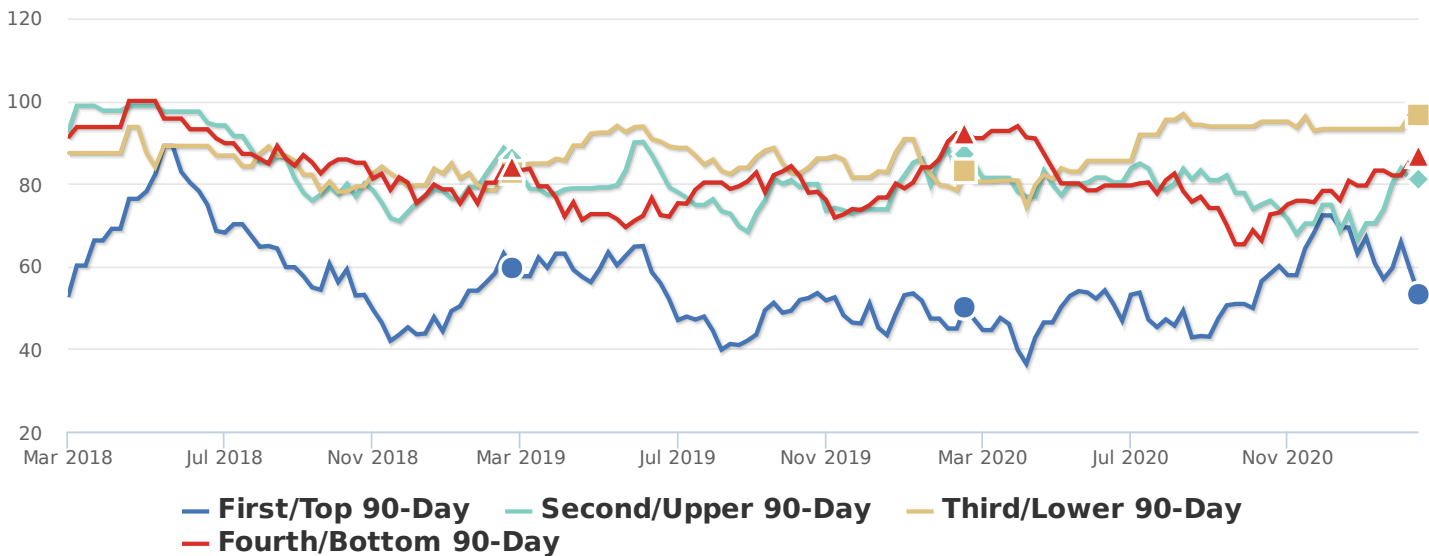
MARKET ACTION INDEX

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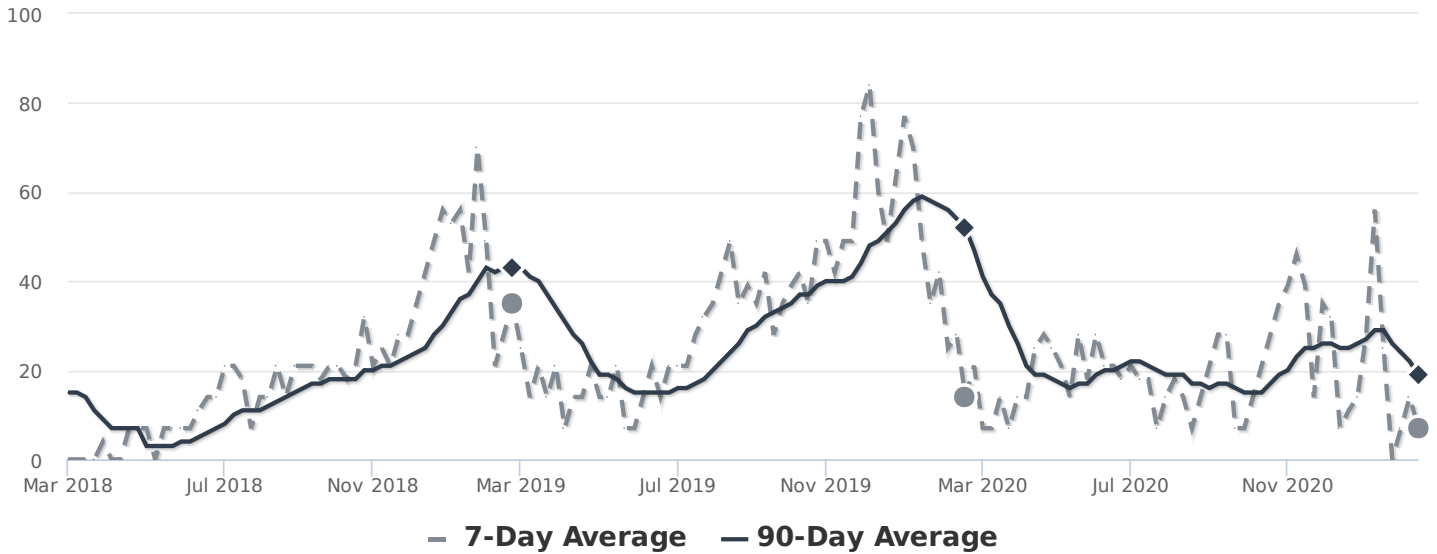
MARKET ACTION SEGMENTS

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 70 days. Half of the listings have come newly on the market in the past 19 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.

