



Market Report - The Brasil Group

San Jose, CA 95128

REPORT FOR 2/28/2021

Single-Family Homes



Presented by Vinicius Brasil

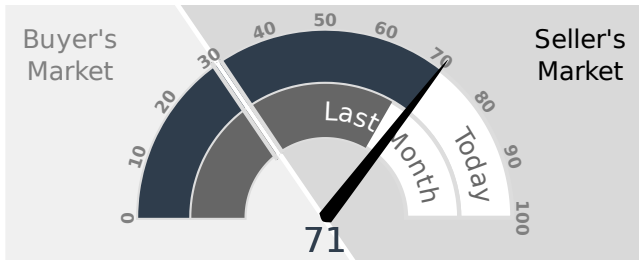
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This week the median list price for San Jose, CA 95128 is \$1,275,000 with the market action index hovering around 71. This is an increase over last month's market action index of 67. Inventory has held steady at or around 13.

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 not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.

REAL-TIME MARKET PROFILE

Median List Price		\$1,275,000
Per Square Foot		\$801
Days on Market		7
Price Decreased		15%
Price Increased		8%
Relisted		23%
Inventory		13
Median Rent		\$3,050
Most Expensive		\$1,989,000
Least Expensive		\$799,000
Market Action		71
Strong Seller's Market		

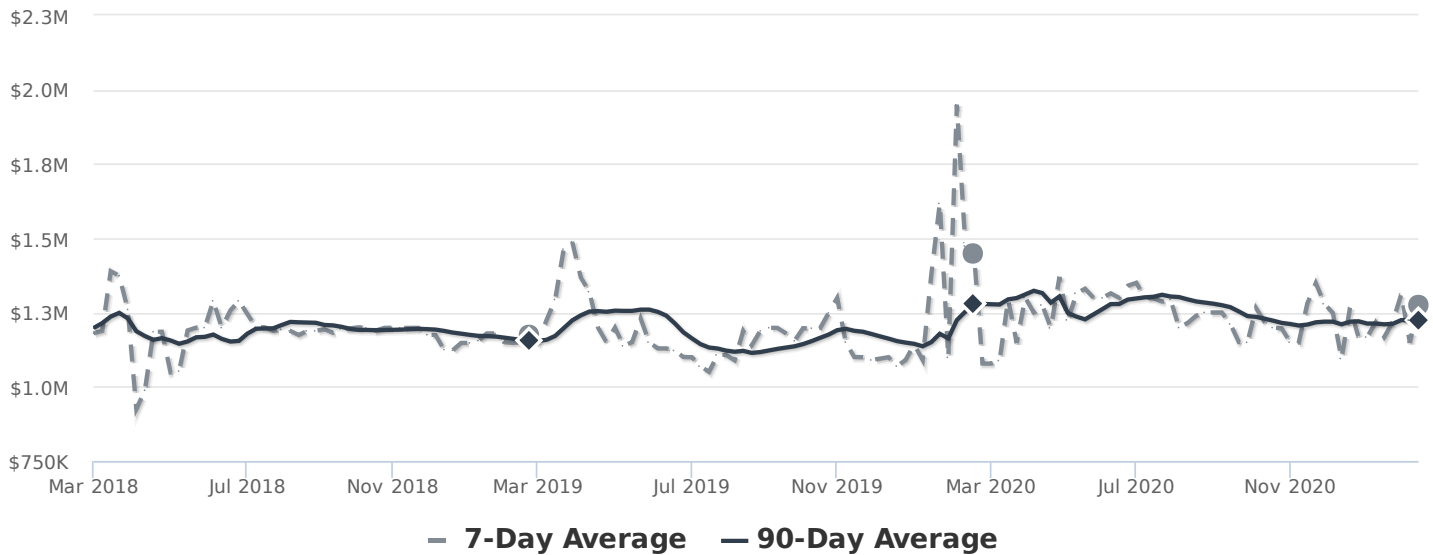
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,800,000	1,967	6,500 - 8,000 sqft	3	3	72	0	1	7
\$1,388,000	1,958	4,500 - 6,500 sqft	4	3	44	3	2	0
\$1,258,888	1,524	4,500 - 6,500 sqft	3	3	66	3	3	0
\$982,000	1,208	4,500 - 6,500 sqft	3	1	86	3	3	94

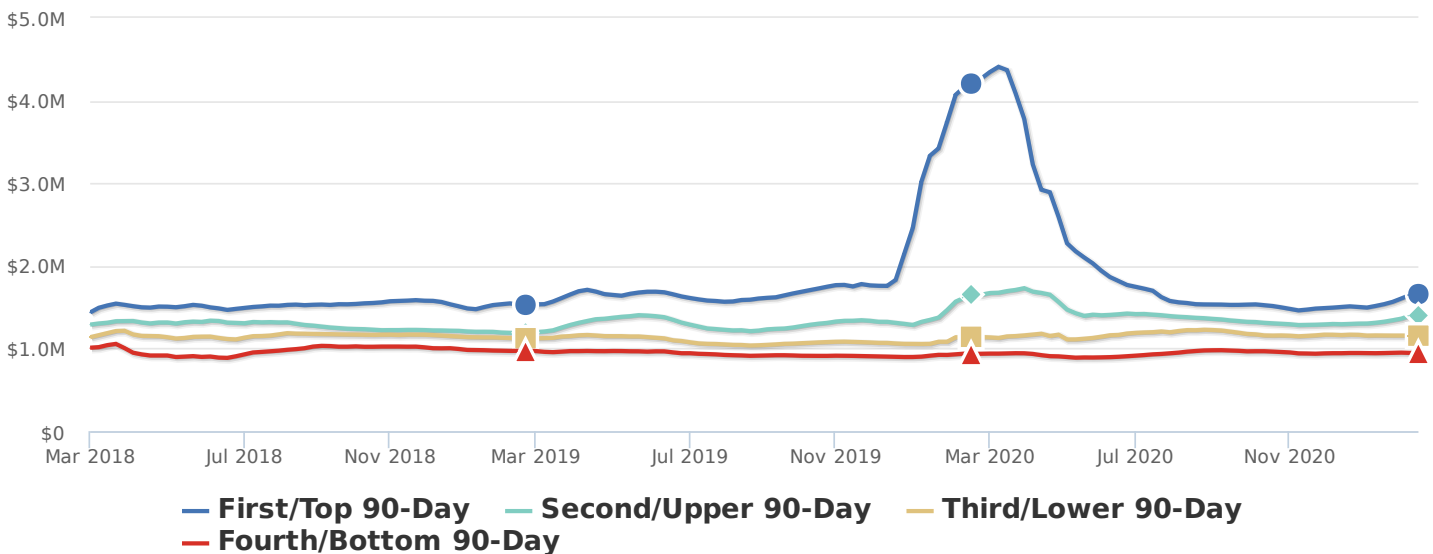
MEDIAN LIST PRICE

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



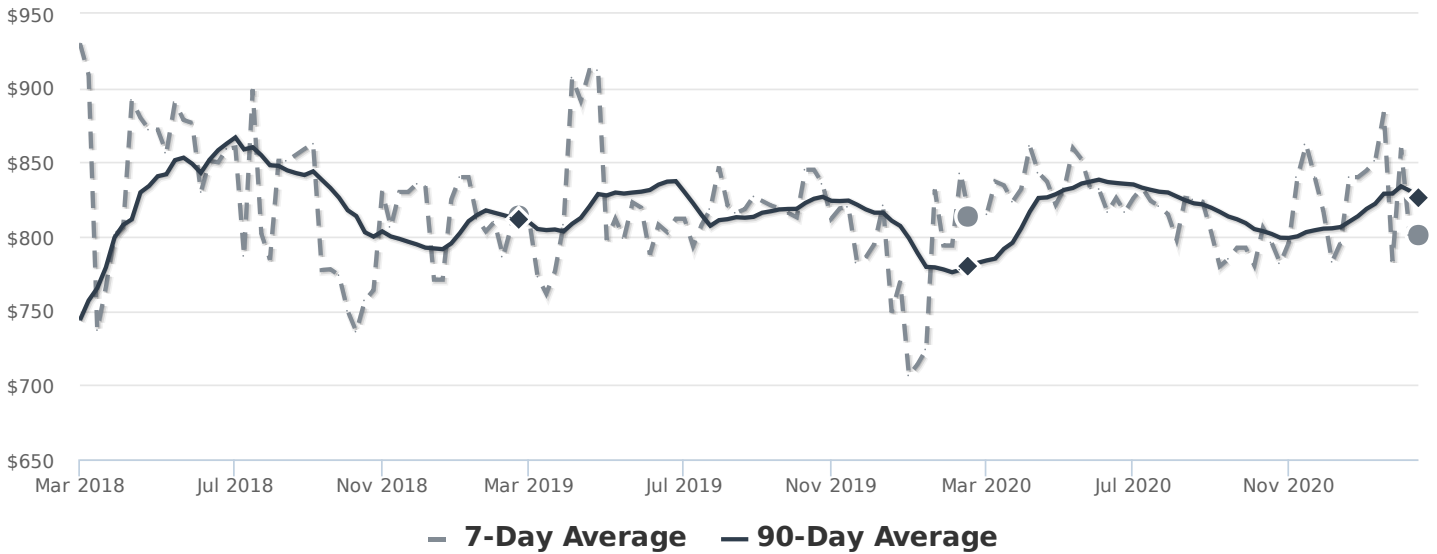
SEGMENTS

In the quartile market segments, we see the upper end of the market in this zip code showing signs of strength. While this strength hasn't percolated through to Quartiles 3 and 4 yet, expect the low end of the market to follow up, should the upper-end strength continue.



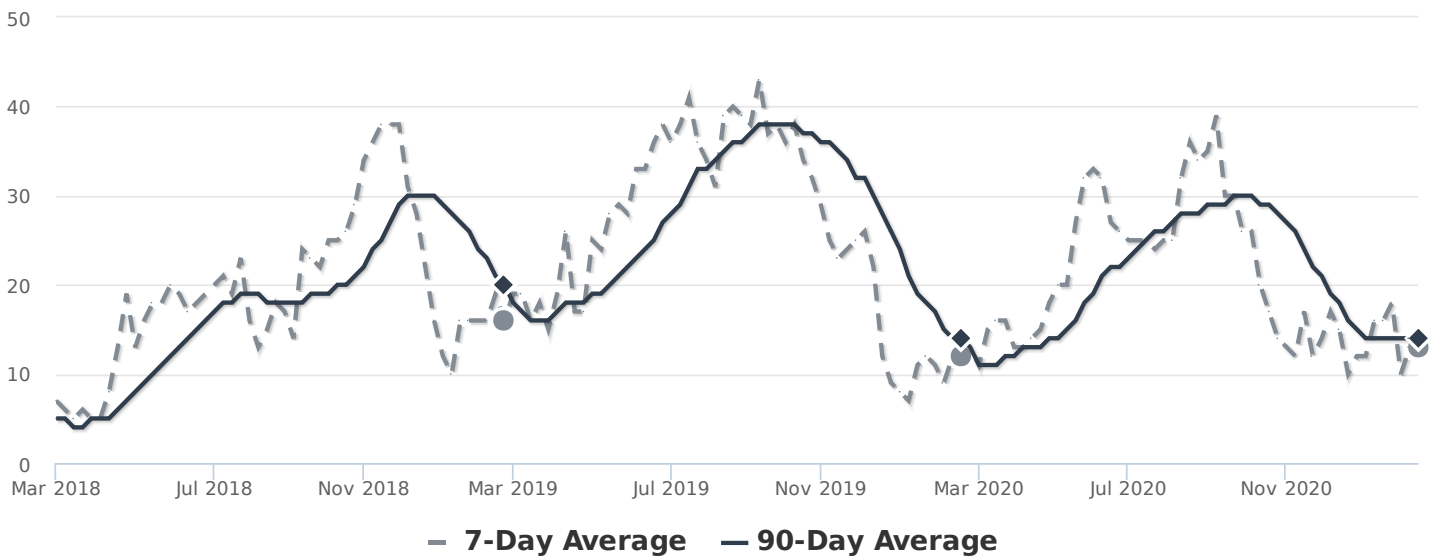
PRICE PER SQUARE FOOT

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.



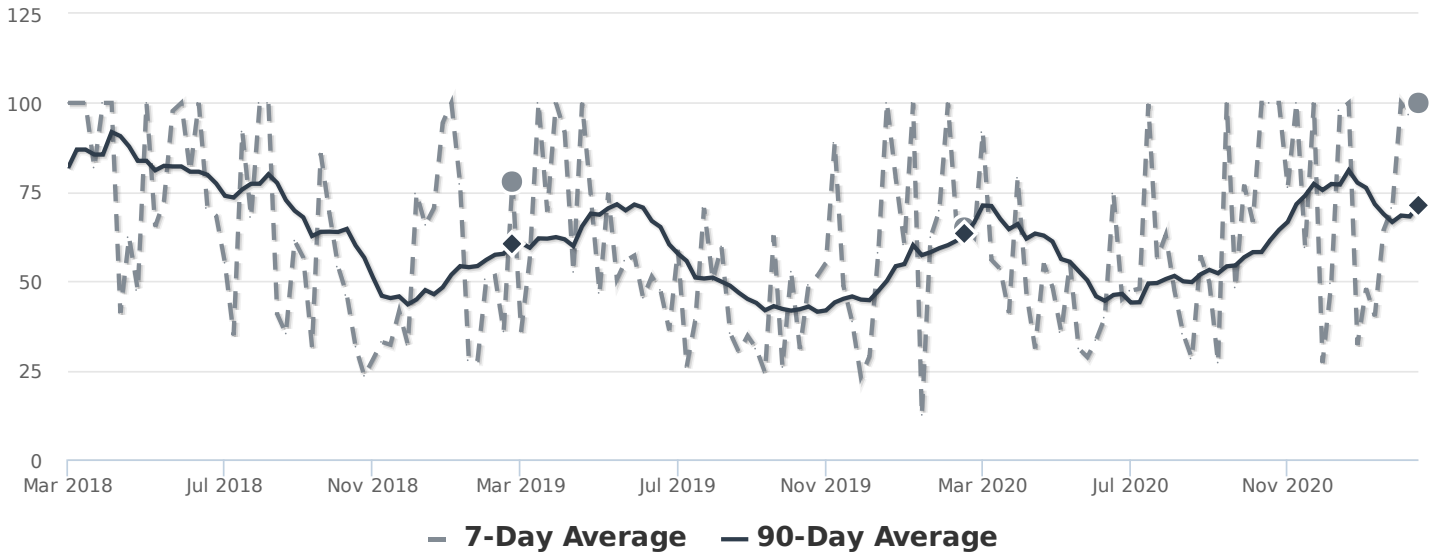
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



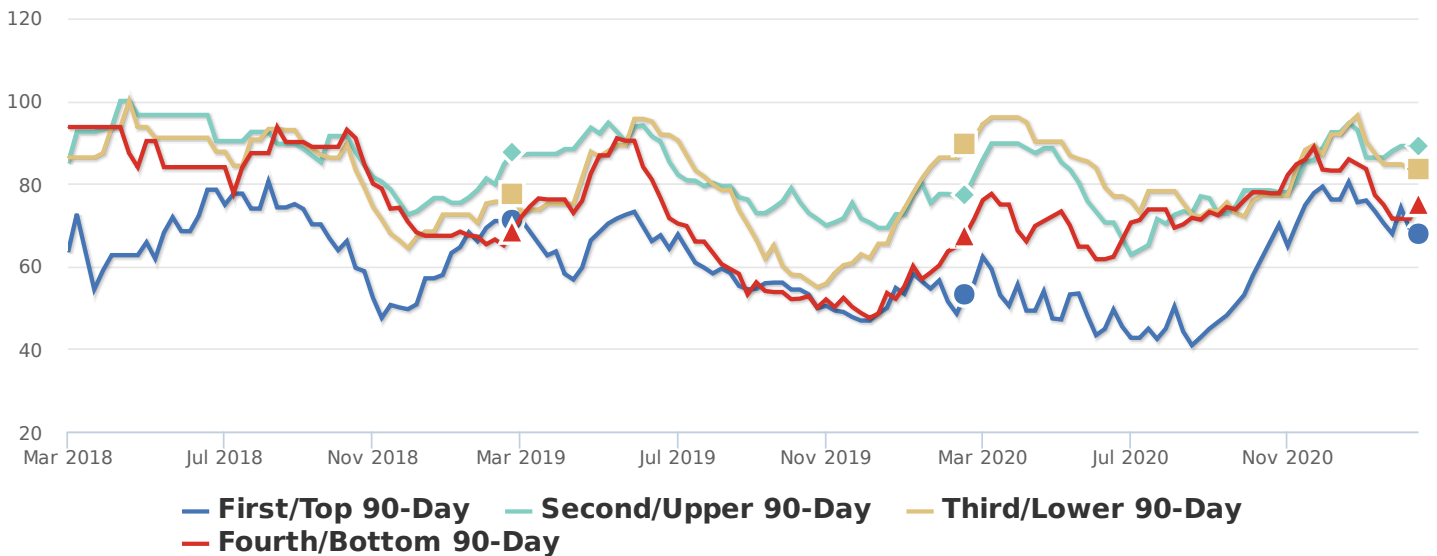
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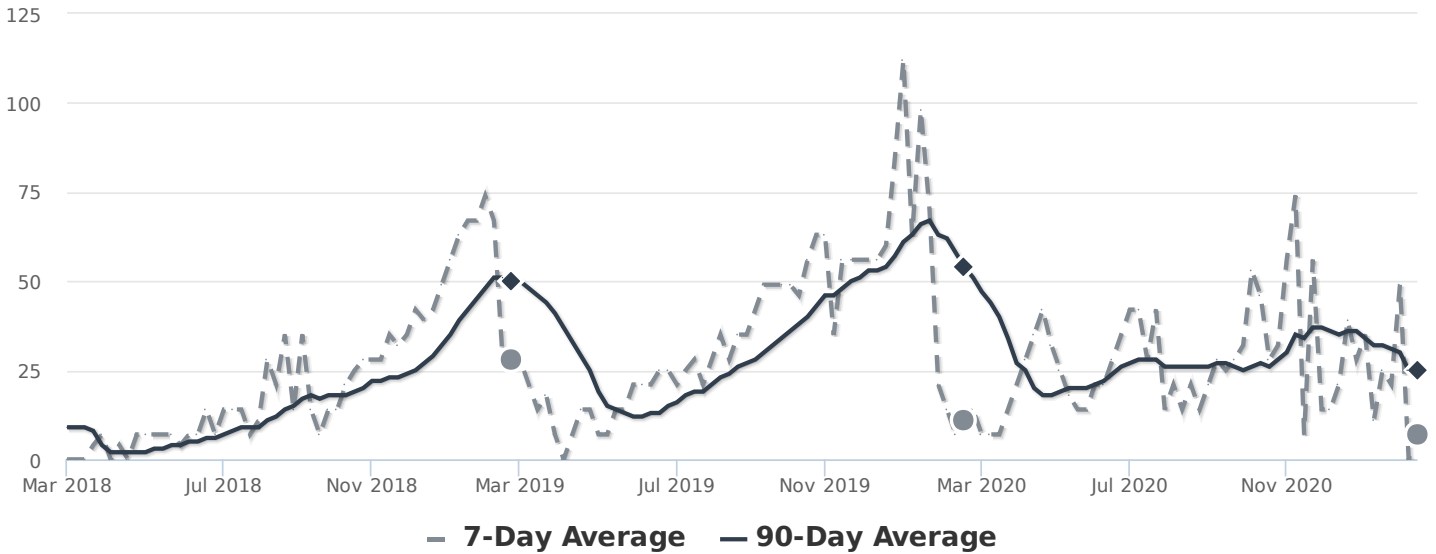
MARKET ACTION SEGMENTS

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 64 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.

