



Market Report - The Brasil Group

Santa Clara, CA

REPORT FOR 9/26/2020

Single-Family Homes



Presented by Vinicius Brasil

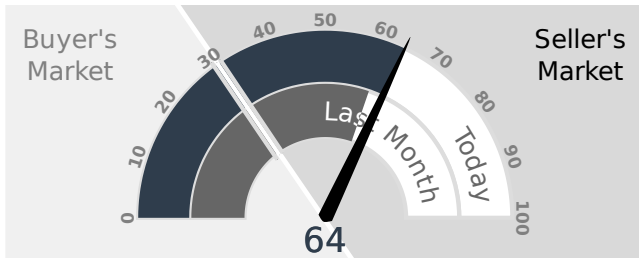
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This week the median list price for Santa Clara, CA is \$1,448,900 with the market action index hovering around 64. This is an increase over last month's market action index of 61. Inventory has held steady at or around 55.

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		\$1,448,900
Per Square Foot		\$892
Days on Market		55
Price Decreased		18%
Price Increased		2%
Relisted		0%
Inventory		55
Median Rent		\$3,600
Most Expensive		\$2,788,000
Least Expensive		\$899,000
Market Action		64

Strong Seller's Market

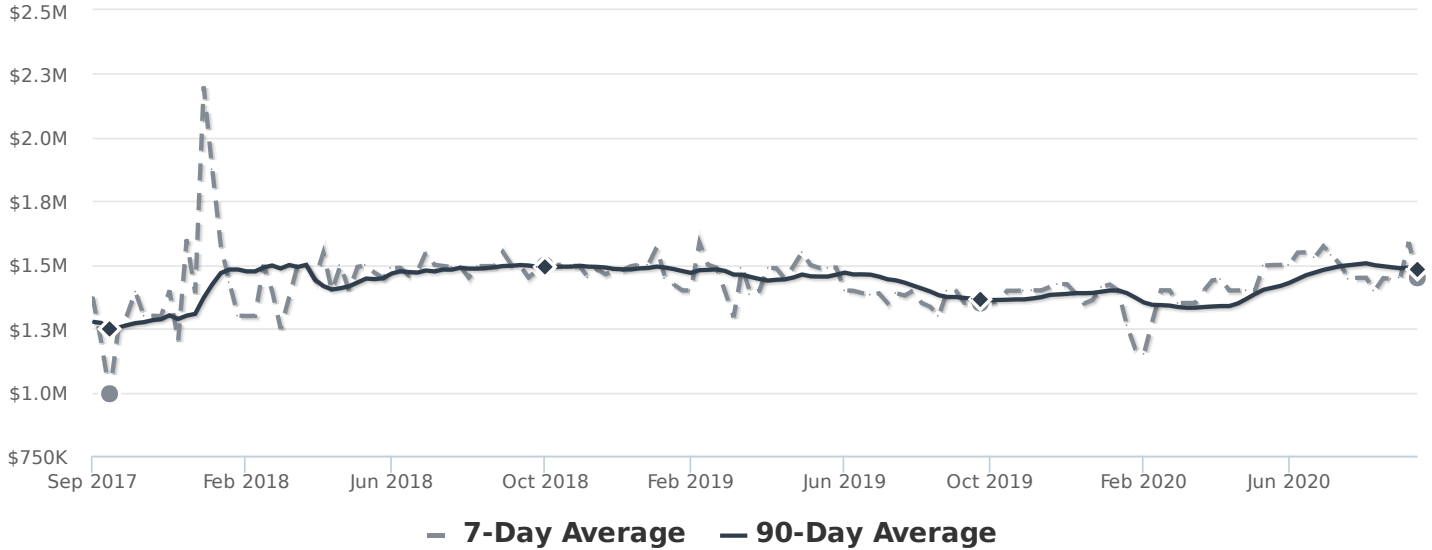
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,098,000	2,557	4,500 - 6,500 sqft	4	4	44	1	4	44
\$1,681,900	1,862	4,500 - 6,500 sqft	4	3	36	4	6	53
\$1,399,440	1,394	4,500 - 6,500 sqft	3	2	64	8	5	13
\$1,024,000	1,131	4,500 - 6,500 sqft	3	2	66	5	6	108

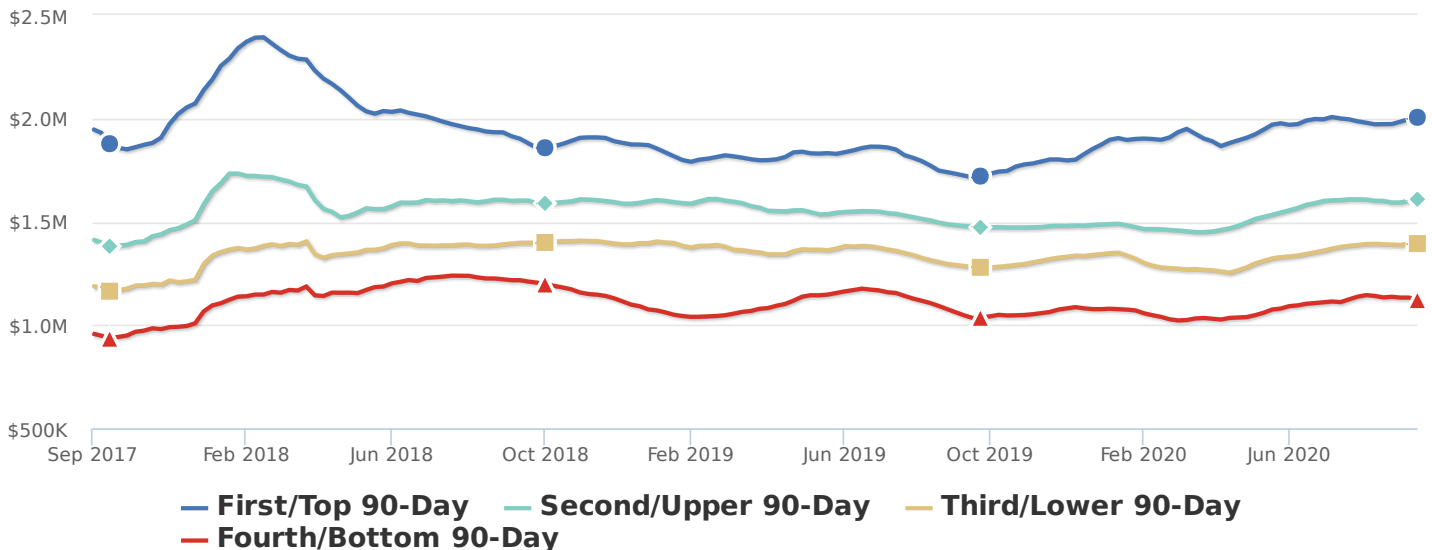
MEDIAN LIST PRICE

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



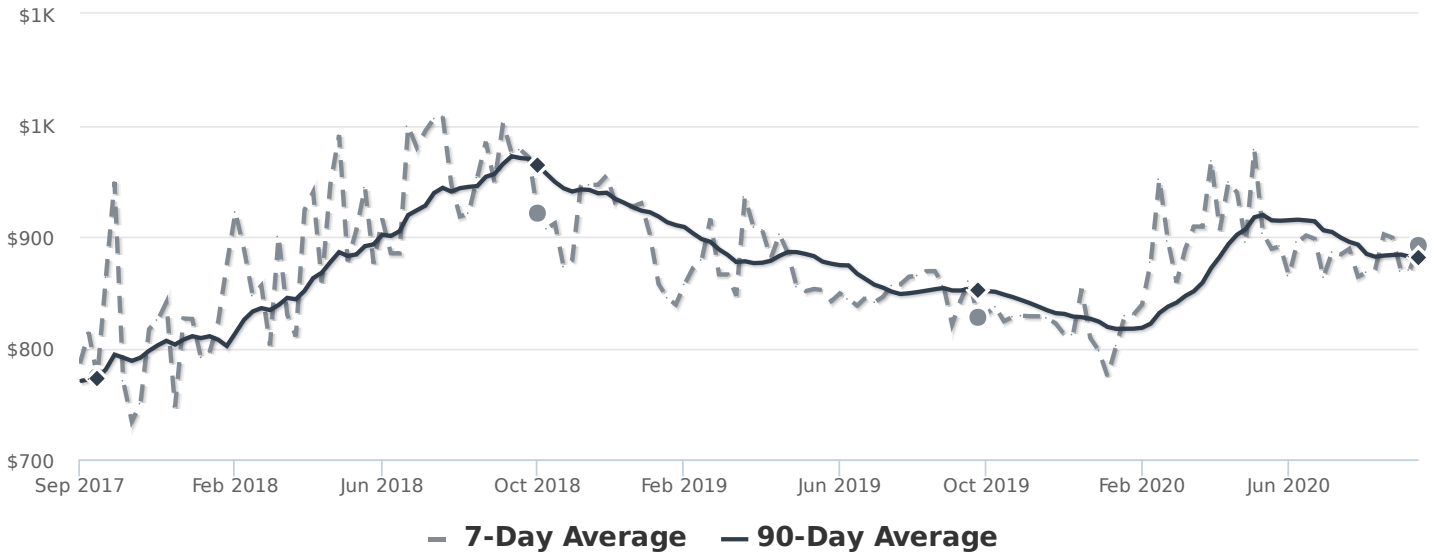
SEGMENTS

Prices have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



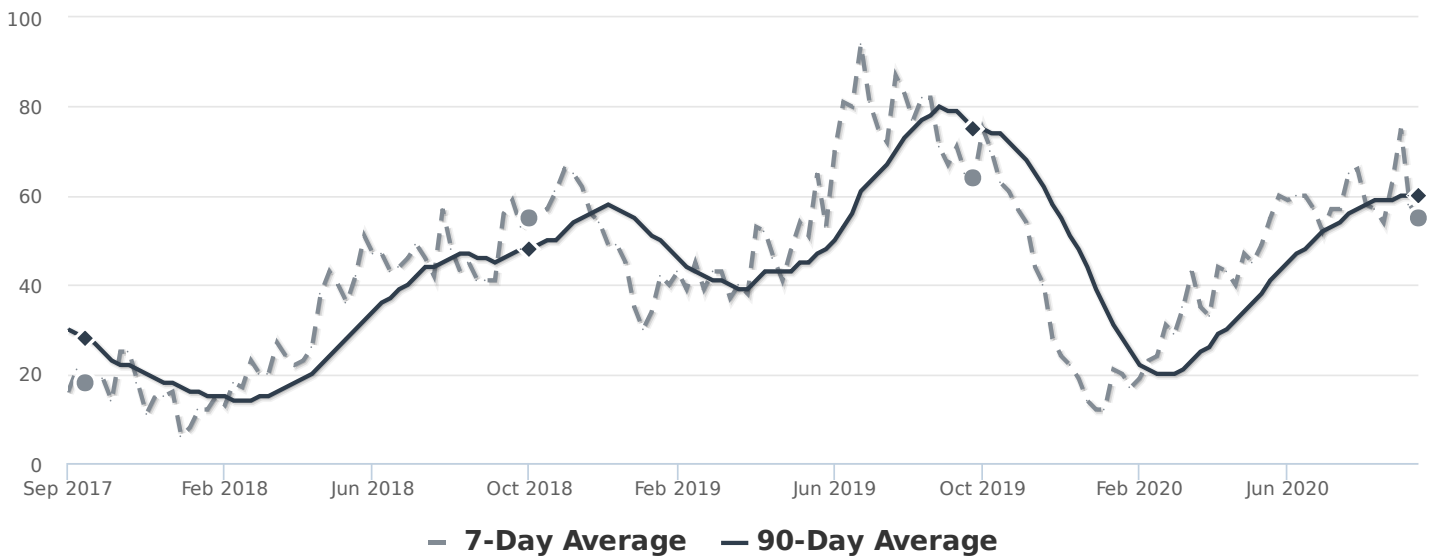
PRICE PER SQUARE FOOT

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.



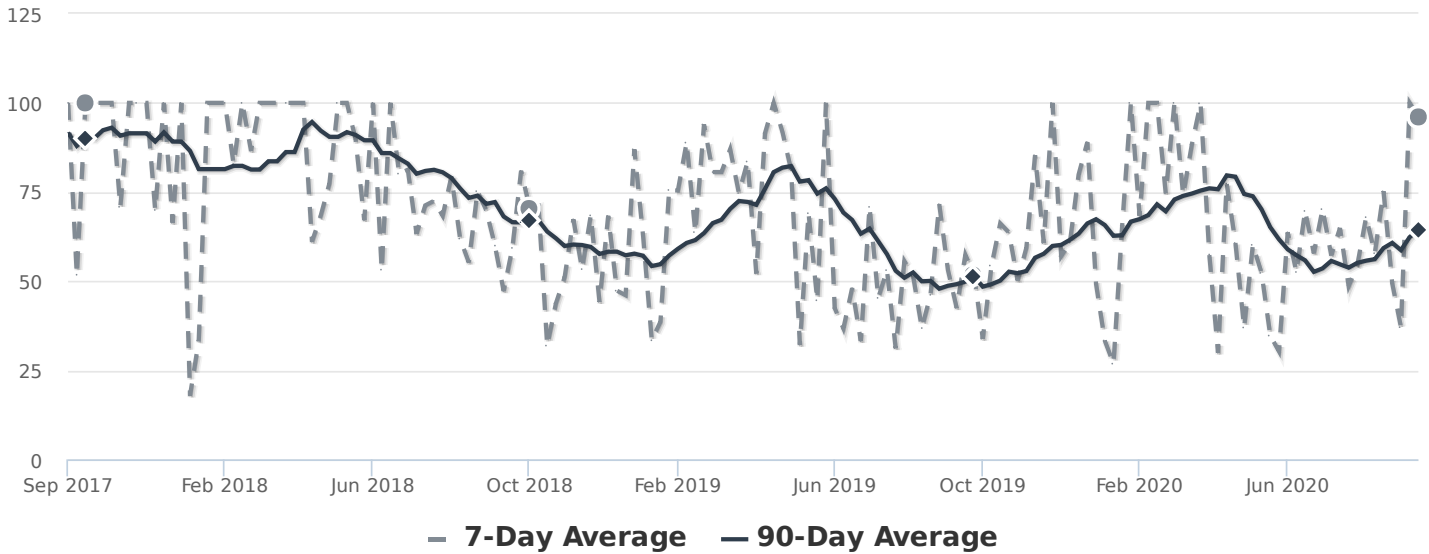
INVENTORY

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



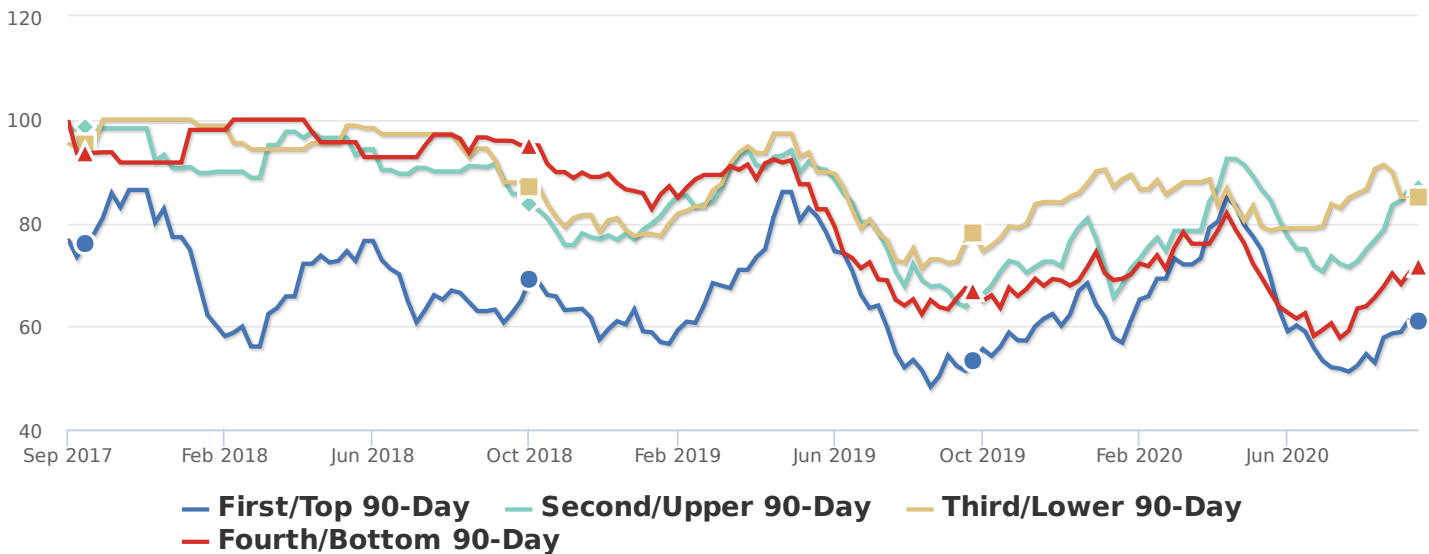
MARKET ACTION INDEX

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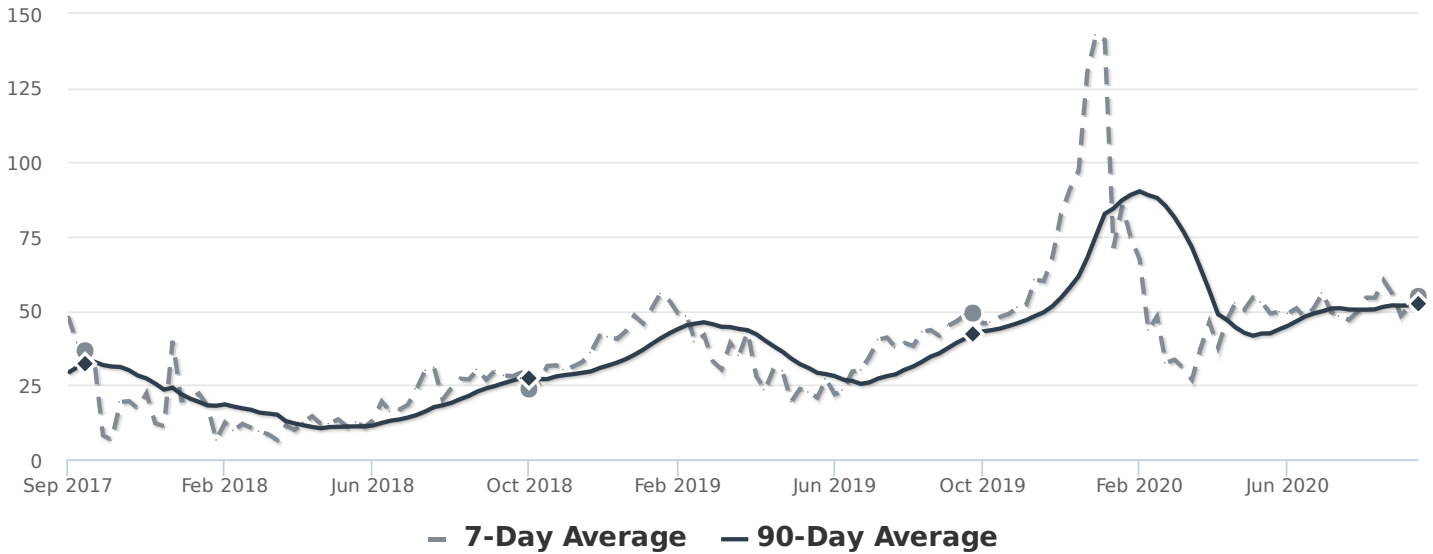
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market 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.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 52 days. Half of the listings have come newly on the market in the past 21 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.

