



Market Report - The Brasil Group

Santa Clara, CA

REPORT FOR 4/18/2025

Single-Family Homes



This week the median list price for Santa Clara, CA is \$1,899,950 with the market action index hovering around 74. This is about the same as last month's market action index of 74. Inventory has increased to 45.

MARKET ACTION INDEX

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



MARKET NARRATIVE

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		\$1,899,950
Median Price of New Listings		\$1,939,000
Per Square Foot		\$1,196
Average Days on Market		171
Median Days on Market		14
Price Decreased		20%
Price Increased		7%
Relisted		7%
Inventory		45
Median Rent		\$4,195
Market Action		74

Strong Seller's Market

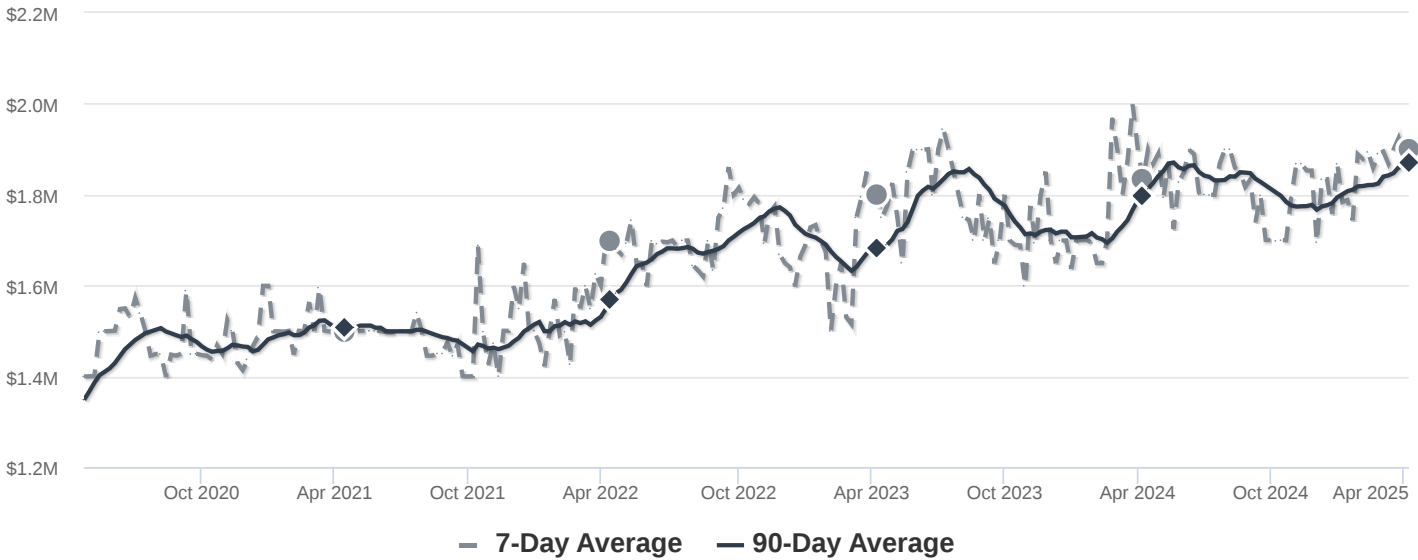
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,495,000	2,174	4,500 - 6,500 sqft	4	3	62	2	2	14
\$1,999,000	2,040	4,500 - 6,500 sqft	4	3	67	3	4	14
\$1,780,000	1,425	4,500 - 6,500 sqft	3	2	67	3	6	14
\$1,500,000	1,186	4,500 - 6,500 sqft	3	2	71	2	1	21

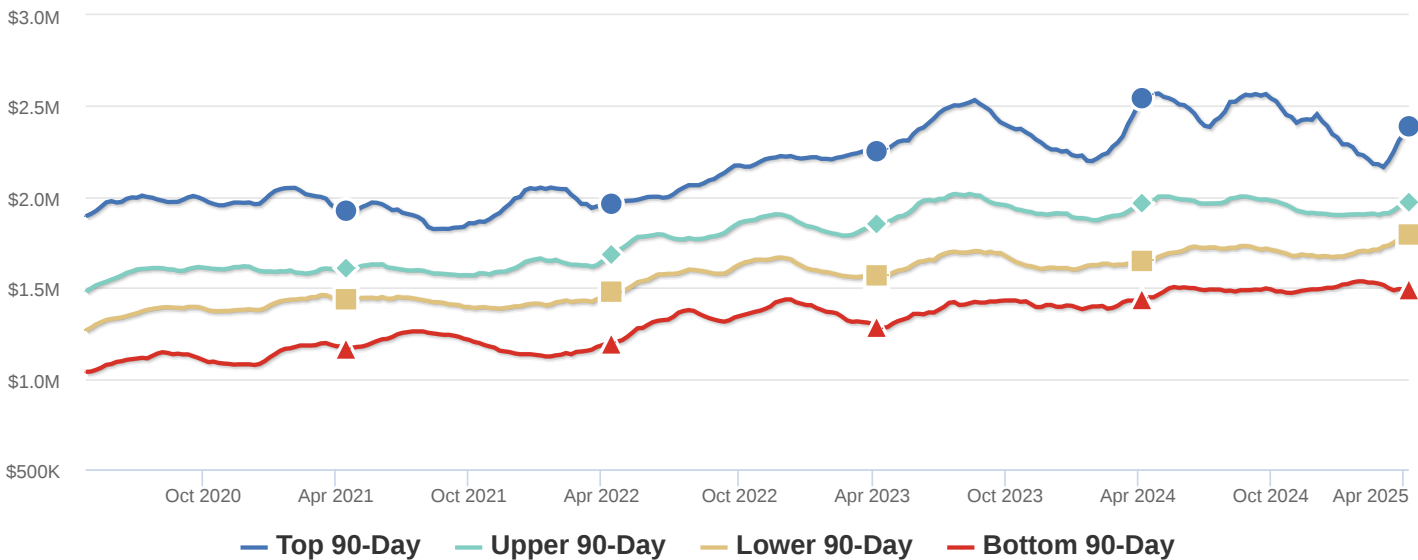
MEDIAN LIST PRICE

The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.



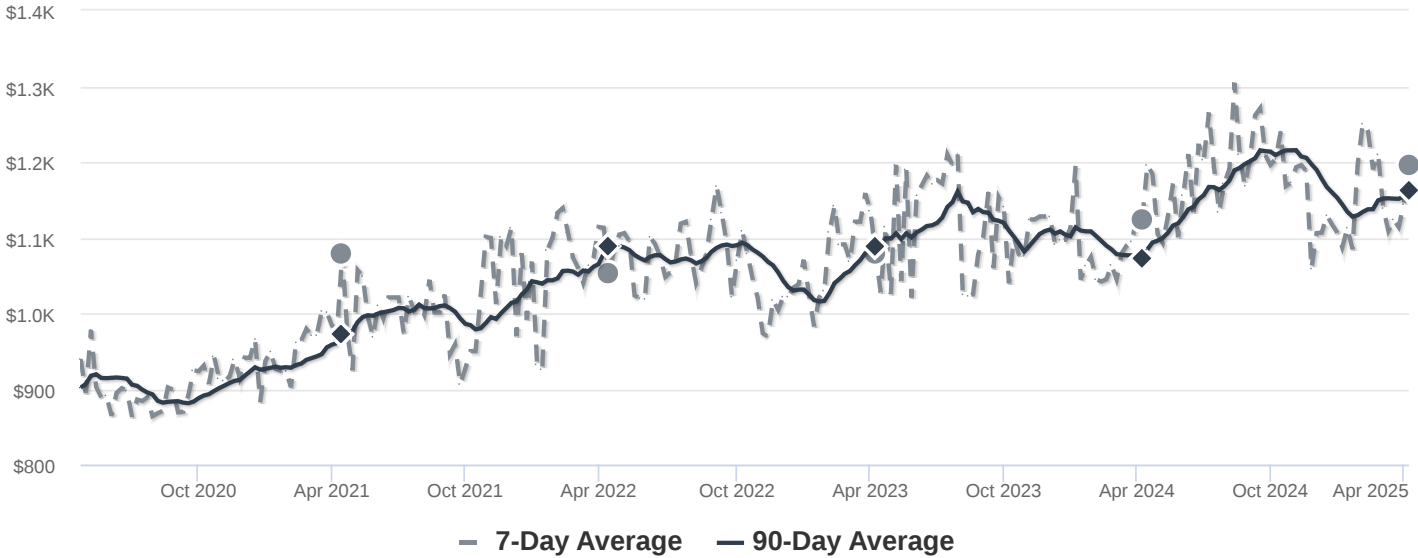
SEGMENTS

Prices have 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.



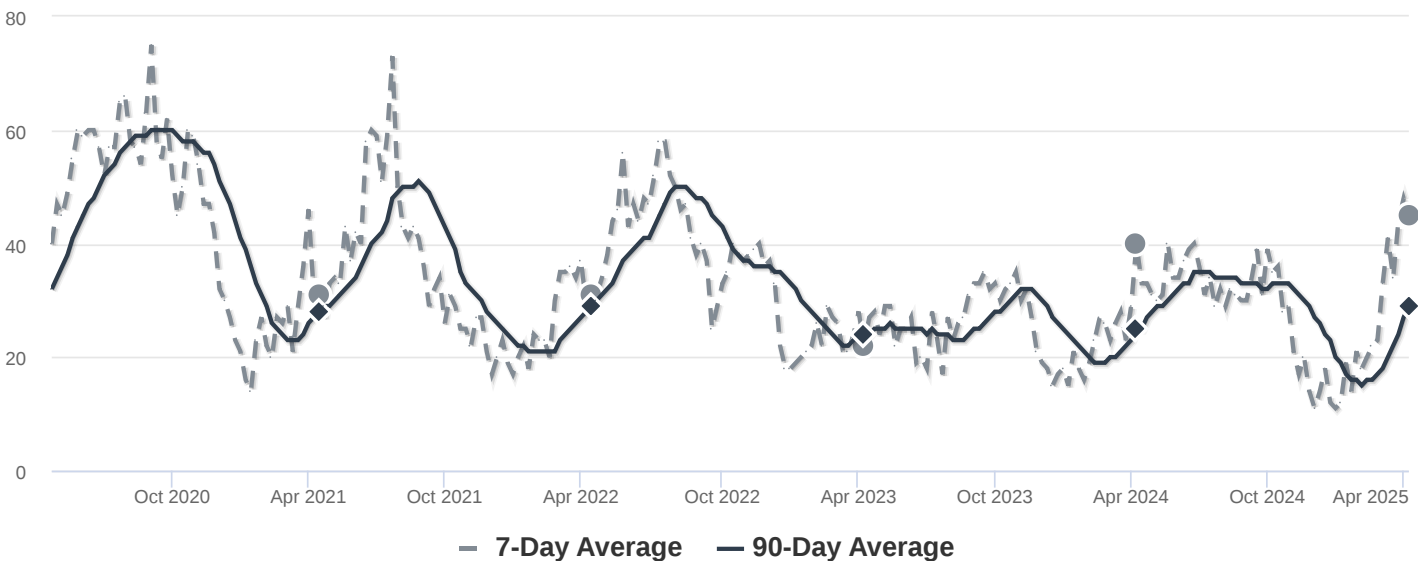
PRICE PER SQUARE FOOT

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.



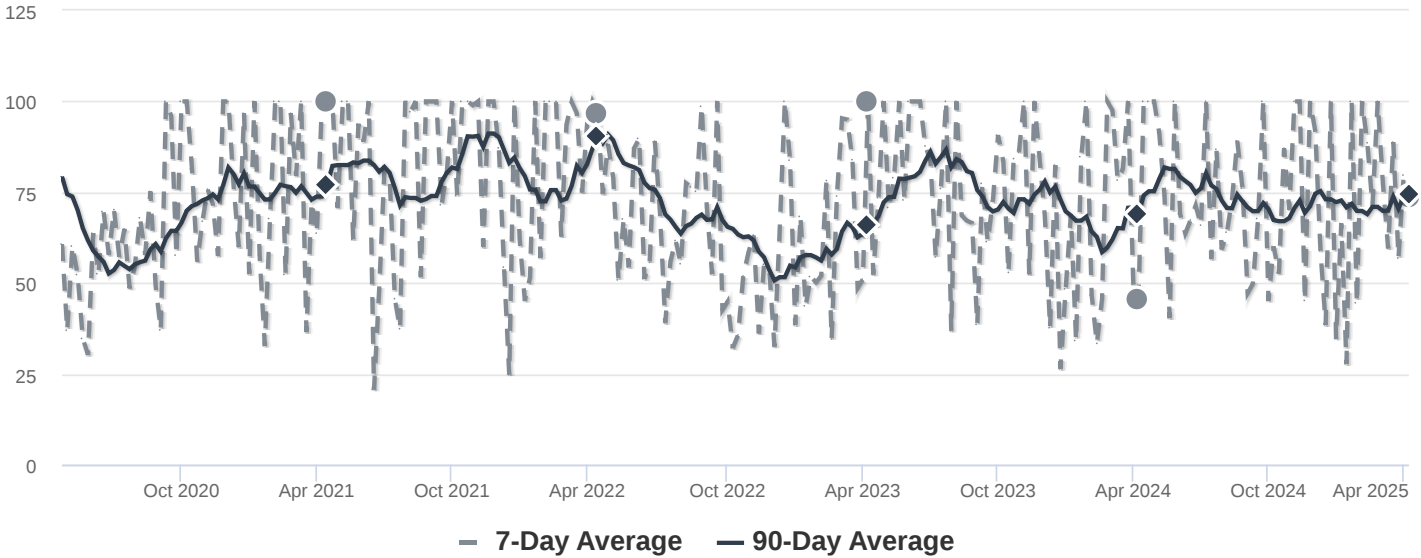
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



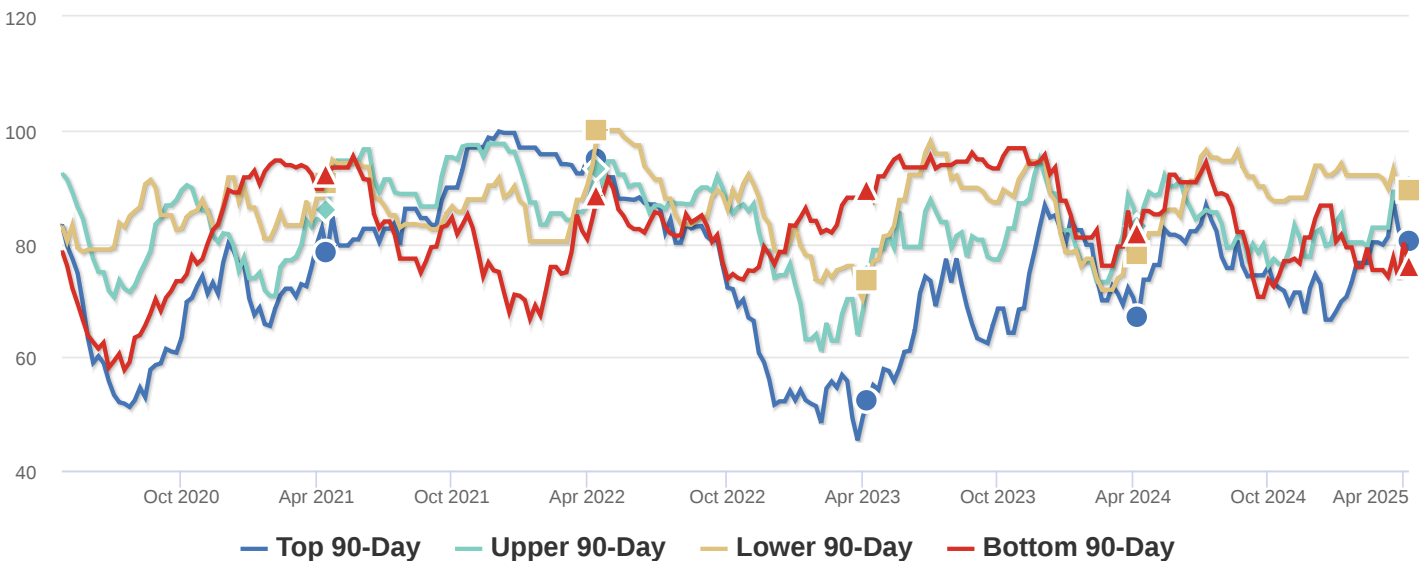
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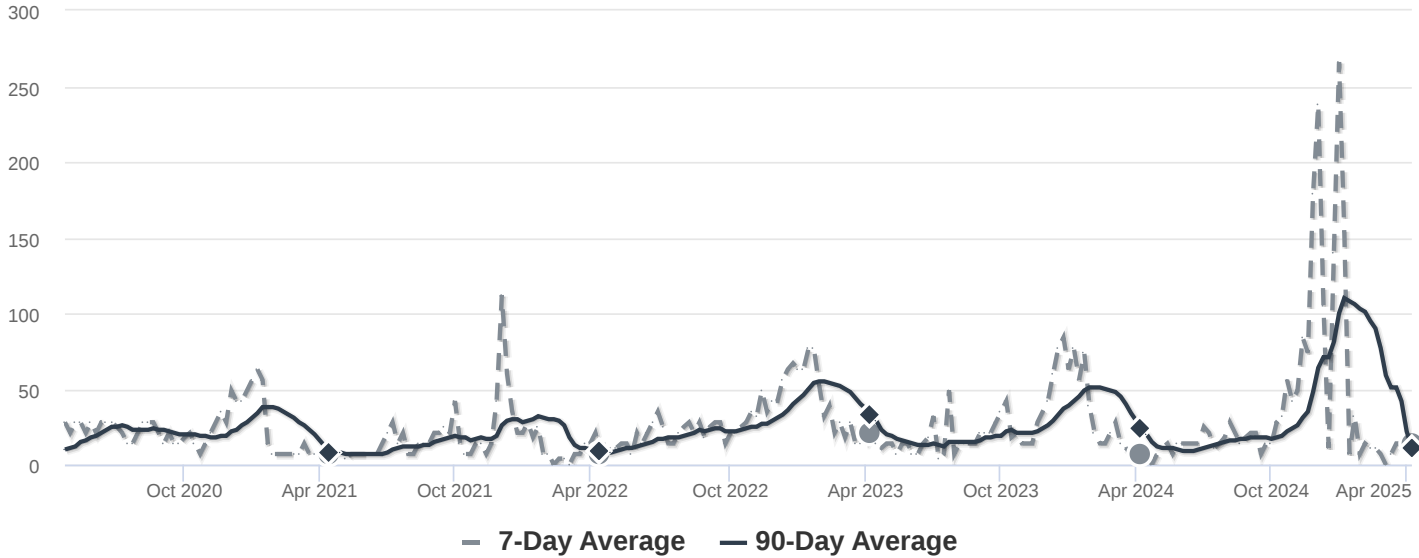
MARKET ACTION SEGMENTS

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.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 249 days. Half of the listings have come newly on the market in the past 11 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.

