



This Week

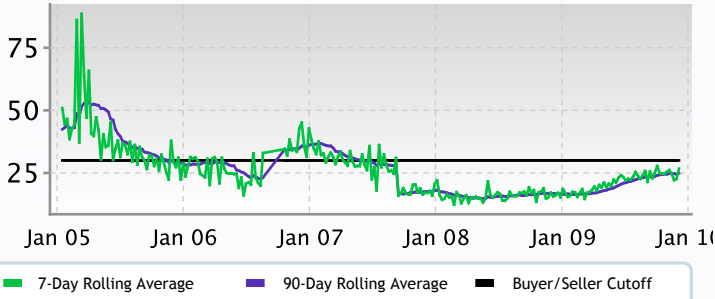
The median list price in SAN JOSE, CA this week is \$499,000.

Days-on-market has been trending up recently but the Market Action Index and inventory levels are basically flat and not providing strong indications for the market.

Supply and Demand

- The market has settled in at a relative stasis in inventory and sales conditions. It's a Buyer's market that has seen prices trend lower. Expect that consistent up trends in demand will be required before price trends change significantly.

Market Action Index



The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 925,000	2449	6,501 - 8,000 sqft	4.0	3.0	36	412	31	47	189	Most expensive 25% of properties
Upper/Second	\$ 579,900	1674	4,501 - 6,500 sqft	3.0	2.0	41	412	39	51	173	Upper-middle 25% of properties
Lower/Third	\$ 425,000	1452	4,501 - 6,500 sqft	3.0	2.0	39	412	52	44	178	Lower-middle 25% of properties
Bottom/Fourth	\$ 295,000	1138	4,501 - 6,500 sqft	3.0	2.0	50	412	44	61	208	Least expensive 25% of properties

Real-Time Market Profile

		Trend
Median List Price	\$ 499,000	↓↓
Asking Price Per Square Foot	\$ 314	↓↓
Average Days on Market (DOM)	187	↑↑
Percent of Properties with Price Decrease	23 %	
Percent Relisted (reset DOM)	46 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	1566	
Median Lot Size	4,501 - 6,500 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	2.0	
Market Action Index	Buyer's Advantage 24.9	↔

- ↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Price

- Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.

Price Trends

