

# Santa Clara County Real Estate – by City, Table A

## Median Home Sales Prices, 12 Months Sales, January 2020 Update

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CITY	2-Bedroom Condo	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Los Altos Hills				\$4,100,000	\$5,533,000
Los Altos	\$1,414,000	\$2,550,000	\$2,900,000	\$3,385,000	\$4,070,000
Palo Alto	\$1,412,500	\$2,288,000	\$2,650,000	\$3,220,000	\$4,425,000
Saratoga	\$900,000		\$2,142,500	\$2,630,000	\$3,350,000
Los Gatos/ Monte Sereno	\$912,500	\$1,670,000	\$1,908,000	\$2,505,000	\$3,250,000
Mountain View	\$1,100,000	\$1,811,000	\$2,010,000	\$2,300,000	\$2,900,000
Cupertino	\$1,170,000	\$1,547,000	\$1,906,000	\$2,400,000	\$2,684,000
Sunnyvale	\$988,000	\$1,238,500	\$1,610,000	\$1,920,000	\$2,109,000
Campbell	\$780,000	\$1,162,500	\$1,330,000	\$1,490,000	\$1,800,000
Santa Clara (city)	\$800,000	\$950,000	\$1,304,000	\$1,458,000	\$1,695,000
Milpitas	\$770,000		\$990,000	\$1,250,000	\$1,431,000
Morgan Hill	\$625,000	\$667,500	\$850,000	\$1,125,000	\$1,300,000
Gilroy	\$452,500	\$578,500	\$715,000	\$820,000	\$999,000

## Santa Clara County Real Estate – Table B: City of San Jose Median Home Sales Prices, 12 Months Sales, January 2020 Update

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San Jose Neighborhood	2-Bedroom Condo	2-Bedroom House	3-Bedroom House	4-Bedroom House	5+ Bedroom House
Willow Glen	\$790,000	\$1,062,500	\$1,302,500	\$1,621,000	\$2,050,000
Almaden Valley			\$1,347,500	\$1,525,000	\$1,631,500
Evergreen	\$687,500		\$950,000	\$1,230,000	\$1,737,500
Cambrian	\$620,000	\$937,500	\$1,160,000	\$1,310,000	\$1,500,000
Central San Jose	\$780,000	\$849,000	\$1,010,000	\$1,150,000	\$1,772,500
Berryessa	\$715,000		\$1,000,000	\$1,170,000	\$1,320,000
Blossom Valley	\$550,000		\$917,000	\$1,000,000	\$1,102,500
South San Jose	\$600,000	\$745,000	\$790,000	\$870,000	\$880,000
Alum Rock	\$527,000	\$681,000	\$740,000	\$850,000	\$1,021,000

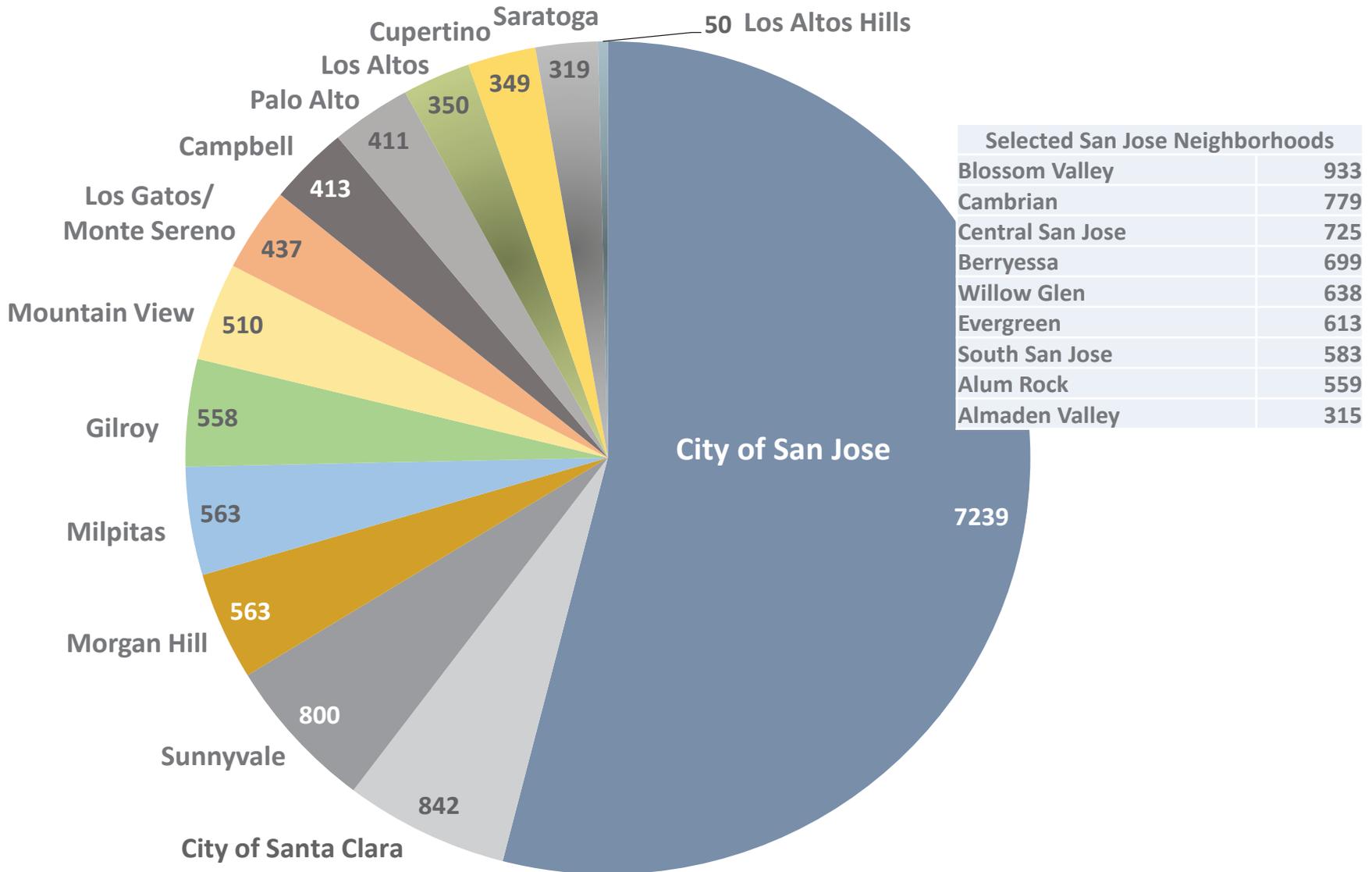
Sales reported to MLS, 1/1/19 – 12/15/19. If a field is left blank, it was deemed that there were too few sales for reliable analysis. How these median prices apply to any home is unknown without a specific comparative market analysis. Detached houses only. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.

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# Santa Clara County Unit Home Sales

## 2019 House & Condo Sales by City

Approximate sales volumes



12 months sales reported to MLS. Data based upon sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.

# Median Sales Price Trends since 2012

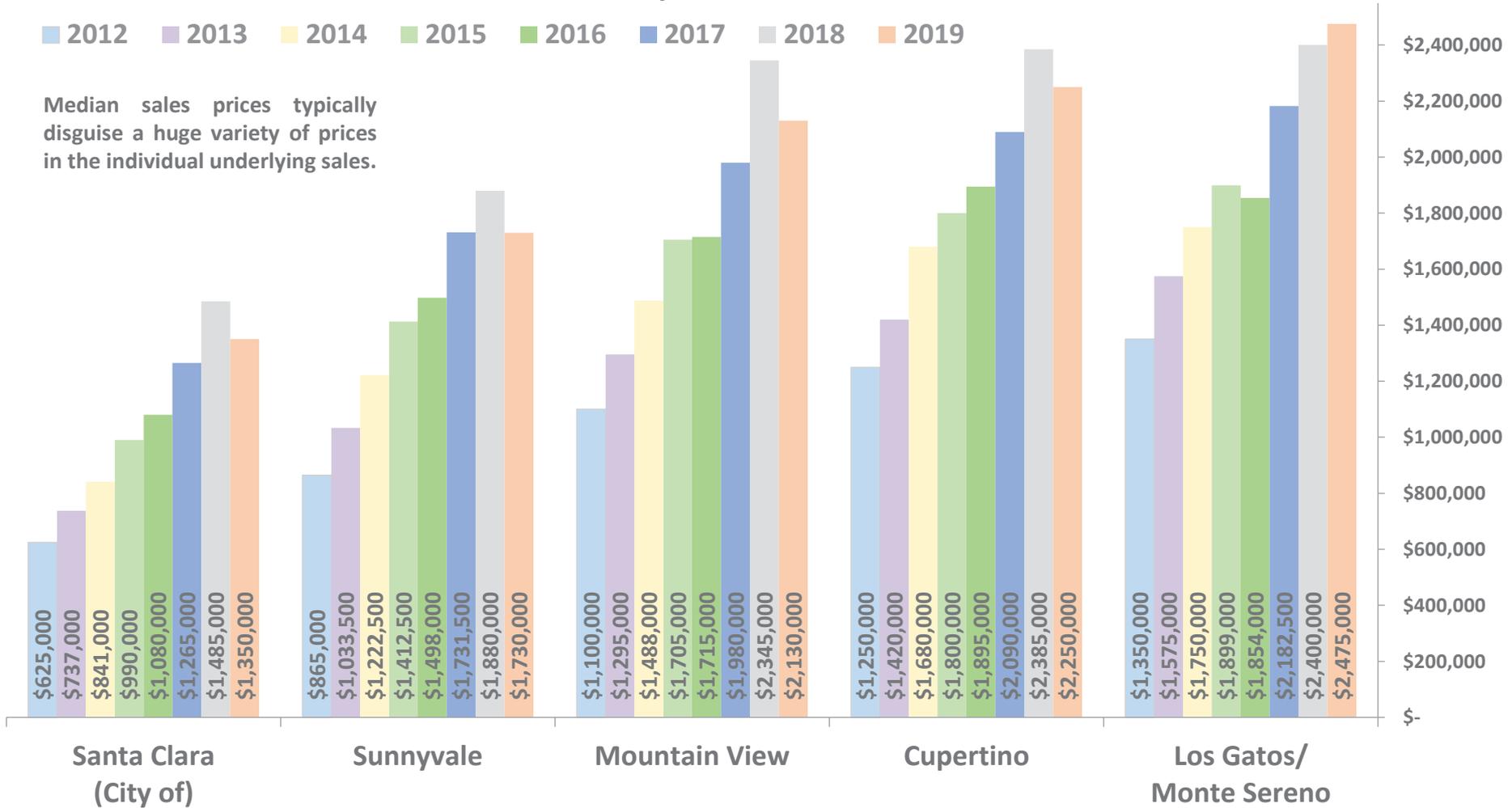
## Santa Clara County – Selected Cities

Detached house sales reported to MLS

Median House Sales Prices by Year

2012 2013 2014 2015 2016 2017 2018 2019

Median sales prices typically disguise a huge variety of prices in the individual underlying sales.



Median Sales Price is that price at which half the sales occurred for more and half for less. It is a general statistic that may be affected by other factors besides changes in fair market value. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate. 2019 figures may be slightly altered by late reported sales.



# Median Sales Price Trends since 2012

## Santa Clara County – Selected Cities

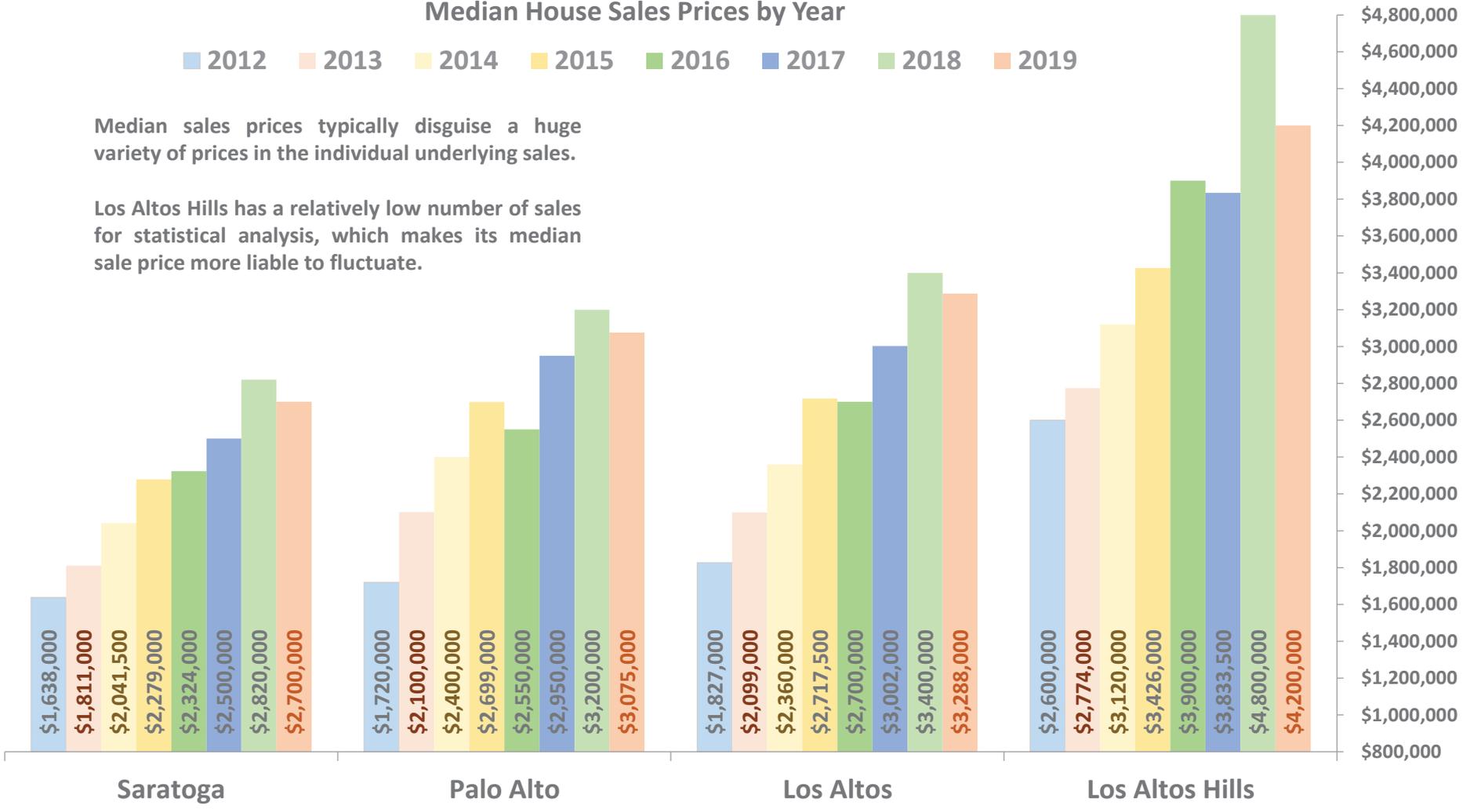
Detached house sales reported to MLS

Median House Sales Prices by Year

2012 2013 2014 2015 2016 2017 2018 2019

Median sales prices typically disguise a huge variety of prices in the individual underlying sales.

Los Altos Hills has a relatively low number of sales for statistical analysis, which makes its median sale price more liable to fluctuate.



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# Median Sales Price Trends since 2012

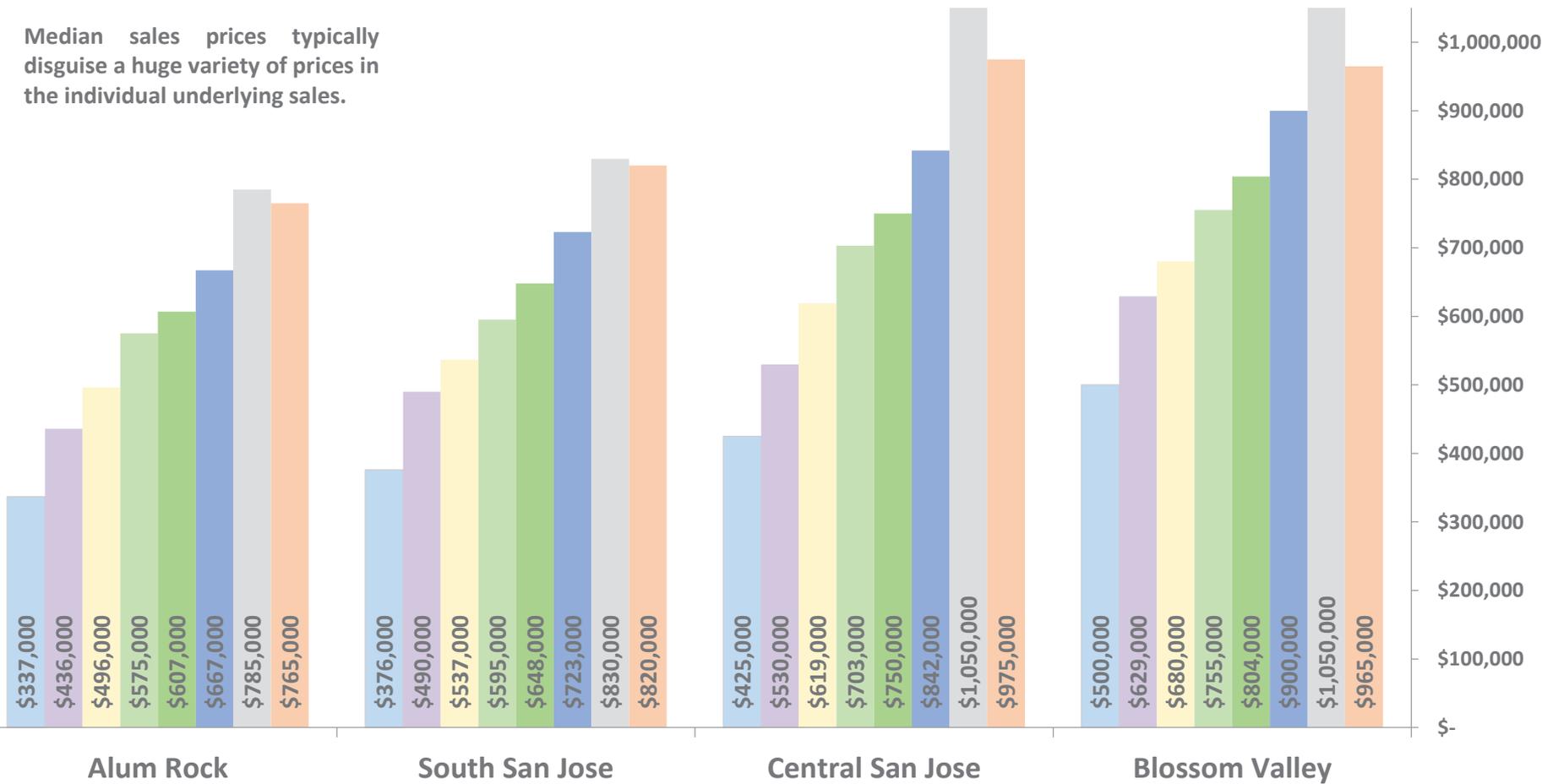
## City of San Jose – Selected Neighborhoods

Detached house sales reported to MLS

Median House Sales Prices by Year

2012 2013 2014 2015 2016 2017 2018 2019

Median sales prices typically disguise a huge variety of prices in the individual underlying sales.



Median Sales Price is that price at which half the sales occurred for more and half for less. It is a general statistic that may be affected by other factors besides changes in fair market value. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate. 2019 figures may be slightly altered by late reported sales.



# Median Sales Price Trends since 2012

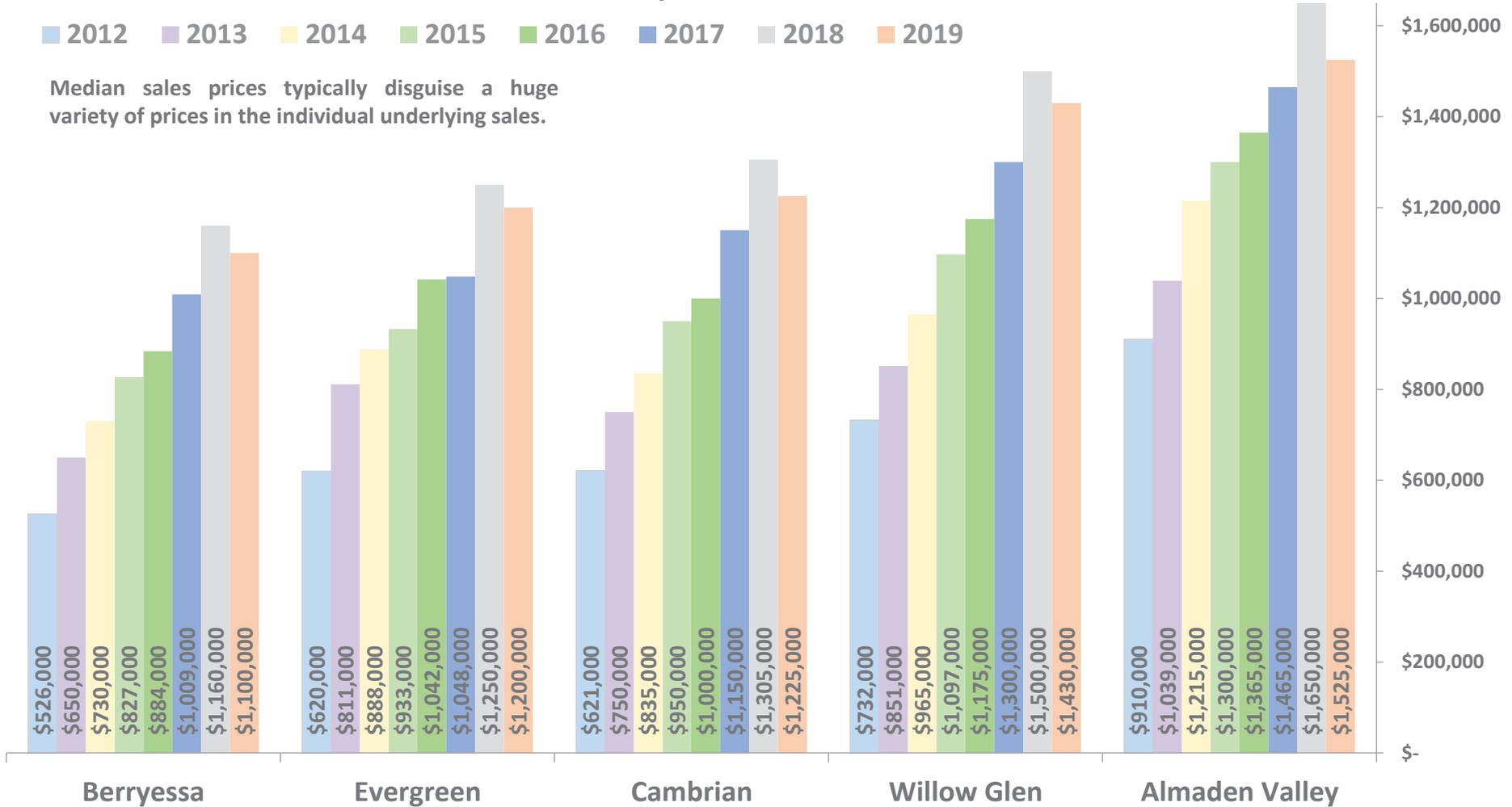
## City of San Jose – Selected Neighborhoods

Detached house sales reported to MLS

### Median House Sales Prices by Year

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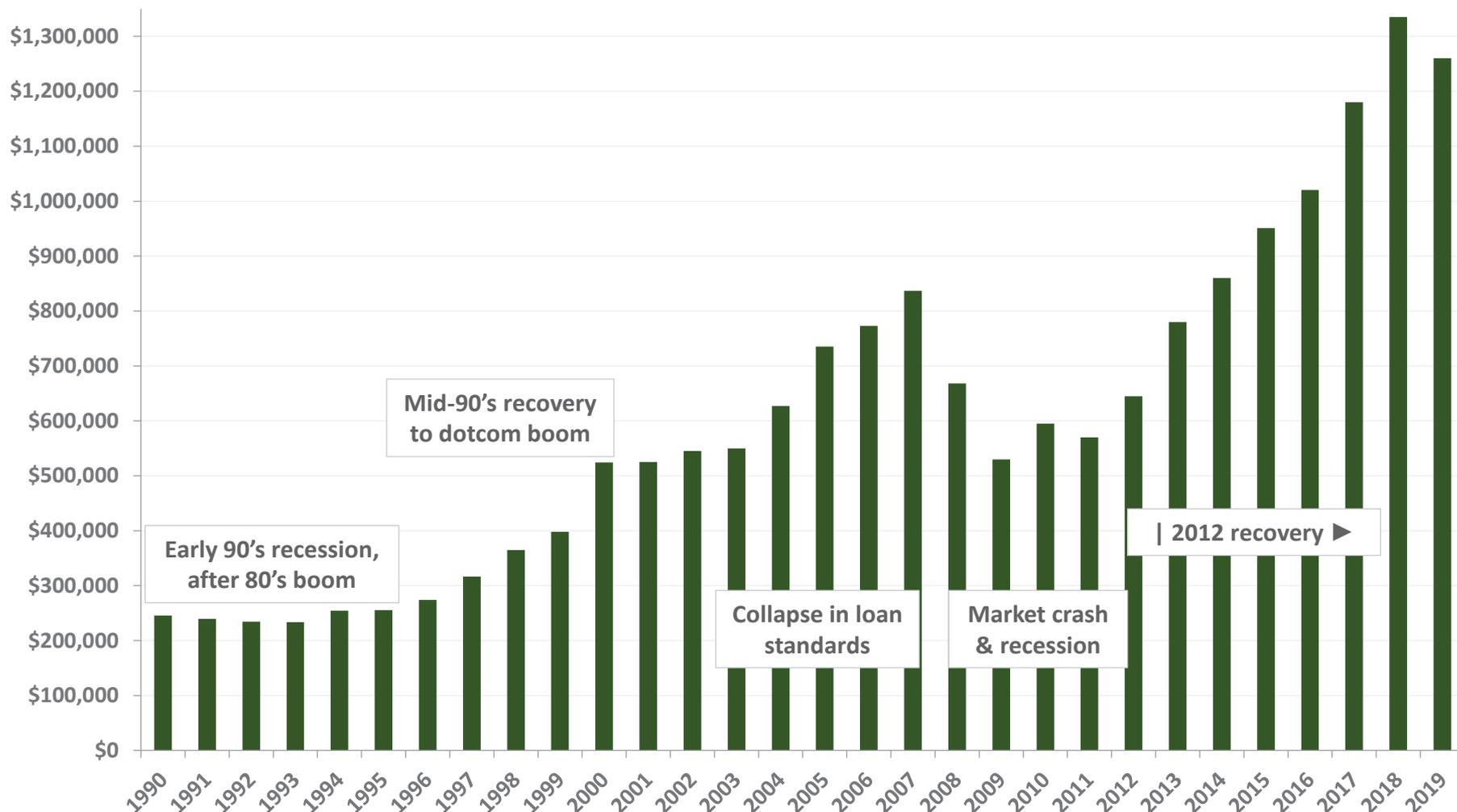
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# Santa Clara County Home Price Appreciation

## Annual Median House Sales Prices since 1990

Sales reported to MLS



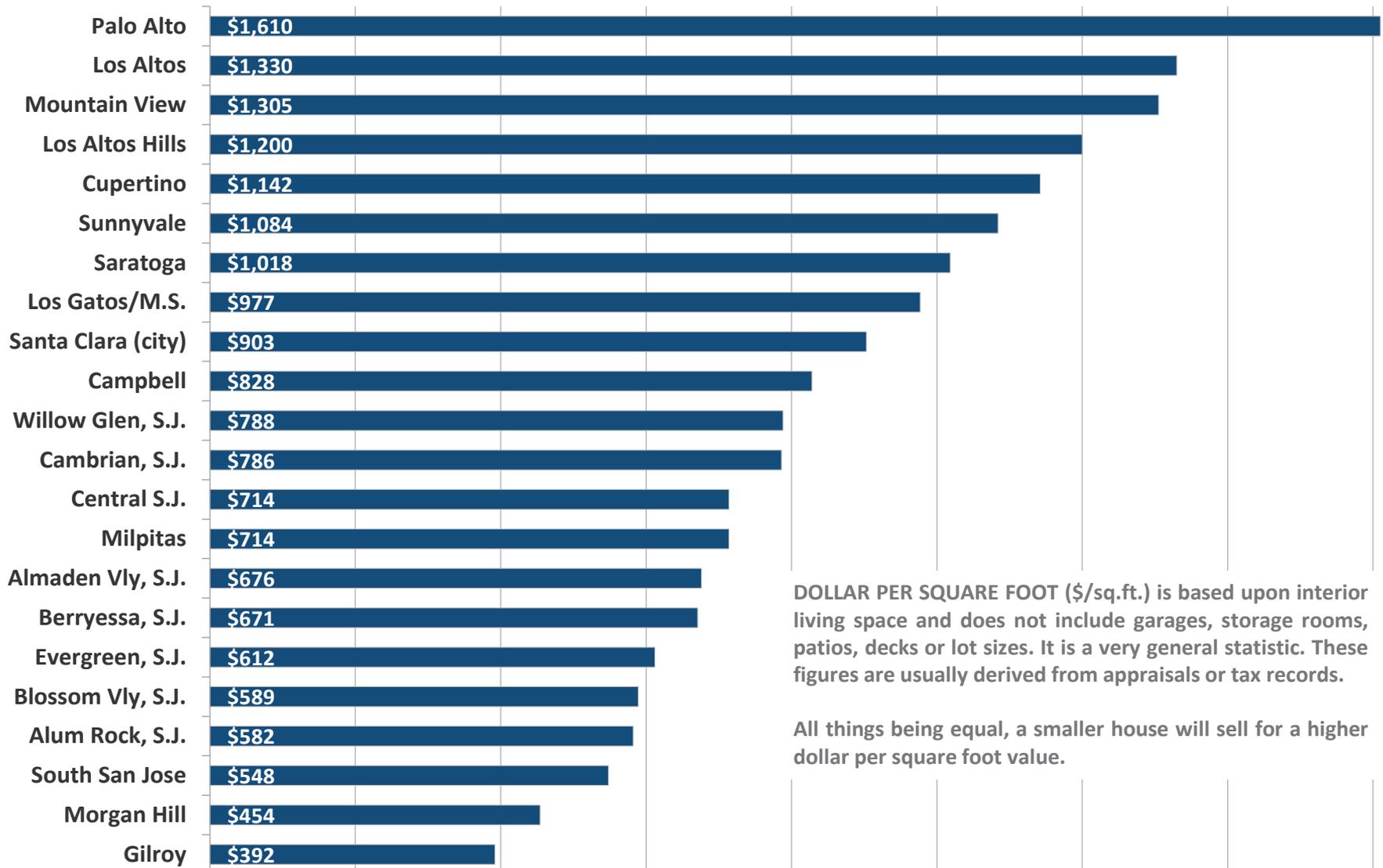
Median sales figures can be affected by other market factors besides changes in fair market value. Per MLS & CA Association of Realtors for existing single family dwellings. Analysis may contain errors and subject to revision.

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# Santa Clara County Home Values

## Median Dollar per Square Foot – 2019 Detached-House Sales

Sales reported to MLS



DOLLAR PER SQUARE FOOT (\$/sq.ft.) is based upon interior living space and does not include garages, storage rooms, patios, decks or lot sizes. It is a very general statistic. These figures are usually derived from appraisals or tax records.

All things being equal, a smaller house will sell for a higher dollar per square foot value.

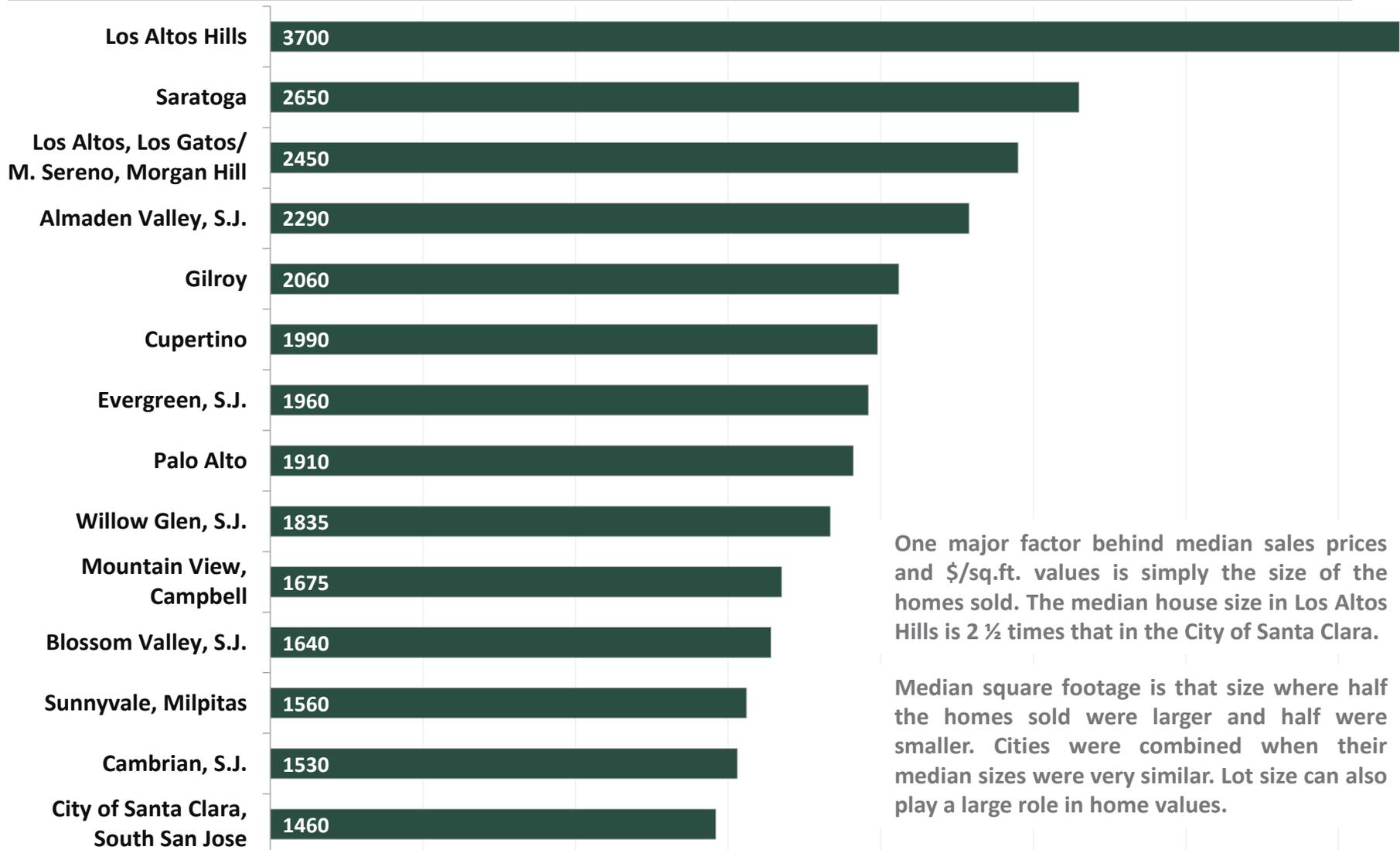
Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.

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# Santa Clara County Home Sizes

## Median Detached-House Square Footage

Sales reported to MLS,  
1/1/18 – 10/31/19\*



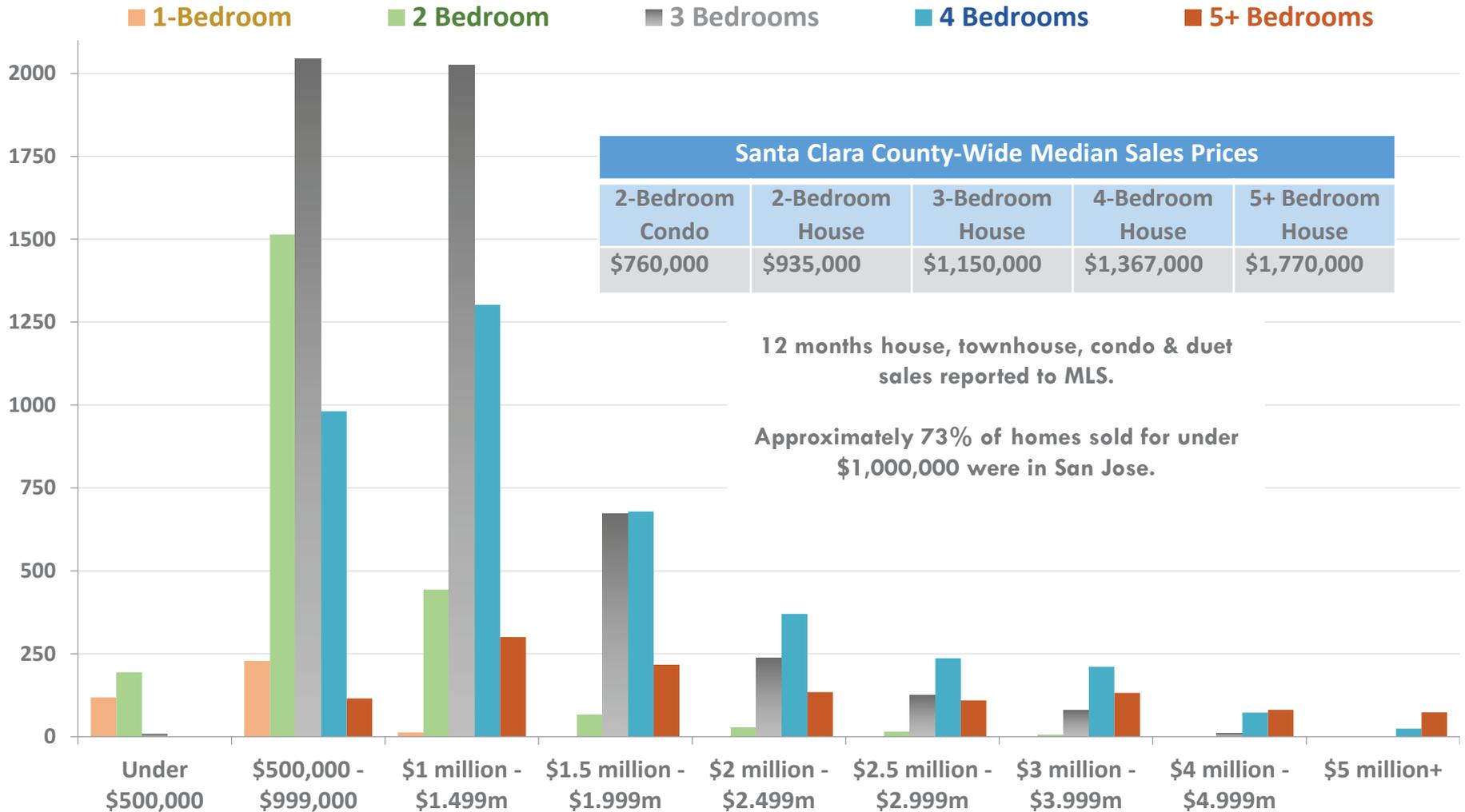
One major factor behind median sales prices and \$/sq.ft. values is simply the size of the homes sold. The median house size in Los Altos Hills is 2 ½ times that in the City of Santa Clara.

Median square footage is that size where half the homes sold were larger and half were smaller. Cities were combined when their median sizes were very similar. Lot size can also play a large role in home values.

\*MLS sales of detached houses of at least 700 square feet. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers are approximate.

# Santa Clara County Home Sales

## 2019 Sales by Price Segment & Bedroom Count



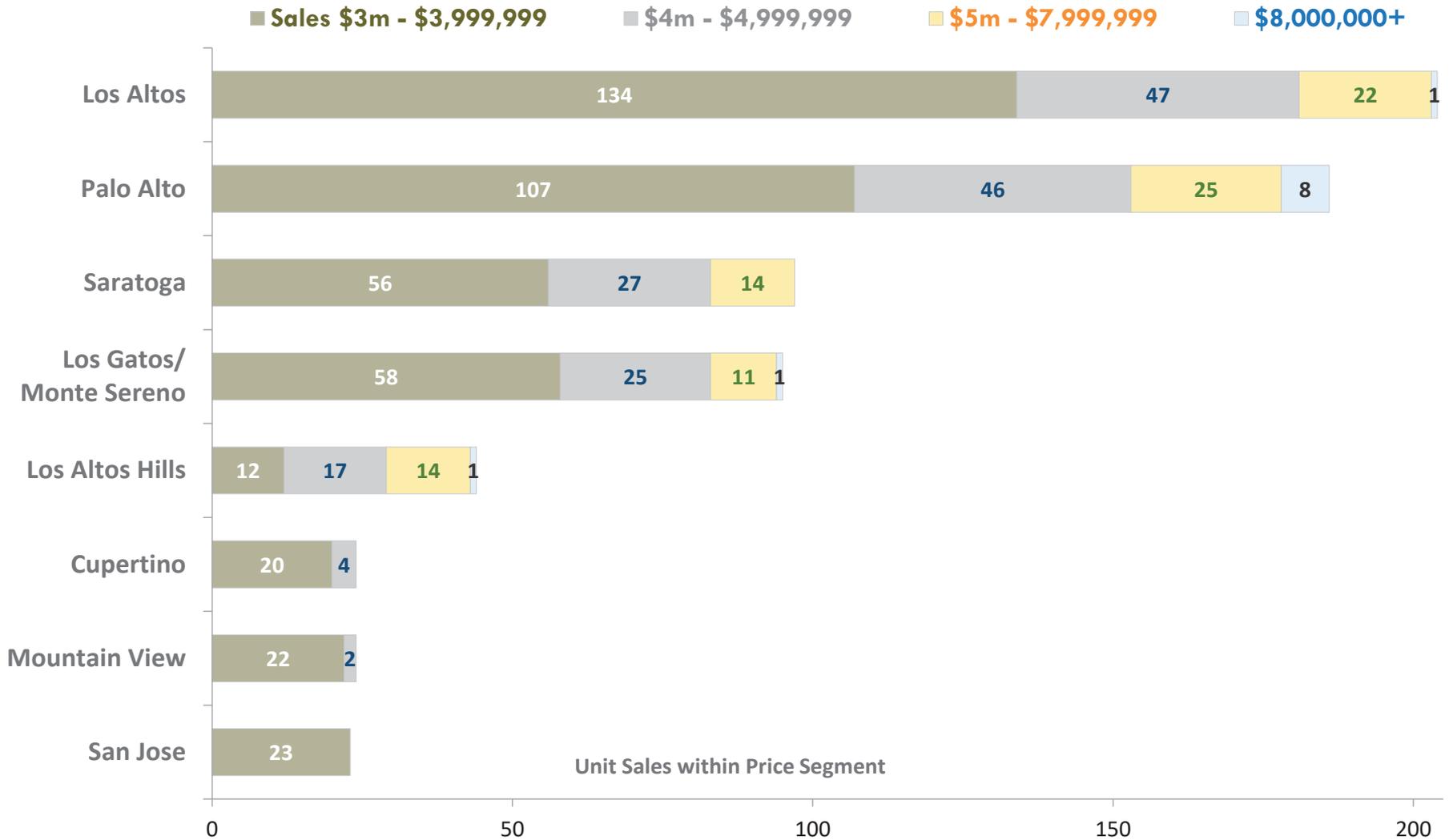
12 months MLS sales. Less than 5 sales in a segment were not charted. Data derived from sources deemed reliable, but may contain errors and subject to revision. All numbers approximate.



# Santa Clara County Luxury Home Market – by City

2019 Home Sales, Sales Prices of \$3,000,000+

Sales reported to MLS



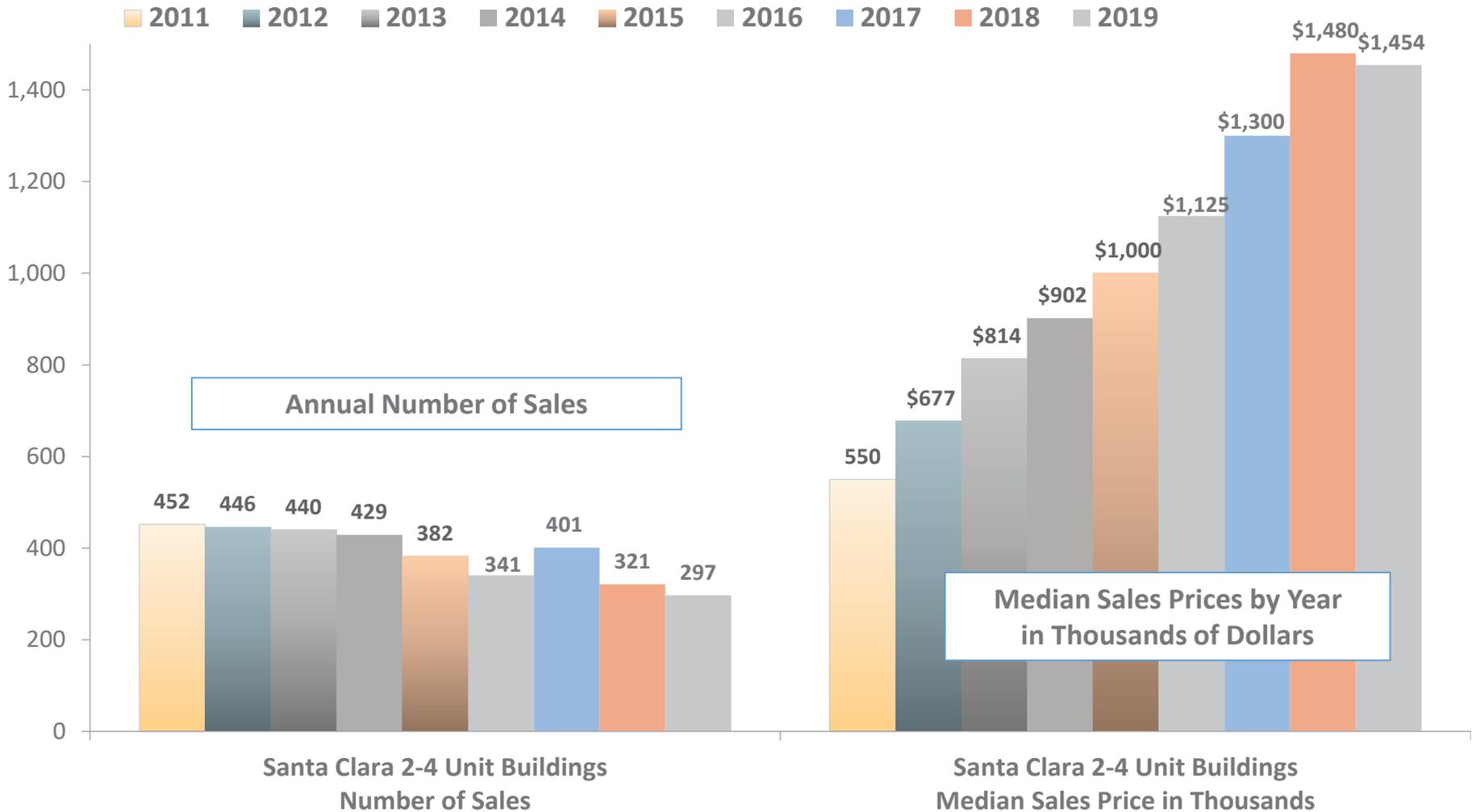
12 months sales reported to MLS. Not all luxury home sales are reported to MLS. This does not include every sale in every city, but concentrates on cities with the most sales. Data from sources deemed reliable but may contain errors and subject to revision. All numbers approximate.



# Santa Clara County 2-4 Unit Building Market

## Annual Sales Volume & Median Sales Prices

Residential 2-4 unit building sales reported to MLS



Sales reported to MLS. These values are generalities reflecting sales of a wide variety of buildings in locations of differing values. Data from sources deemed reliable, but may contain errors and subject to revision. All numbers should be considered approximations.

