

City: *Milpitas*

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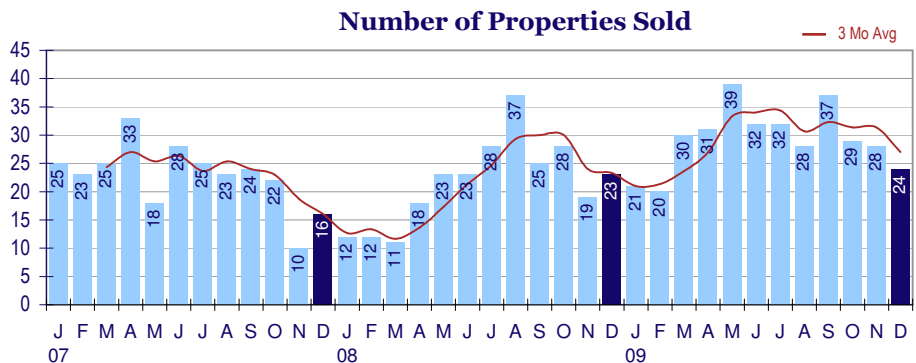
Market Profile & Trends Overview

	Month	Trending versus*:				Trending versus*:		
		LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$517,450	↑		↓				
Average List Price of all Current Listings	\$680,242	↓		↑				
December Median Sales Price	\$560,000	↑	↑	↑	↑	\$0		↓
December Average Sales Price	\$590,019	↑	↑	↑	↑	\$0		↓
Total Properties Currently for Sale (Inventory)	50	↓		↓				
December Number of Properties Sold	24	↓		↑		351	↑	
December Average Days on Market (Solds)	37	↓	↓	↓	↓	0		↓
Asking Price per Square Foot (based on New Listings)	\$342	↑		↑	↑	\$0		↓
December Sold Price per Square Foot	\$342	↓	↔	↑	↑	\$0		↓
December Month's Supply of Inventory	2.1	↓	↑	↓	↓	3.4	↓	↓
December Sale Price vs List Price Ratio	100.3%	↓	↑	↑	↑	0.0%		↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

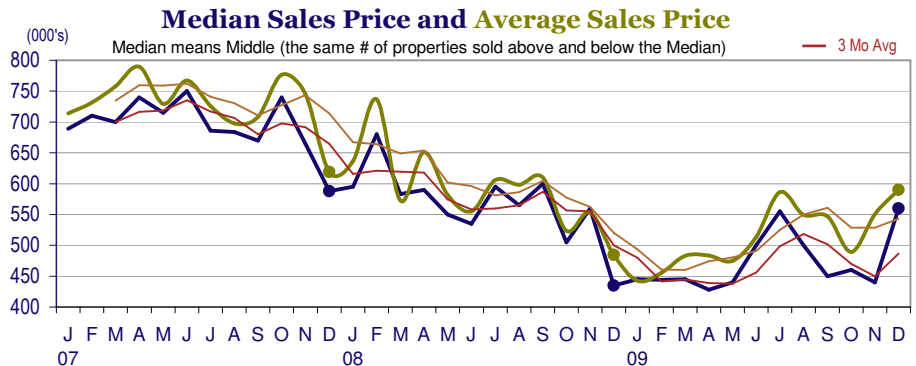
Property Sales

December Property sales were 24, up 4.3% from 23 in December of 2008 and -14.3% lower than the 28 sales last month. December 2009 sales were at their highest level compared to December of 2008 and 2007. December YTD sales of 351 are running 35.5% ahead of last year's year-to-date sales of 259.



Prices

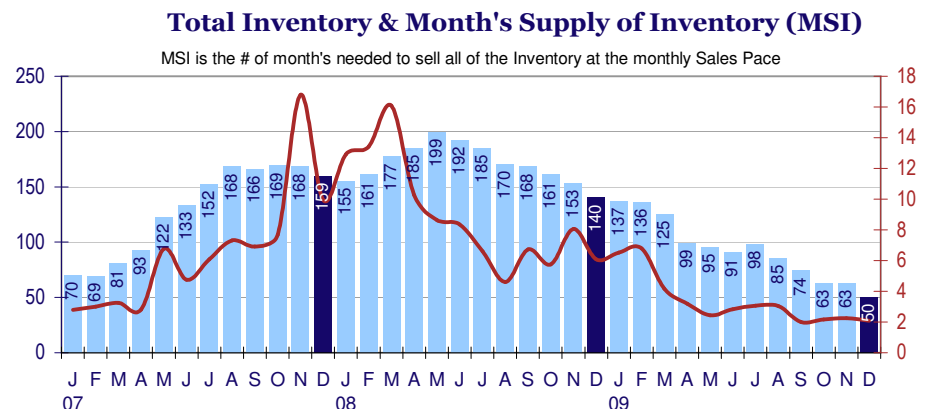
The Median Sales Price in December was \$560,000, up 28.7% from \$435,000 in December of 2008 and up 27.3% from \$440,000 last month. The Average Sales Price in December was \$590,019, up 21.7% from \$484,722 in December of 2008 and up 7.2% from \$550,345 last month. December 2009 ASP was at a mid range compared to December of 2008 and 2007.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 50, down -20.6% from 63 last month and down -64.3% from 140 in December of last year. December 2009 Inventory was at its lowest level compared with December of 2008 and 2007.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2009 MSI of 2.1 months was at its lowest level compared with December of 2008 and 2007.



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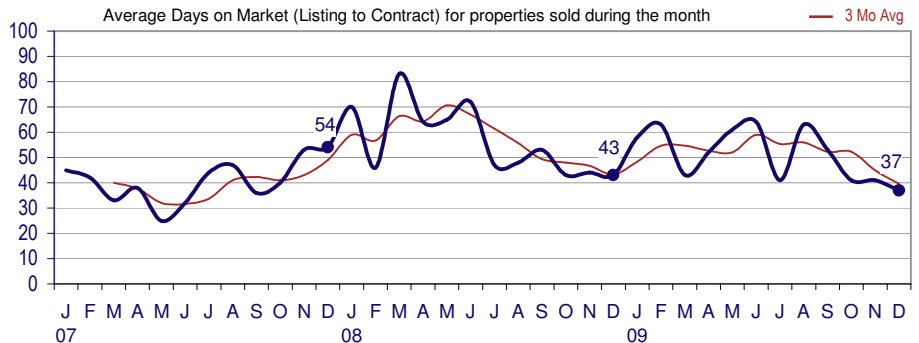
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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for December was 37, down -9.8% from 41 days last month and down -14.0% from 43 days in December of last year. The December 2009 DOM was at its lowest level compared with December of 2008 and 2007.

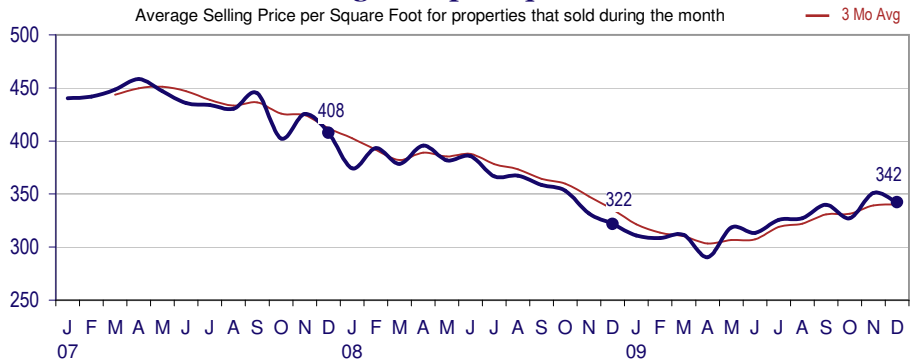
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2009 Selling Price per Square Foot of \$342 was down -2.5% from \$351 last month and up 6.4% from 322 in December of last year.

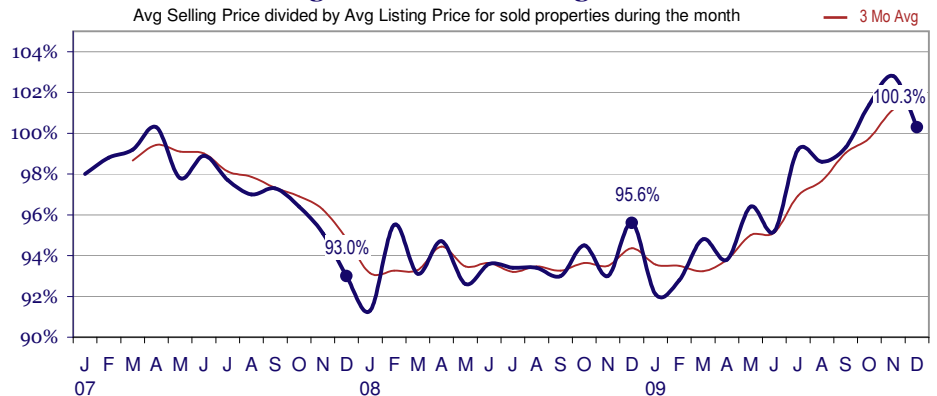
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The December 2009 Selling Price vs Original List Price of 100.3% was down from 102.8% last month and up from 95.6% in December of last year.

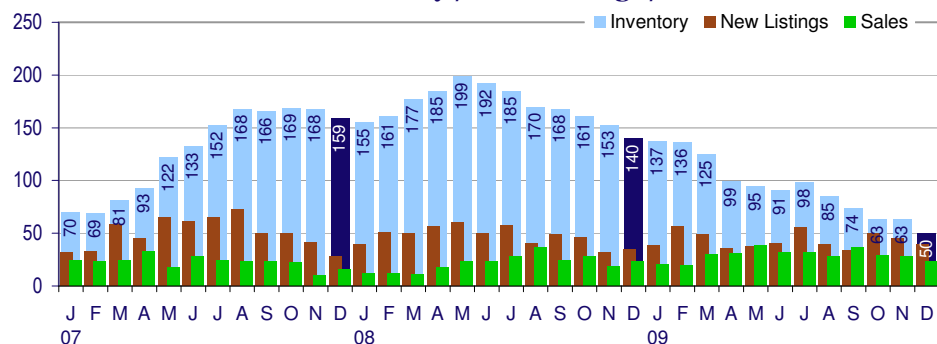
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in December 2009 was 40, down -11.1% from 45 last month and up 14.3% from 35 in December of last year.

Inventory / New Listings / Sales



City: Milpitas

Price Range: All | Property Types: Single Family

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	25	23	25	33	18	28	25	23	24	22	10	16	12	12	11	18	23	23	28	37	25	28	19	23	21	20	30	31	39	32	32	28	37	29	28	24
3 Mo. Roll Avg			24	27	25	26	24	25	24	23	19	16	13	13	12	14	17	21	25	29	30	30	24	23	21	21	24	27	33	34	34	31	32	31	31	27

(000's)	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	689	710	700	740	715	750	686	684	670	740	665	588	595	680	583	590	550	535	595	565	600	505	560	435	445	444	445	428	440	500	555	500	450	460	440	560
3 Mo. Roll Avg			700	717	718	735	717	707	680	698	692	664	616	621	619	618	574	558	560	565	587	557	555	500	480	441	445	439	438	456	498	518	502	470	450	487

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Inventory	70	69	81	93	122	133	152	168	166	169	168	159	155	161	177	185	199	192	185	170	168	161	153	140	137	136	125	99	95	91	98	85	74	63	63	50
MSI	3	3	3	3	7	5	6	7	7	8	17	10	13	13	16	10	9	8	7	5	7	6	8	6	7	7	4	3	2	3	3	3	2	2	2	2

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Days on Market	45	42	33	38	25	32	44	47	36	40	53	54	70	46	83	64	65	72	47	48	53	43	44	43	58	63	43	52	61	64	41	63	53	41	41	37
3 Mo. Roll Avg			40	38	32	32	34	41	42	41	43	49	59	57	66	64	71	67	61	56	49	48	47	43	48	55	55	53	52	59	55	56	52	52	45	40

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	440	442	448	458	447	436	434	430	445	402	426	408	374	393	378	396	382	386	367	367	359	353	332	322	311	308	312	290	319	313	326	327	340	327	351	342
3 Mo. Roll Avg			444	450	451	447	439	433	436	426	424	412	403	392	382	389	385	388	378	373	364	360	348	336	322	314	310	303	307	307	319	322	331	331	339	340

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.980	0.988	0.992	1.003	0.978	0.989	0.977	0.970	0.973	0.964	0.951	0.930	0.913	0.955	0.931	0.947	0.926	0.936	0.934	0.934	0.930	0.945	0.930	0.956	0.921	0.928	0.948	0.938	0.964	0.952	0.992	0.986	0.993	1.014	1.028	1.003
3 Mo. Roll Avg			0.987	0.994	0.991	0.990	0.981	0.979	0.973	0.969	0.963	0.948	0.931	0.933	0.933	0.944	0.935	0.936	0.932	0.935	0.933	0.936	0.935	0.944	0.936	0.935	0.932	0.938	0.950	0.951	0.969	0.977	0.990	0.998	1.012	1.015

	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
New Listings	32	33	59	45	65	62	65	73	50	50	42	28	40	51	50	57	60	50	58	41	49	46	32	35	39	57	49	36	38	41	56	40	34	50	45	40
Inventory	70	69	81	93	122	133	152	168	166	169	168	159	155	161	177	185	199	192	185	170	168	161	153	140	137	136	125	99	95	91	98	85	74	63	63	50
Sales	25	23	25	33	18	28	25	23	24	22	10	16	12	12	11	18	23	23	28	37	25	28	19	23	21	20	30	31	39	32	32	28	37	29	28	24

(000's)	J07	F	M	A	M	J	J	A	S	O	N	D	J08	F	M	A	M	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	714	732	758	790	729	767	726	698	708	777	746	619	637	737	573	651	581	555	606	598	610	523	554	485	442	455	483	484	475	514	586	549	547	489	550	590
3 Mo. Roll Avg			734	760	759	762	741	730	711	728	743	714	667	664	649	653	602	596	581	586	605	577	562	521	494	461	460	474	480	491	525	550	561	528	529	543

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