

City: San Jose

Daniel Pizano

e-PRO, International Diamond Society
 408-460-8401
 www.DanielPizano.com
 daniel.pizano@cbtnorcal.com



Price Range: All | Properties: Single Family

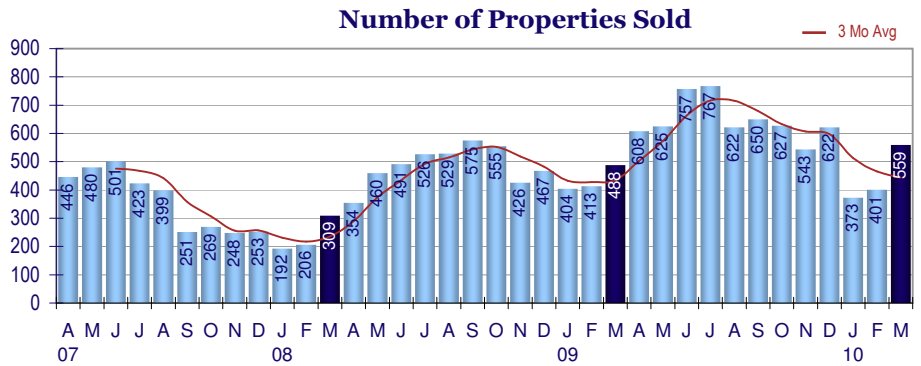
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$550,000	↑		↑				
Average List Price of all Current Listings	\$669,136	↑		↑				
March Median Sales Price	\$510,000	↑	↑	↑	↑	\$495,000	↑	↑
March Average Sales Price	\$571,316	↑	↑	↑	↑	\$551,302	↑	↑
Total Properties Currently for Sale (Inventory)	1,337	↓		↓				
March Number of Properties Sold	559	↑		↑		1,333	↑	
March Average Days on Market (Solds)	44	↓	↓	↓	↓	47	↓	↓
Asking Price per Square Foot (based on New Listings)	\$331	↑	↑	↑	↑	\$325	↑	↑
March Sold Price per Square Foot	\$336	↑	↑	↑	↑	\$328	↑	↑
March Month's Supply of Inventory	2.4	↓	↓	↓	↓	3.3	↓	↓
March Sale Price vs List Price Ratio	101.9%	↔	↑	↑	↑	100.8%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

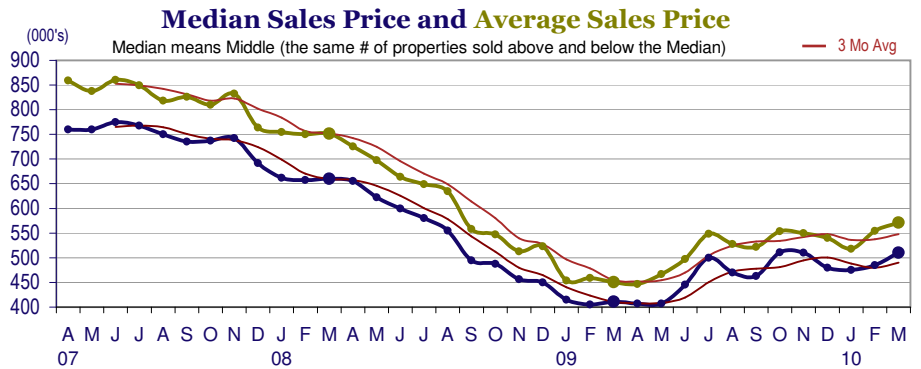
Property Sales

March Property sales were 559, up 14.5% from 488 in March of 2009 and 39.4% higher than the 401 sales last month. March 2010 sales were at their highest level compared to March of 2009 and 2008. March YTD sales of 1,333 are running 2.1% ahead of last year's year-to-date sales of 1,305.



Prices

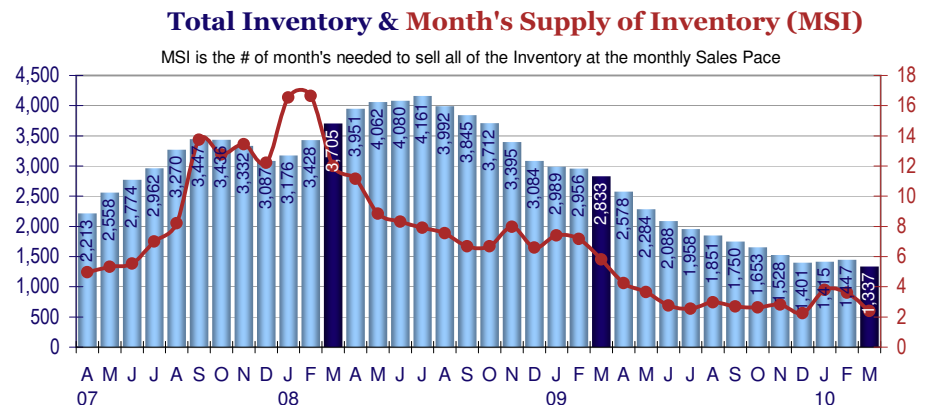
The Median Sales Price in March was \$510,000, up 24.1% from \$411,000 in March of 2009 and up 5.2% from \$485,000 last month. The Average Sales Price in March was \$571,316, up 26.8% from \$450,684 in March of 2009 and up 3.0% from \$554,434 last month. March 2010 ASP was at a mid range compared to March of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 1,337, down -7.6% from 1,447 last month and down -52.8% from 2,833 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 2.4 months was at its lowest level compared with March of 2009 and 2008.



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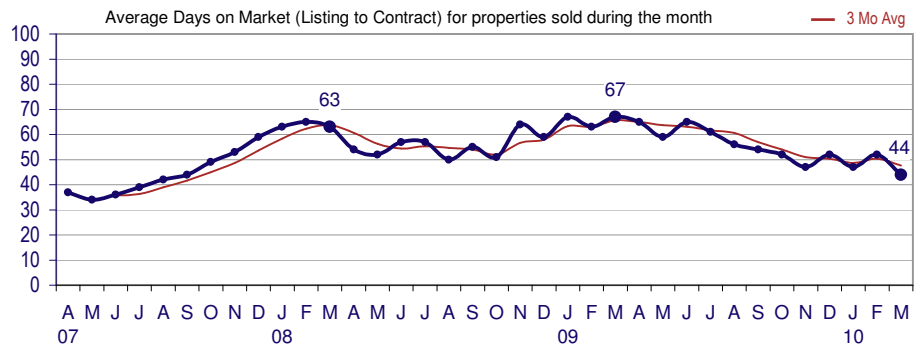


Price Range: All | Properties: Single Family

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 March was 44, down -15.4% from 52 days last month and down -34.3% from 67 days in March of last year. The March 2010 DOM was at its lowest level compared with March of 2009 and 2008.

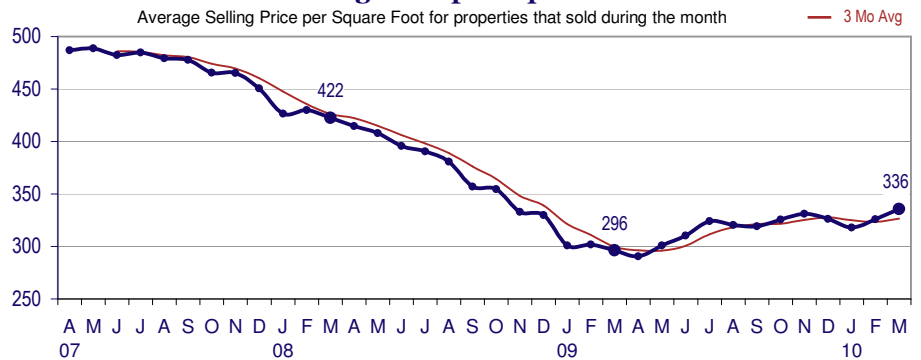
Days On Market for Sold Properties



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 March 2010 Selling Price per Square Foot of \$336 was up 3.0% from \$326 last month and up 13.3% from 296 in March of last year.

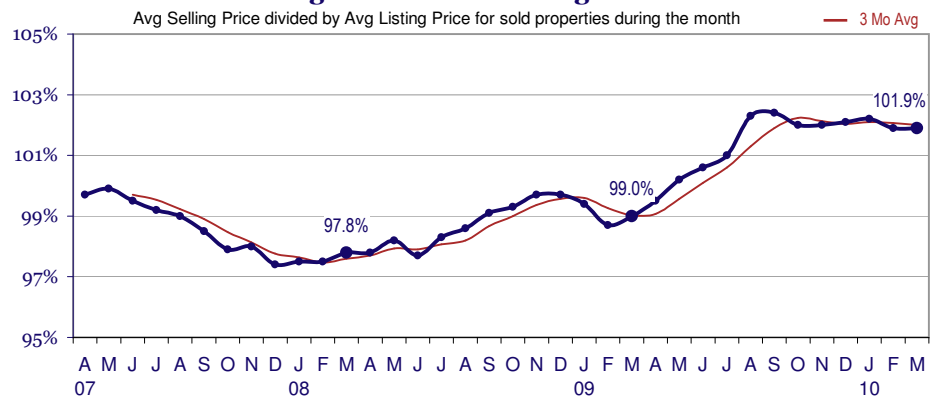
Selling Price per Square Foot



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 March 2010 Selling Price vs Original List Price of 101.9% was equal to 101.9% last month and up from 99.0% in March of last year.

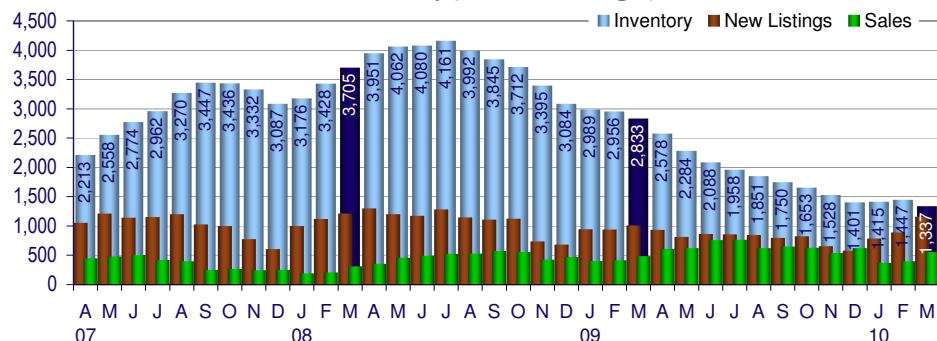
Selling Price versus Listing Price Ratio



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 March 2010 was 1,160, up 30.3% from 890 last month and up 14.7% from 1,011 in March of last year.

Inventory / New Listings / Sales



City: San Jose

Price Range: All | Property Types: Single Family

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Homes Sold	446	480	501	423	399	251	269	248	253	192	206	309	354	460	491	526	529	575	555	426	467	404	413	488	608	625	757	767	622	650	627	543	622	373	401	559
3 Mo. Roll Avg			476	468	441	358	306	256	257	231	217	236	290	374	435	492	515	543	553	519	483	432	428	435	503	574	663	716	715	680	633	607	597	513	465	444

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Median Sale Price	760	760	775	768	750	735	738	743	692	662	658	660	656	623	600	580	555	495	488	457	450	415	405	411	407	407	445	500	470	463	511	510	480	475	485	510
3 Mo. Roll Avg			765	768	764	751	741	738	724	699	670	660	658	646	626	601	578	543	513	480	465	441	423	410	408	408	420	451	472	478	481	495	500	488	480	490

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Inventory	2213	2558	2774	2962	3270	3447	3436	3332	3087	3176	3428	3705	3951	4062	4080	4161	3992	3845	3712	3395	3084	2989	2956	2833	2578	2284	2088	1958	1851	1750	1653	1528	1401	1415	1447	1337
MSI	5	5	6	7	8	14	13	13	12	17	17	12	11	9	8	8	8	7	7	8	7	7	7	6	4	4	3	3	3	3	3	3	2	4	4	2

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Days on Market	37	34	36	39	42	44	49	53	59	63	65	63	54	52	57	57	50	55	51	64	59	67	63	67	65	59	65	61	56	54	52	47	52	47	52	44
3 Mo. Roll Avg			36	36	39	42	45	49	54	58	62	64	61	56	54	55	55	54	52	57	58	63	63	66	65	64	63	62	61	57	54	51	50	49	50	48

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Price per Sq Ft	487	489	482	485	479	478	465	465	451	427	430	422	415	408	396	391	381	357	355	333	330	301	302	296	291	301	310	324	320	319	325	331	326	318	326	336
3 Mo. Roll Avg			486	485	482	481	474	469	460	447	436	426	422	415	406	398	389	376	364	348	339	321	311	300	296	296	301	312	318	321	322	325	328	325	323	327

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Sale to List Price	0.997	0.999	0.995	0.992	0.990	0.985	0.979	0.980	0.974	0.975	0.975	0.978	0.978	0.982	0.977	0.983	0.986	0.991	0.993	0.997	0.997	0.994	0.987	0.990	0.995	1.002	1.006	1.010	1.023	1.024	1.020	1.020	1.021	1.022	1.019	1.019
3 Mo. Roll Avg			0.997	0.995	0.992	0.989	0.985	0.981	0.978	0.976	0.975	0.976	0.977	0.979	0.979	0.981	0.982	0.987	0.990	0.994	0.996	0.996	0.993	0.990	0.991	0.996	1.001	1.006	1.013	1.019	1.022	1.021	1.020	1.021	1.021	1.020

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
New Listings	1053	1211	1142	1152	1200	1029	999	778	607	1002	1121	1212	1299	1204	1175	1286	1147	1108	1127	735	683	946	939	1011	934	816	865	859	845	795	825	658	578	786	890	1160
Inventory	2213	2558	2774	2962	3270	3447	3436	3332	3087	3176	3428	3705	3951	4062	4080	4161	3992	3845	3712	3395	3084	2989	2956	2833	2578	2284	2088	1958	1851	1750	1653	1528	1401	1415	1447	1337
Sales	446	480	501	423	399	251	269	248	253	192	206	309	354	460	491	526	529	575	555	426	467	404	413	488	608	625	757	767	622	650	627	543	622	373	401	559

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Avg Sale Price	859	838	860	849	818	826	810	832	764	755	750	752	725	698	664	649	635	558	547	513	523	454	459	451	447	467	497	549	528	522	553	550	540	518	554	571
3 Mo. Roll Avg			852	849	843	831	818	823	802	784	756	752	742	725	696	670	649	614	580	539	528	497	479	454	452	455	470	504	525	533	534	542	548	536	538	548

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