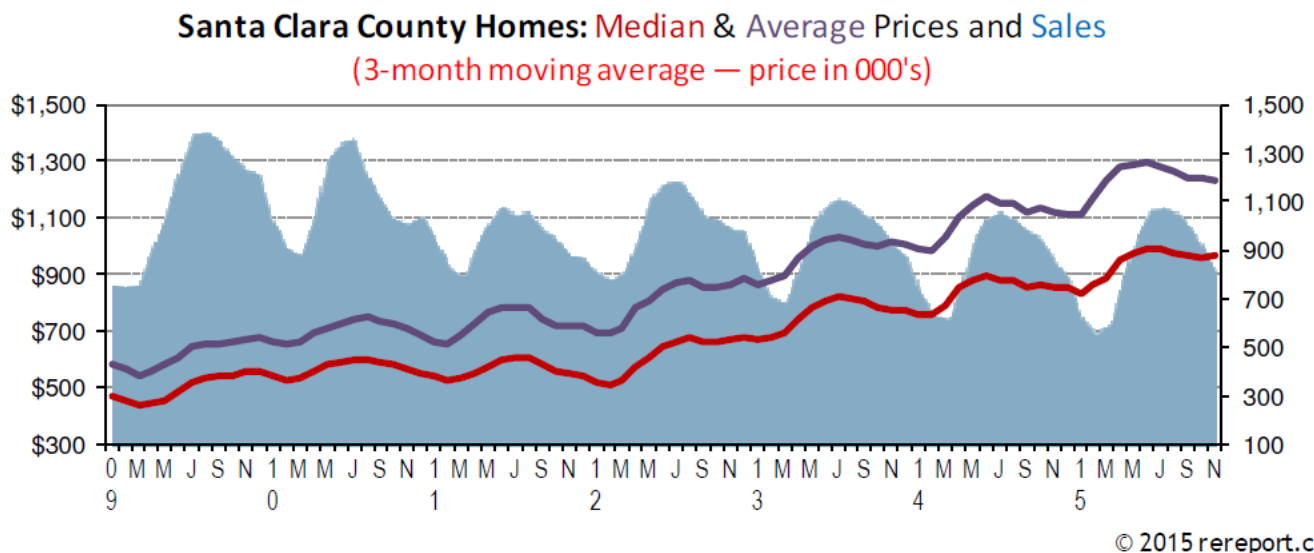


# Market Trends Report for Santa Clara County Homes December 2015



Low affordability, tight supply and strong buyer demand sustain this sellers' market, as shown by the numbers in this real estate market trends report for Santa Clara County in December 2015, which is likely to remain so well into 2016.

[RichardHebertSCC-Market-Trends-Report-December-2015](#)

## MARKET TREND FOR SANTA CLARA COUNTY SINGLE-FAMILY HOMES

### Year-Over-Year

- Median home prices increased by 13.8% year-over-year to \$970,000 from \$852,500.
- The average home sales price rose by 10.1% year-over-year to \$1,220,730 from \$1,109,020.
- Home sales fell by 2.8% year-over-year to 684 from 704.
- Total inventory\* rose 19.9% year-over-year to 1,656 from 1,381.
- Sales price vs. list price ratio fell by 0.2% year-over-year

to 102.5% from 102.8%.

- The average days on market fell by 6.7% year-over-year to 28 from 30.

### **MARKET TRENDS FOR SANTA CLARA COUNTY CONDOMINIUMS**

#### **Year-Over-Year**

- Median condo prices increased by 11.4% year-over-year to \$630,000 from \$565,500.
- The average condo sales price rose by 15.4% year-over-year to \$695,679 from \$602,850.
- Condo sales fell by 6.8% year-over-year to 289 from 310.
- Total inventory\* rose 10.6% year-over-year to 501 from 453.
- Sales price vs. list price ratio rose by 0.9% year-over-year to 103.9% from 103.0%.
- The average days on market fell by 14.9% year-over-year to 21 from 25.

To read the full market trends report for Santa Clara County December 2015: <http://richardhebert.rereport.com>

For the complete annual market trends report for Santa Clara County (2014), which includes charts and graphs for each city in the county, click on the following link: <http://rereport.com/scc/print/RichardHebertSCCAnnual.pdf>