



# MARKET REPORT

MILPITAS (CITY), CA  
AUGUST 2022 | SINGLE FAMILY



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# MILPITAS (CITY), CA | August 2022

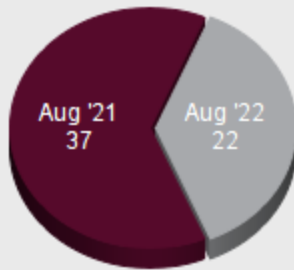
## REAL ESTATE SNAPSHOT

Change since this time last year

Single Family

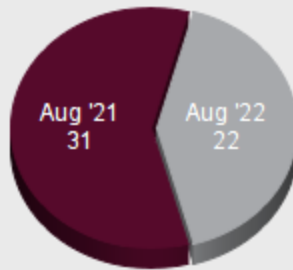
### NUMBER OF SALES

-40.54% ↓



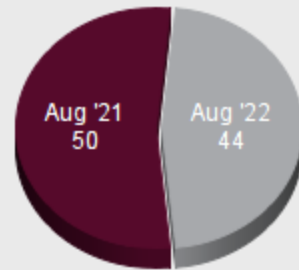
### NEW LISTINGS

-29.03% ↓



### AVERAGE DOM

-12.00% ↓



8.81% ↑

MEDIAN SALES PRICE  
SINGLE FAMILY

-0.96% ↓

AVERAGE SALES PRICE  
SINGLE FAMILY

17.44% ↑

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

7.85% ↑

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

■ Aug '21   ■ Aug '22

# MILPITAS (CITY), CA

## MARKET SUMMARY

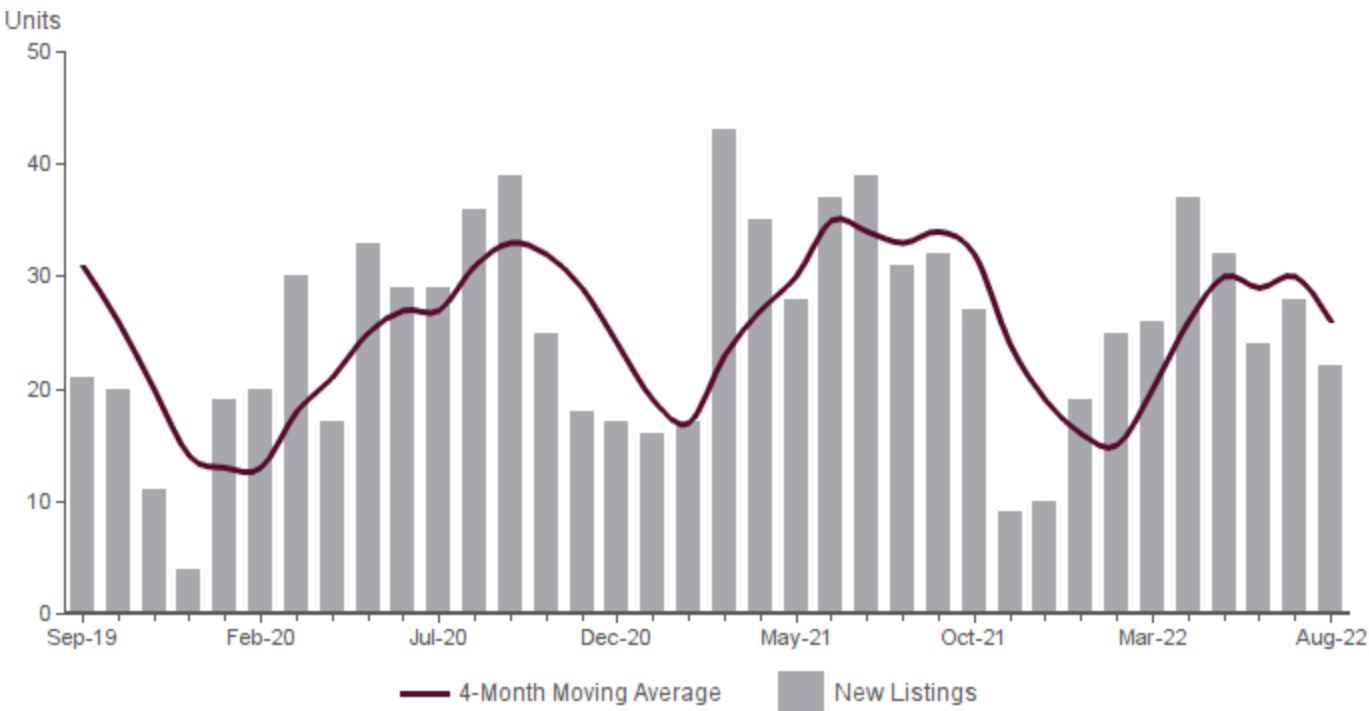
AUGUST 2022 | SINGLE FAMILY

Market Summary	Month to Date			Year to Date		
	August 2022	August 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	22	31	-29.03% ▼	213	246	-13.41% ▼
Sold Listings	22	37	-40.54% ▼	136	204	-33.33% ▼
Median List Price (Solds)	\$1,524,388	\$1,298,000	17.44% ▲	\$1,468,000	\$1,298,794	13.03% ▲
Median Sold Price	\$1,512,500	\$1,390,000	8.81% ▲	\$1,581,944	\$1,382,500	14.43% ▲
Median Days on Market	41	37	10.81% ▲	38	38	0%
Average List Price (Solds)	\$1,481,762	\$1,373,888	7.85% ▲	\$1,541,018	\$1,363,598	13.01% ▲
Average Sold Price	\$1,468,848	\$1,483,143	-0.96% ▼	\$1,680,901	\$1,469,877	14.36% ▲
Average Days on Market	44	50	-12% ▼	39	43	-9.3% ▼
List/Sold Price Ratio	99.8%	108.7%	-8.22% ▼	110.1%	108.3%	1.68% ▲

## NEW PROPERTIES

AUGUST 2022 | SINGLE FAMILY

Number of new properties listed for sale during the month

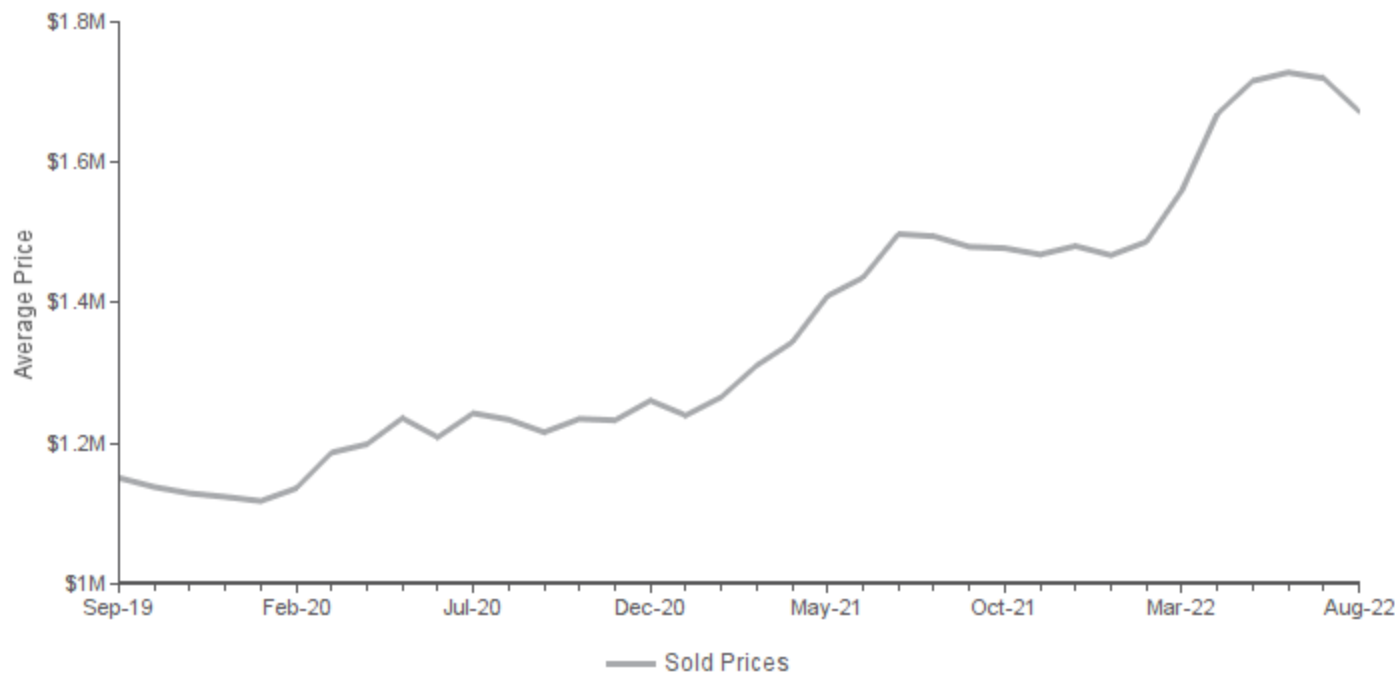


# MILPITAS (CITY), CA

## AVERAGE SALES PRICE

AUGUST 2022 | SINGLE FAMILY

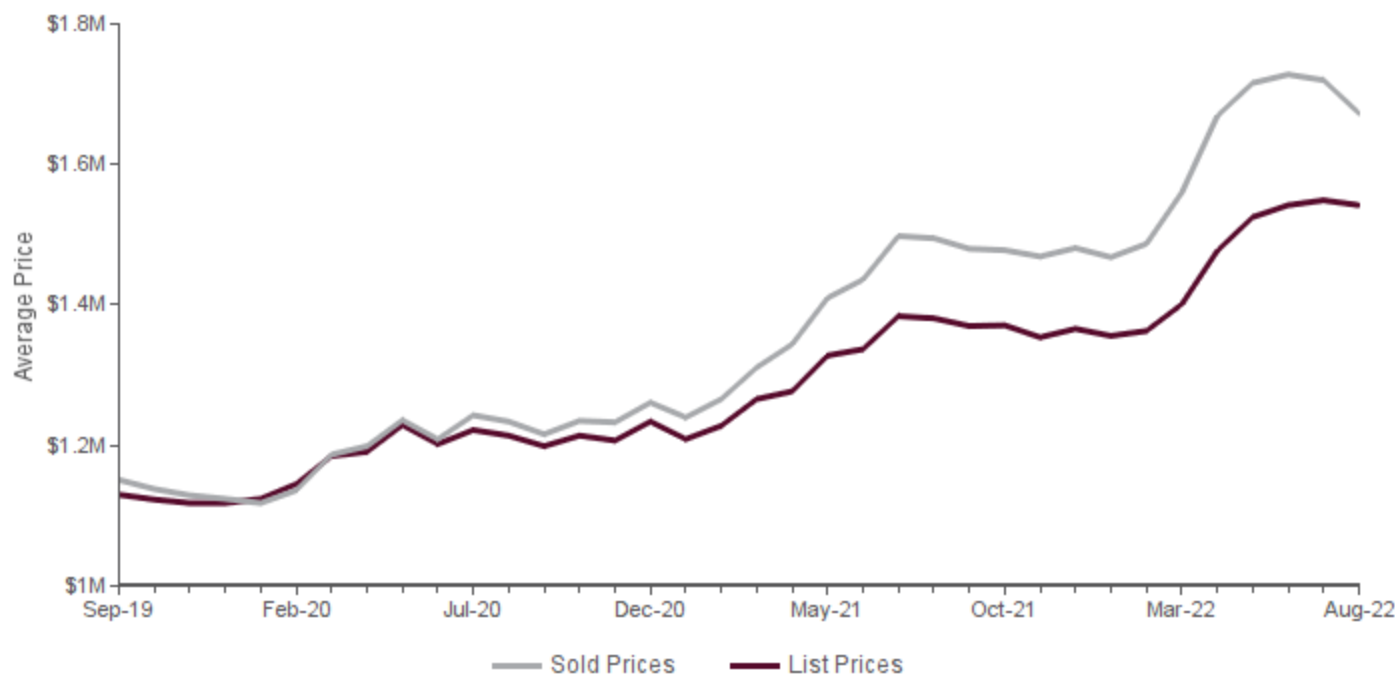
Average price for sold properties (6-Month Moving Average)



## AVERAGE SALES/LIST PRICE

AUGUST 2022 | SINGLE FAMILY

Average list price compared to average sold price of properties sold each month (6-Month Moving Average)

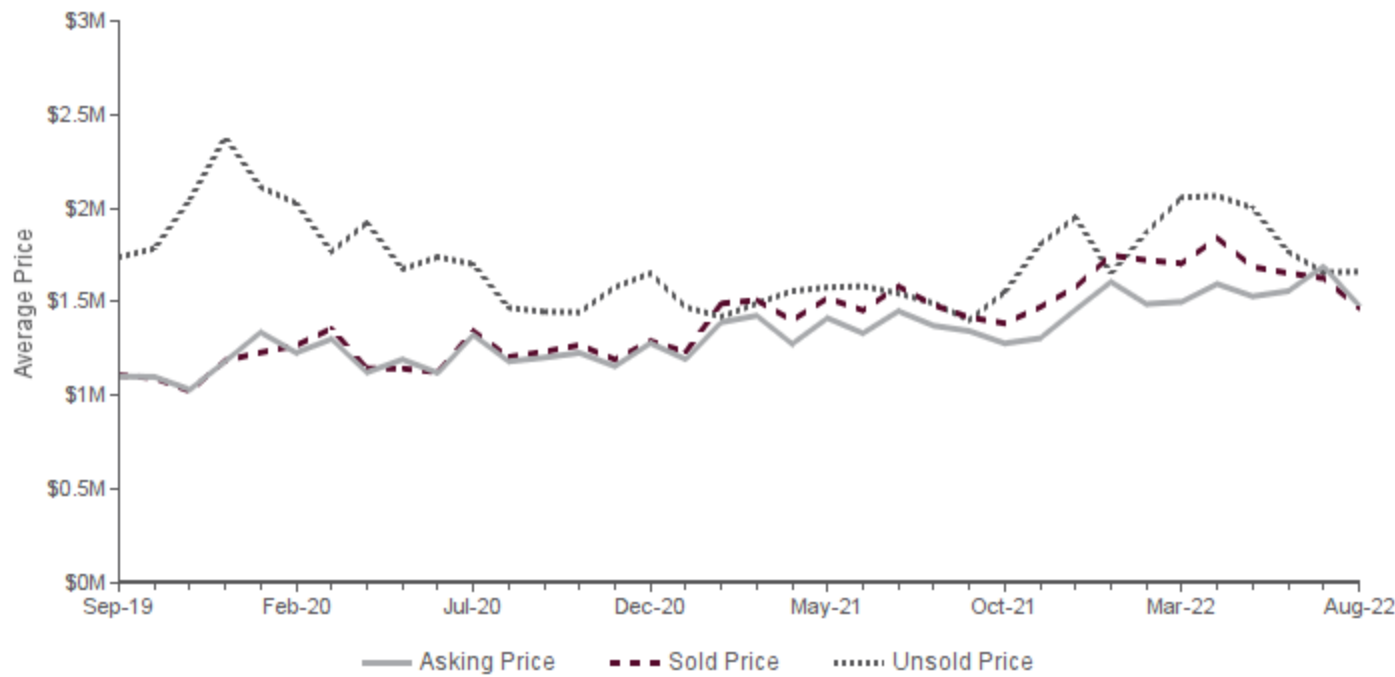


# MILPITAS (CITY), CA

## AVERAGE ASKING/SOLD/UNSOLD PRICE

AUGUST 2022 | SINGLE FAMILY

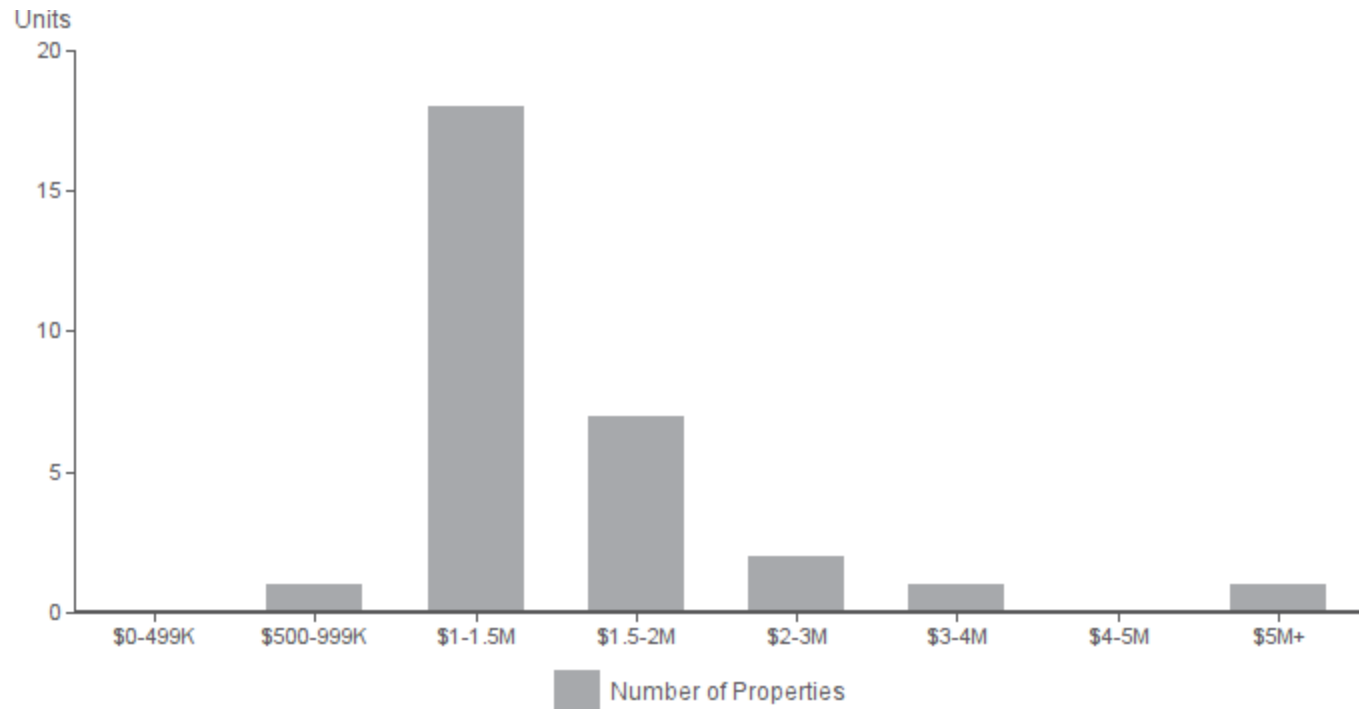
**Asking Price** | the average asking price of sold properties  
**Sold Price** | the average selling price  
**Unsold Price** | the average active list price



## PROPERTIES FOR SALE

AUGUST 2022 | SINGLE FAMILY

Number of properties currently listed for sale by price range

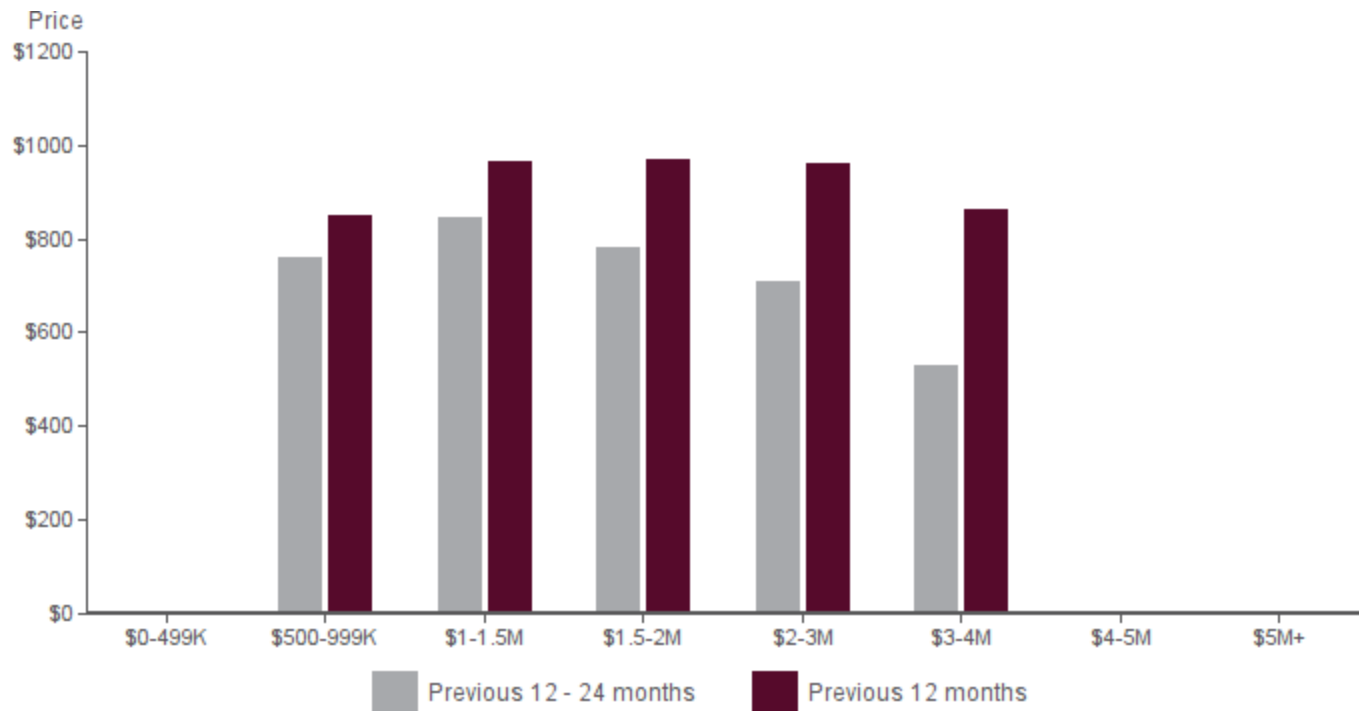


# MILPITAS (CITY), CA

## AVERAGE SALES PRICE PER SQFT

AUGUST 2022 | SINGLE FAMILY

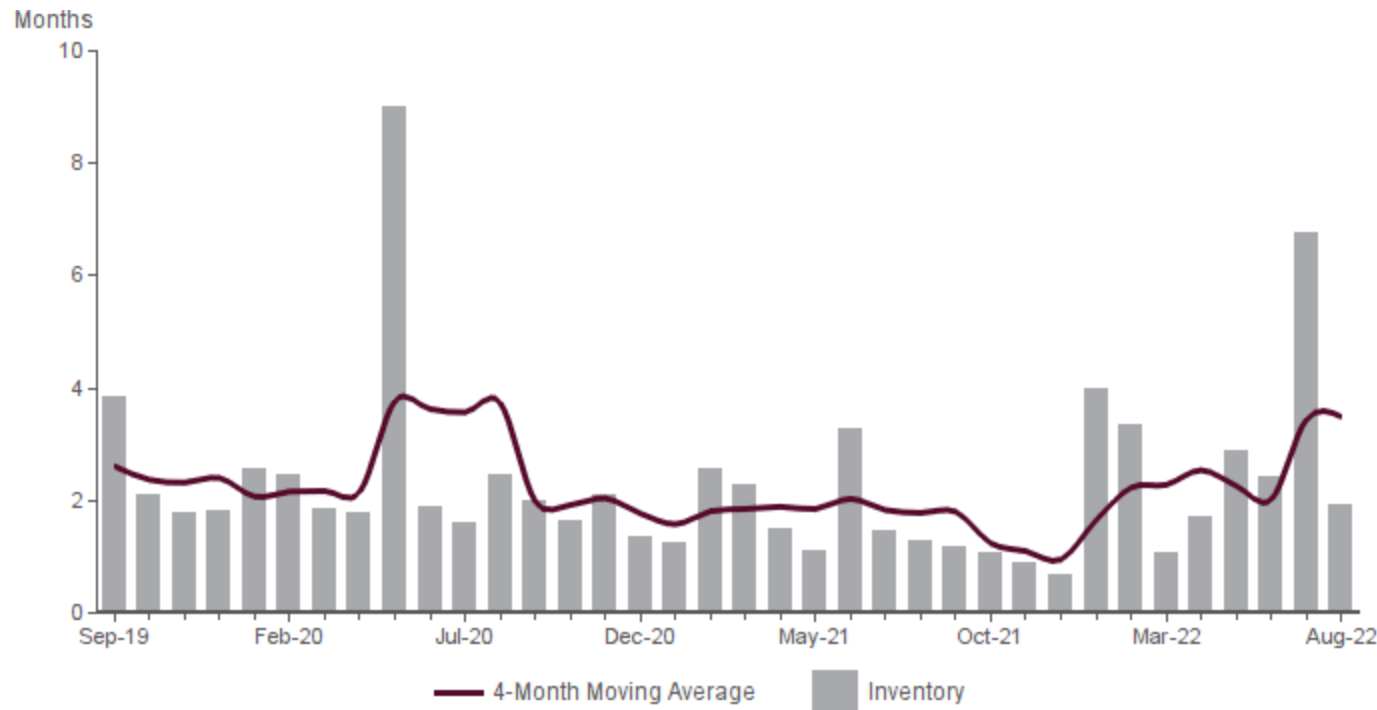
Average Sales Price per SqFt for previous two years



## MONTHS SUPPLY OF INVENTORY

AUGUST 2022 | SINGLE FAMILY

Properties for sale divided by number of properties sold



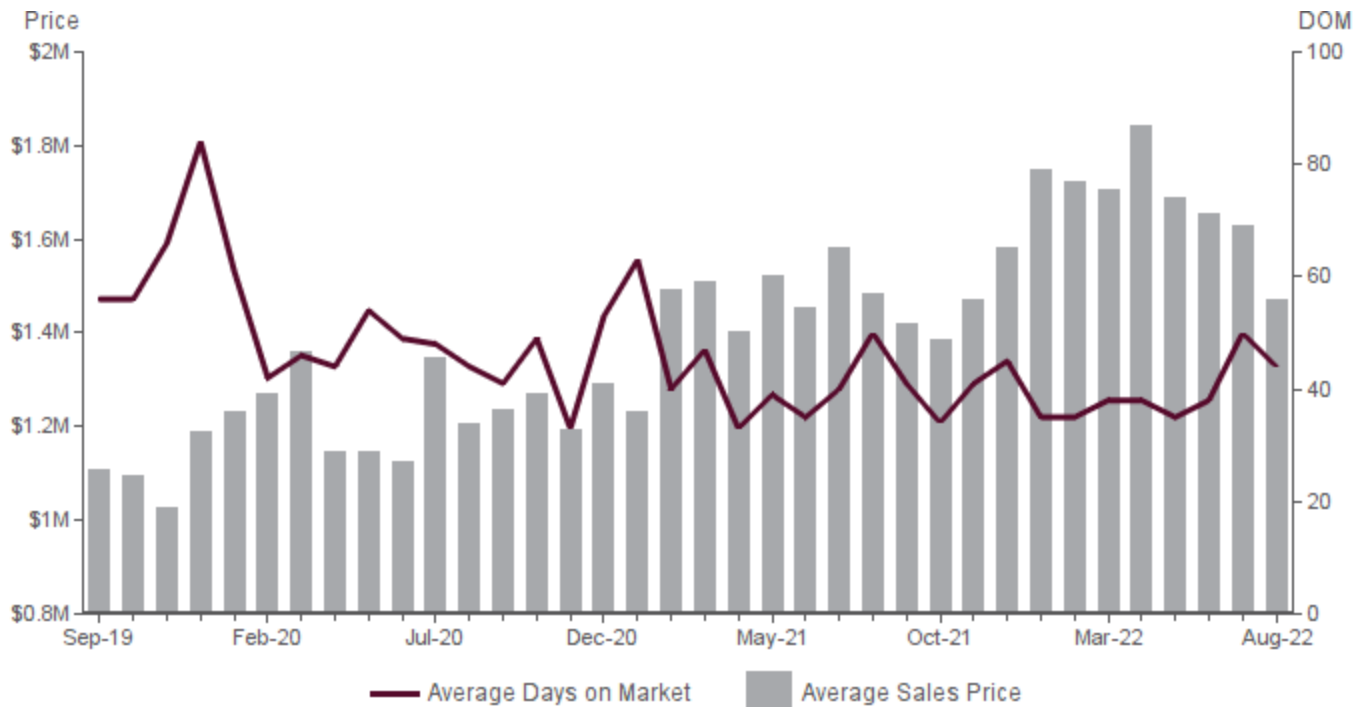
# MILPITAS (CITY), CA

## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

AUGUST 2022 | SINGLE FAMILY

**Average Sales Price** | Average sales price for all properties sold.

**Average Days on Market** | Average days on market for all properties sold.



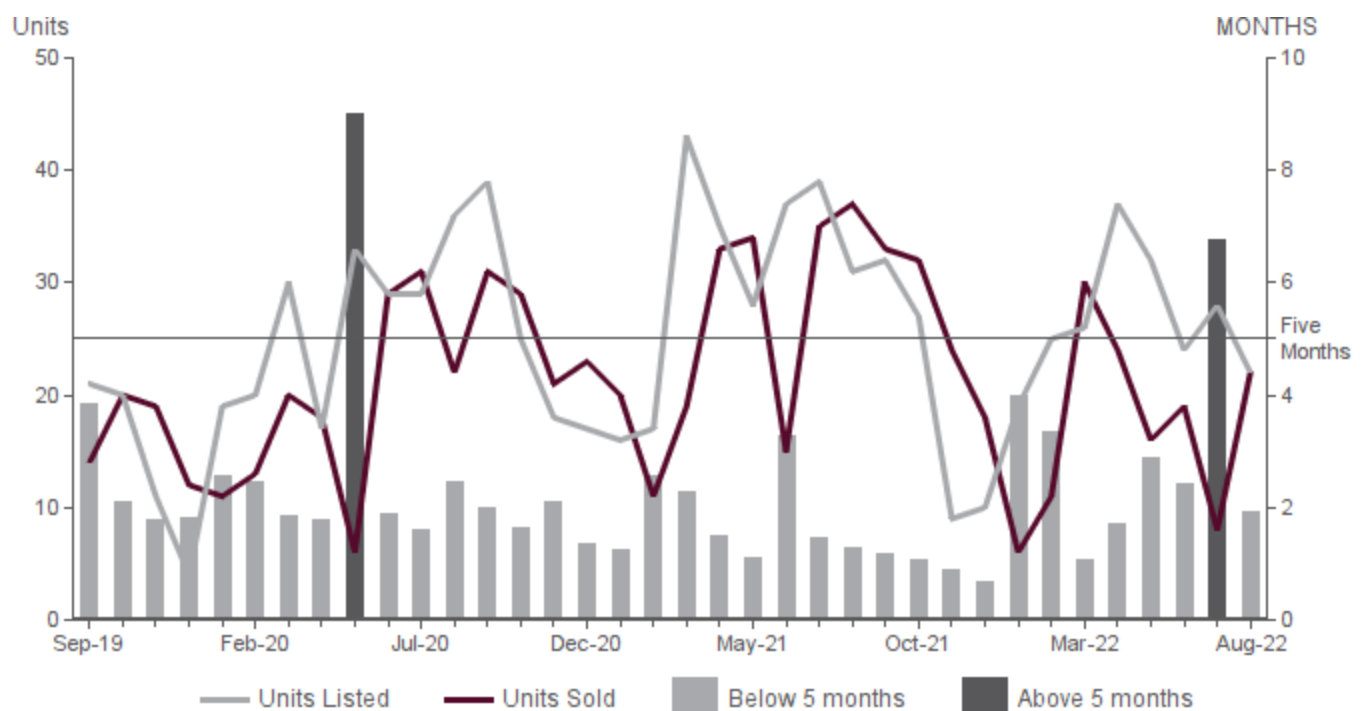
## MONTHS SUPPLY OF INVENTORY

AUGUST 2022 | SINGLE FAMILY

**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.







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