



# MARKET REPORT

SAN JOSE (CITY), CA  
DECEMBER 2022 | SINGLE FAMILY



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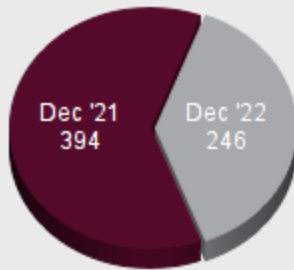
# SAN JOSE (CITY), CA | December 2022

## REAL ESTATE SNAPSHOT

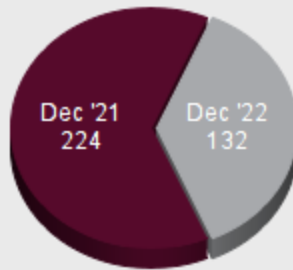
Change since this time last year

Single Family

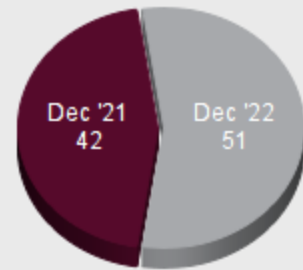
**NUMBER OF SALES**  
-37.56% ↓



**NEW LISTINGS**  
-41.07% ↓



**AVERAGE DOM**  
21.43% ↑



**-11.80%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-10.72%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-0.02%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**1.60%** ↑

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Dec '21   ■ Dec '22

# SAN JOSE (CITY), CA

## MARKET SUMMARY

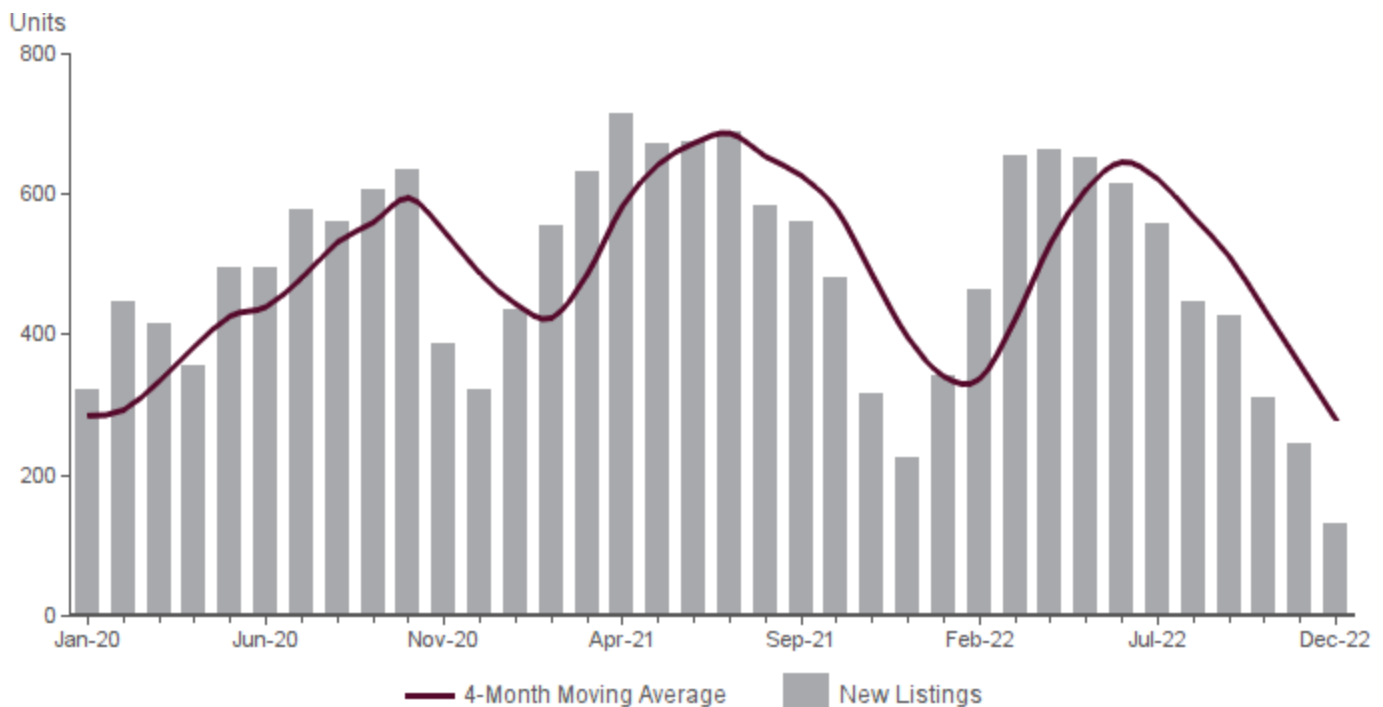
DECEMBER 2022 | SINGLE FAMILY

Market Summary	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	132	224	-41.07% ▼	5514	6538	-15.66% ▼
Sold Listings	246	394	-37.56% ▼	4393	6160	-28.69% ▼
Median List Price (Solds)	\$1,299,000	\$1,299,250	-0.02% ▼	\$1,450,000	\$1,298,000	11.71% ▲
Median Sold Price	\$1,301,000	\$1,475,000	-11.8% ▼	\$1,550,000	\$1,415,000	9.54% ▲
Median Days on Market	43	38	13.16% ▲	38	38	0%
Average List Price (Solds)	\$1,441,044	\$1,418,330	1.6% ▲	\$1,563,244	\$1,397,027	11.9% ▲
Average Sold Price	\$1,414,825	\$1,584,743	-10.72% ▼	\$1,677,013	\$1,527,093	9.82% ▲
Average Days on Market	51	42	21.43% ▲	44	42	4.76% ▲
List/Sold Price Ratio	98.6%	111.8%	-11.85% ▼	107.7%	109.6%	-1.72% ▼

## NEW PROPERTIES

DECEMBER 2022 | SINGLE FAMILY

Number of new properties listed for sale during the month

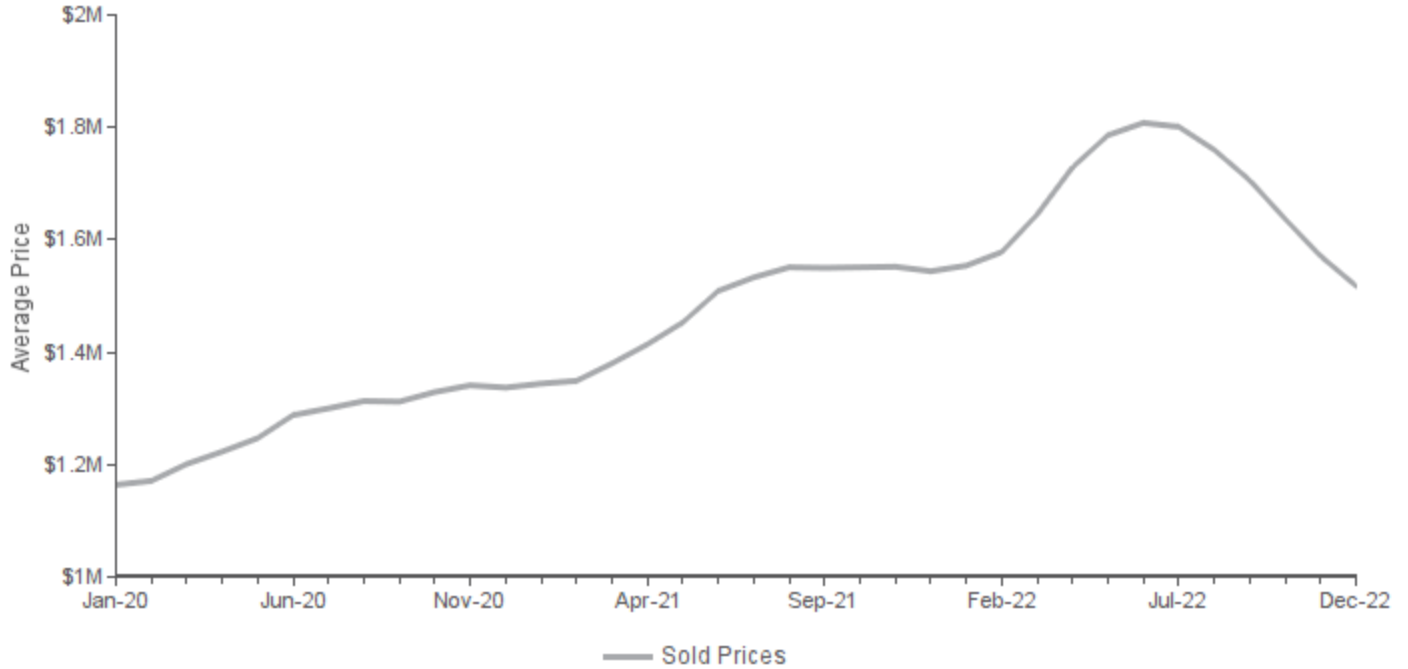


# SAN JOSE (CITY), CA

## AVERAGE SALES PRICE

DECEMBER 2022 | SINGLE FAMILY

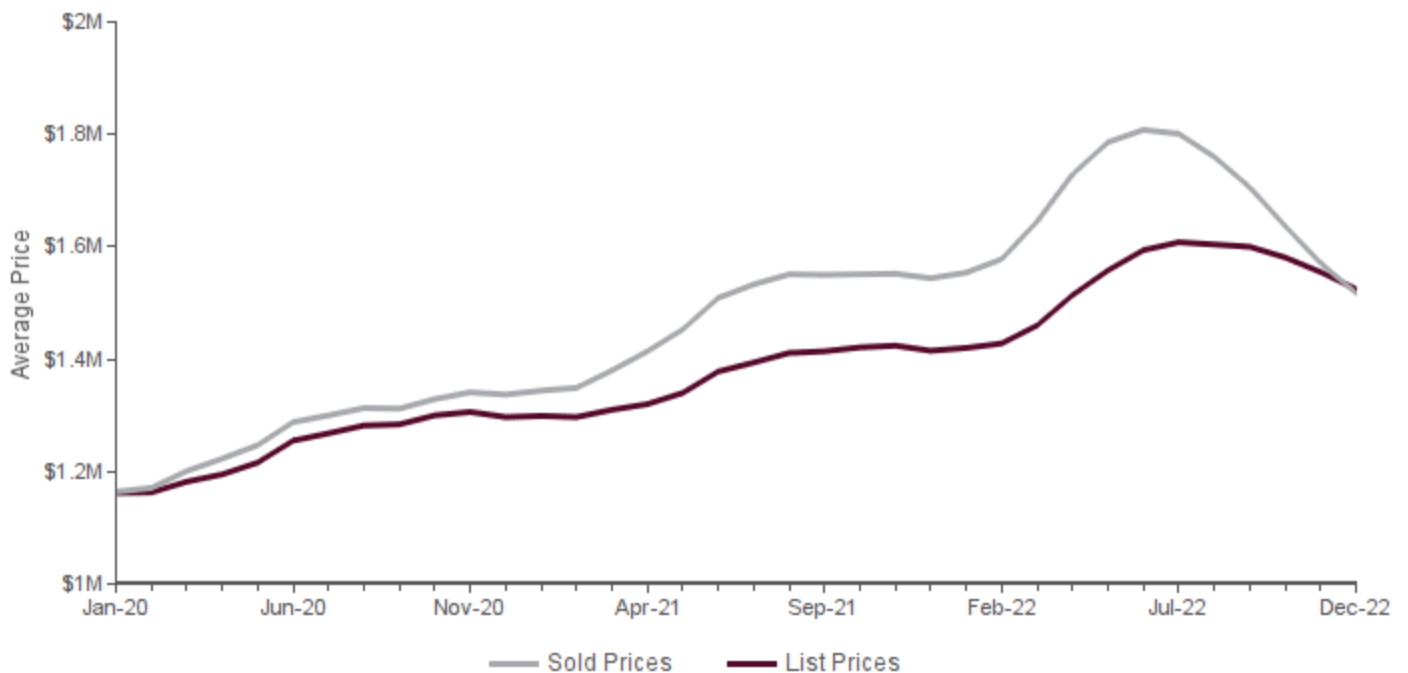
Average price for sold properties (6-Month Moving Average)



## AVERAGE SALES/LIST PRICE

DECEMBER 2022 | SINGLE FAMILY

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



# SAN JOSE (CITY), CA

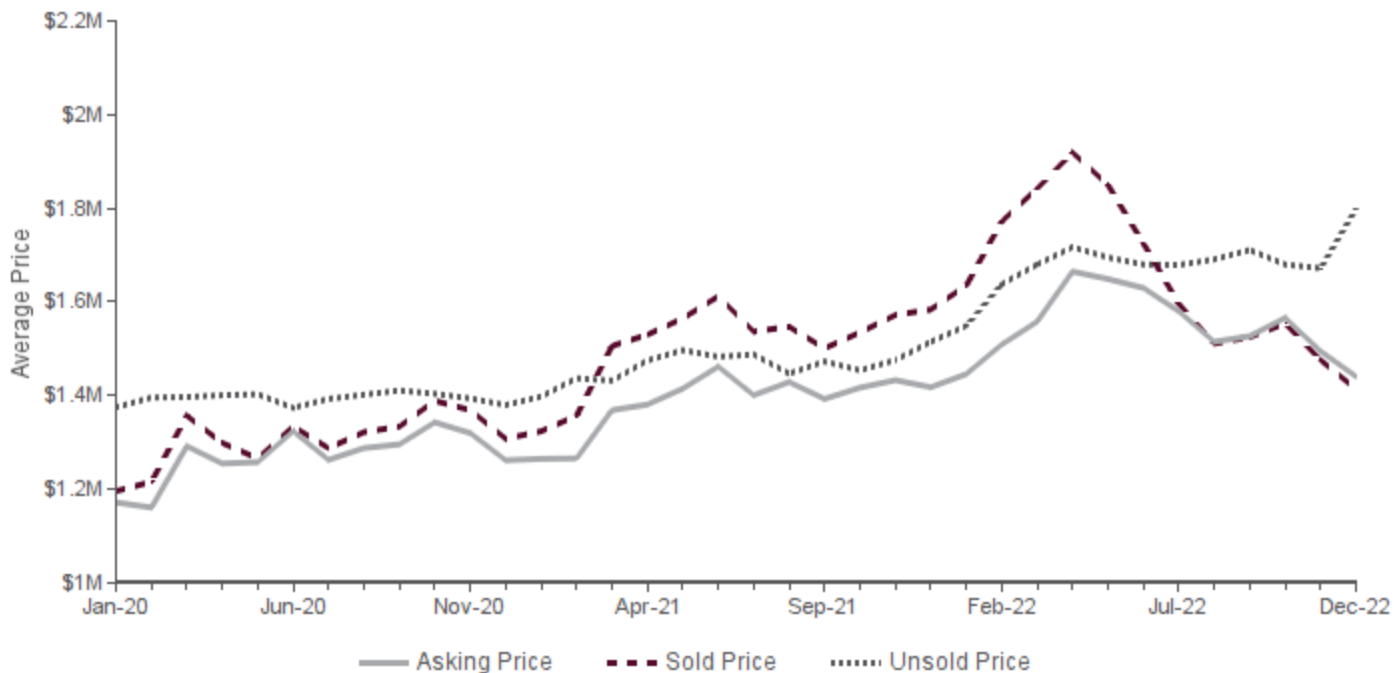
## AVERAGE ASKING/SOLD/UNSOLD PRICE

DECEMBER 2022 | SINGLE FAMILY

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

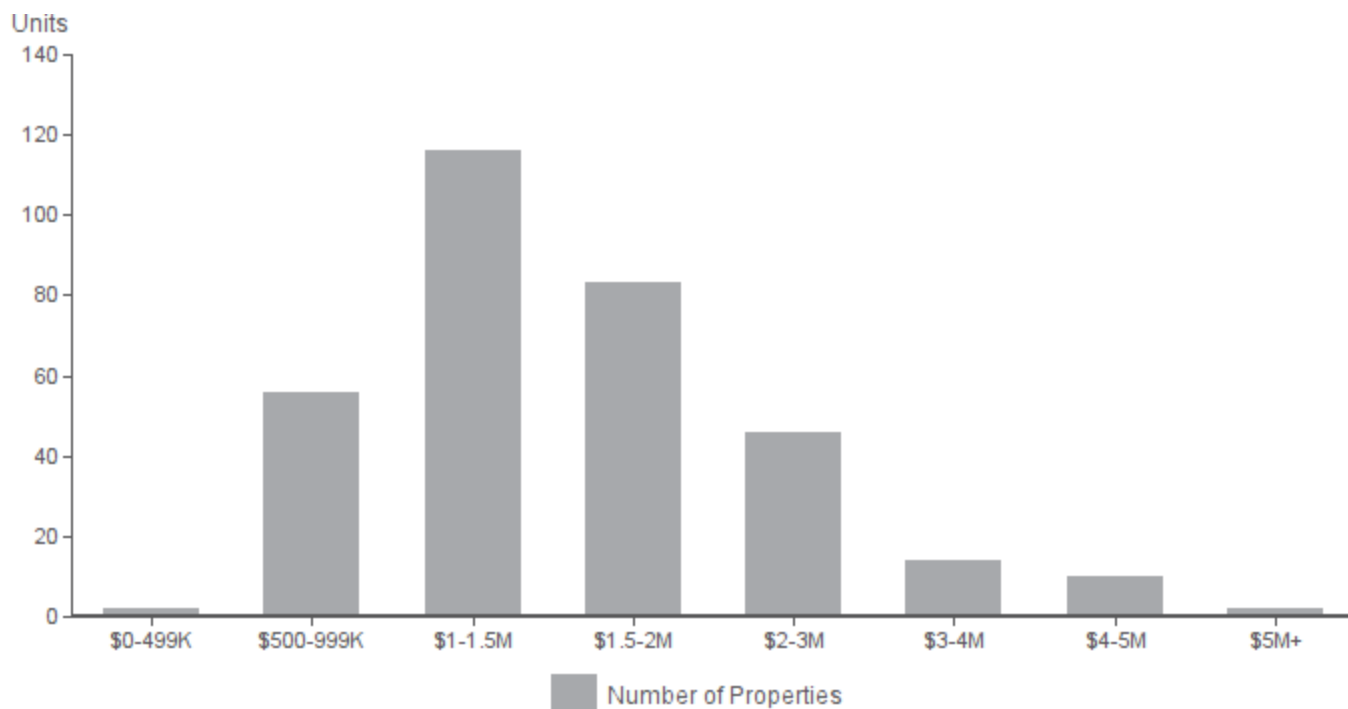
**Sold Price** | the average selling price



## PROPERTIES FOR SALE

DECEMBER 2022 | SINGLE FAMILY

Number of properties currently listed for sale by price range

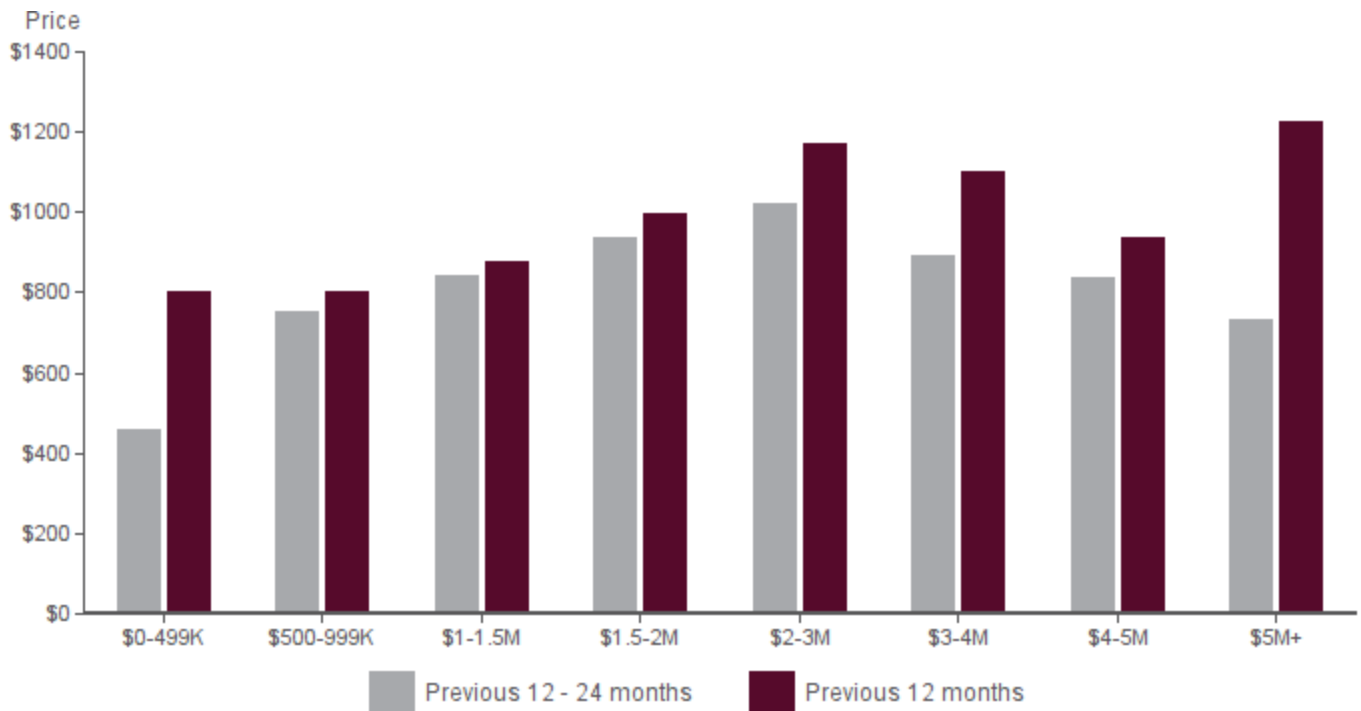


# SAN JOSE (CITY), CA

## AVERAGE SALES PRICE PER SQFT

DECEMBER 2022 | SINGLE FAMILY

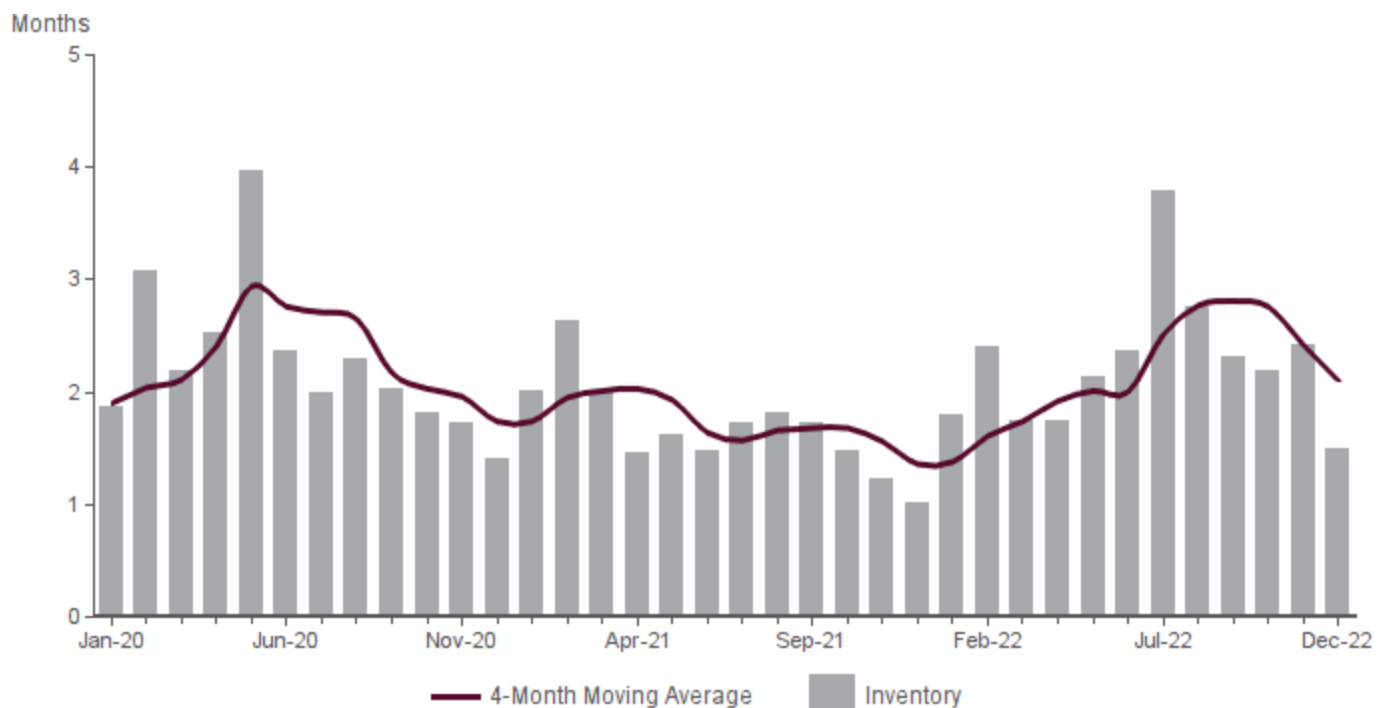
Average Sales Price per SqFt for previous two years



## MONTHS SUPPLY OF INVENTORY

DECEMBER 2022 | SINGLE FAMILY

Properties for sale divided by number of properties sold



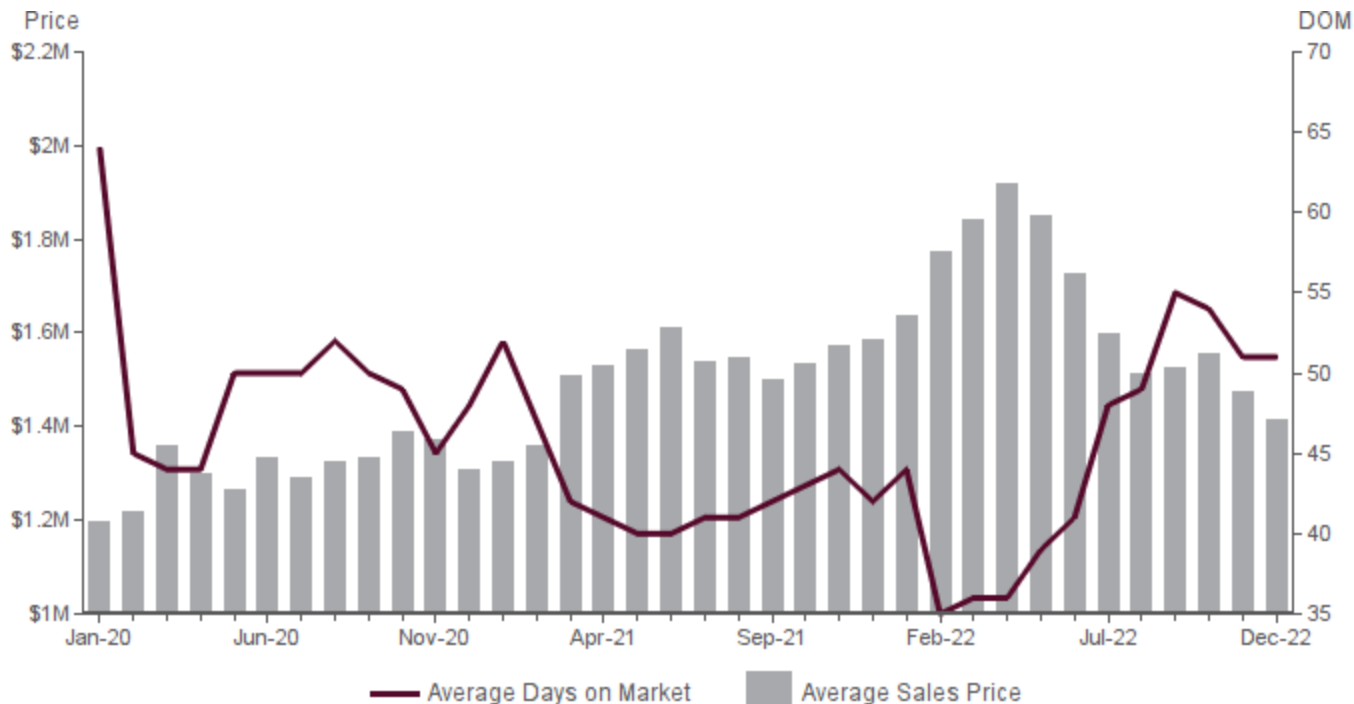
# SAN JOSE (CITY), CA

## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

DECEMBER 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.



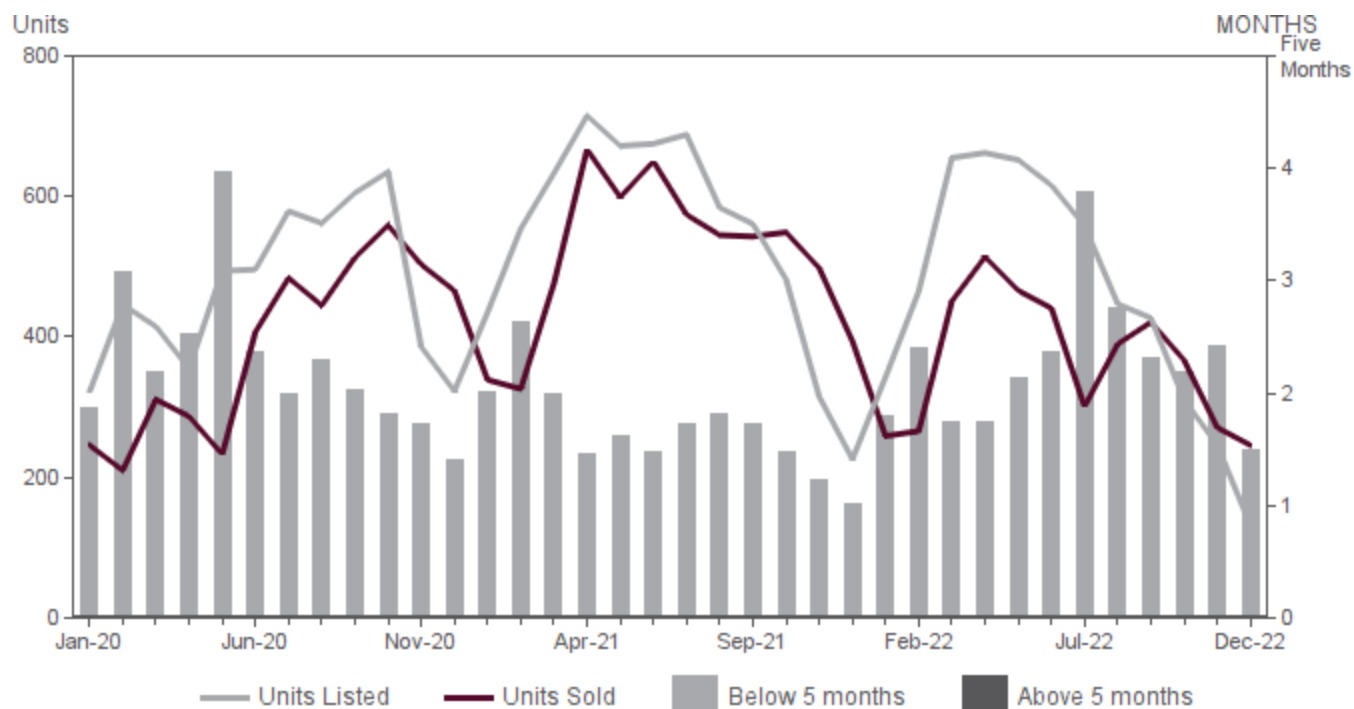
## MONTHS SUPPLY OF INVENTORY

DECEMBER 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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