

April 2019 Market Report

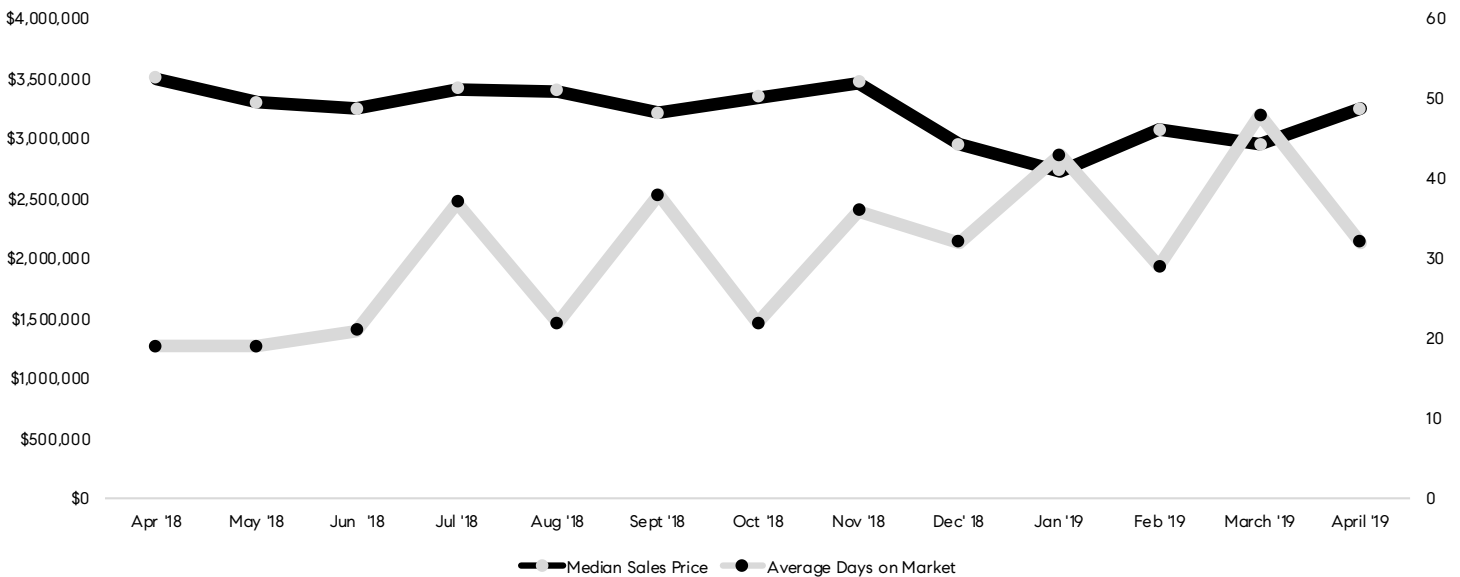
COMPASS

Silicon Valley > Residences

Year-to-Year Analysis of the Market

	APRIL-'19	APRIL-'18	% CHANGE
Median Sales Price	\$3,250,000	\$3,500,000	Down 7.1%
Average Days on Market	33	19	14 Days Slower
Number of Homes for Sale	407	339	Up 20.1%
Percent Under Contract	36.1%	38.9%	Down 2.8 Percentage Points
Average Sold Price/Original Price	97.6%	103.7%	Down 5.9%
Average Price per Square Foot	\$1,391	\$1,475	Down 5.7%

Median Sales Price and Days on Market Comparison



Source: Terradatum, May 6, 2019

Defining Silicon Valley: Our real estate markets in Silicon Valley include the cities and towns of Atherton, Los Altos (excluding county area), Los Altos Hills, Menlo Park (excluding east of U.S. 101), Palo Alto, Portola Valley, and Woodside. Sales data includes all single-family homes in these communities.