

PALO ALTO Home Sales (2/2019 vs 2/2018)

15-Month Market Trend Homes for 2/2019 compared to last year, Updated 3/2019

PALO ALTO, 2/2019	2019	Change	Comment
Sale Price	\$3.401M	Increased 9%	Higher sale price
Avg Price/Sqft	\$1422	Decreased 19%	Lower price per sqft, in last 15 months
Sold/List %	99%	Decreased 13%	Lower Price over asking, 1% under asking
Number of Solds	15	Decreased 6%	Slightly less sold
Days on Market	24	Increased 140%	Average sold in 24 days
Months Inventory	3.4	Increased 63%	More Inventory

- ◆ Higher sale price compared to last year. Price per sqft at \$1422/sqft
- ◆ Average Sold\$/List\$ = 99%, which is 13% lower than last year. Buyers willing to pay closer to asking price.
- ◆ More inventory at 3.4 month available.



