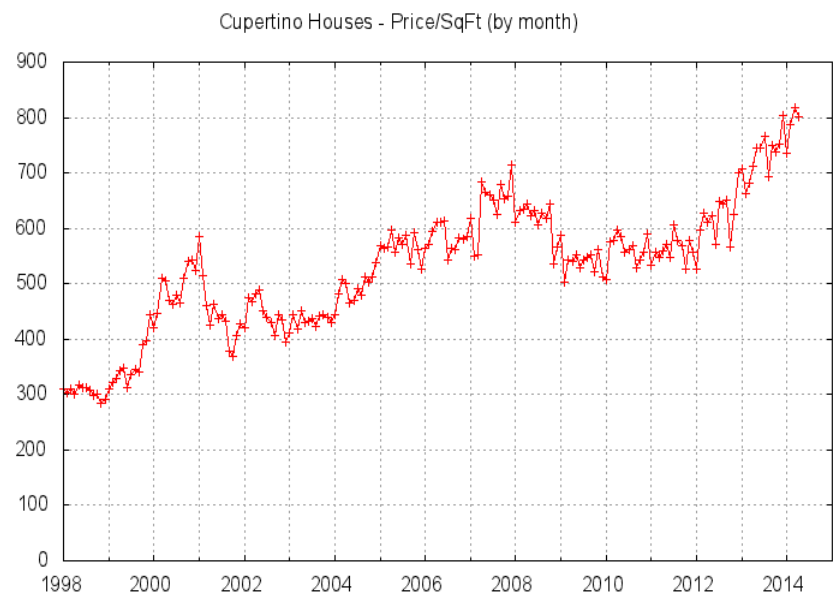


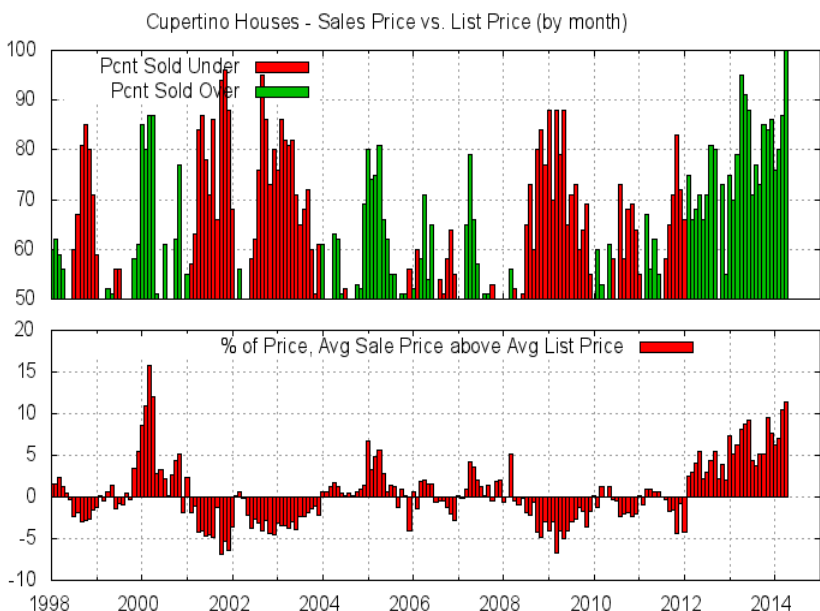
Neighborhood Home Values

Cupertino, CA - Through April 2014

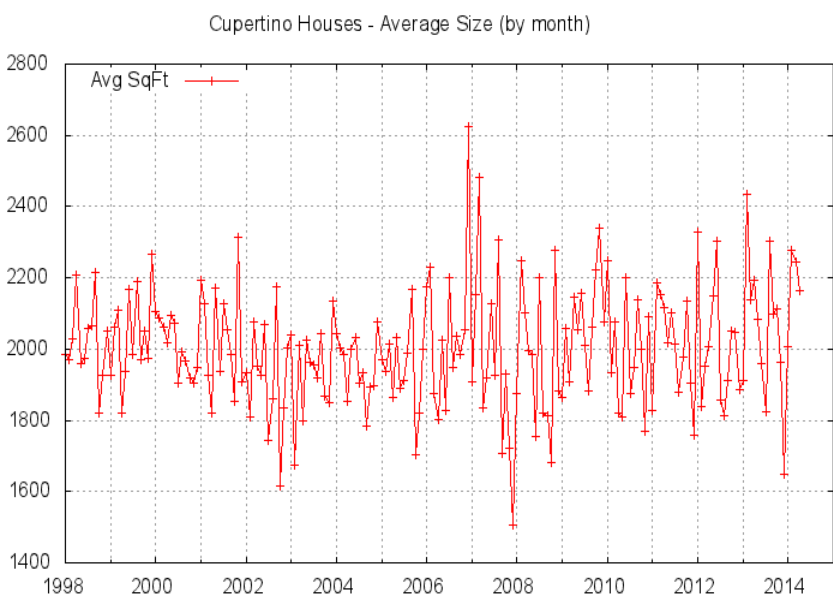
Juliana Lee
650-857-1000



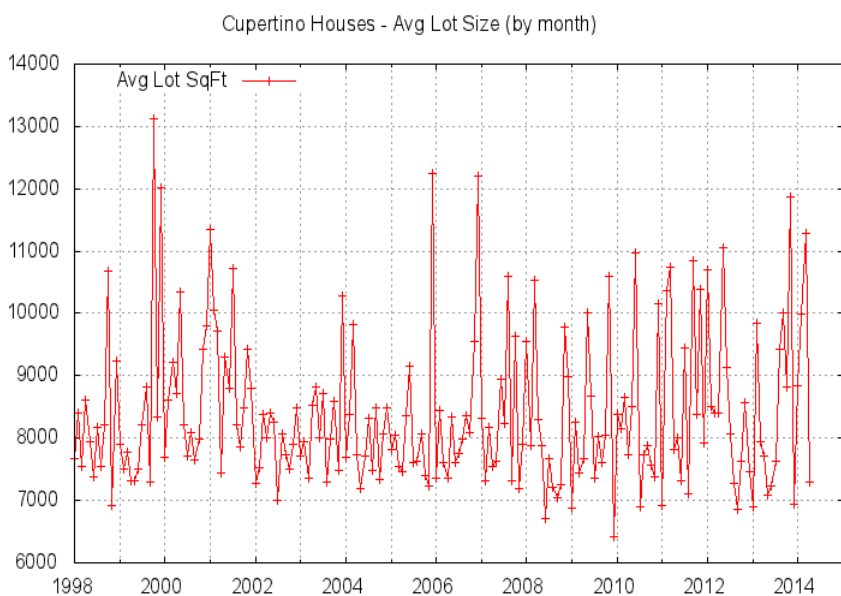
The avg price per sq ft for this neighborhood has climbed well above the peak of 2007-2008. This is true of most areas where the average sales price is over \$1M. The “bubble” in 2000 was much different from the broad 2008 economic downturn.



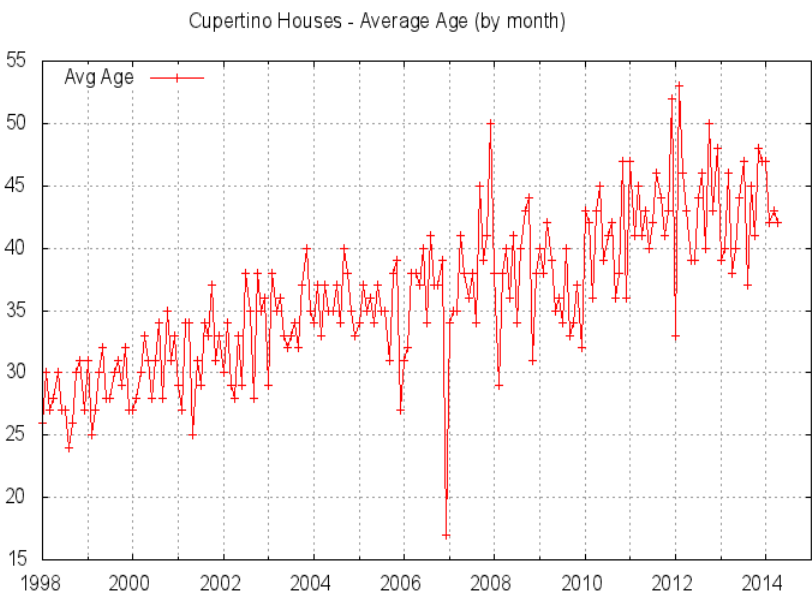
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



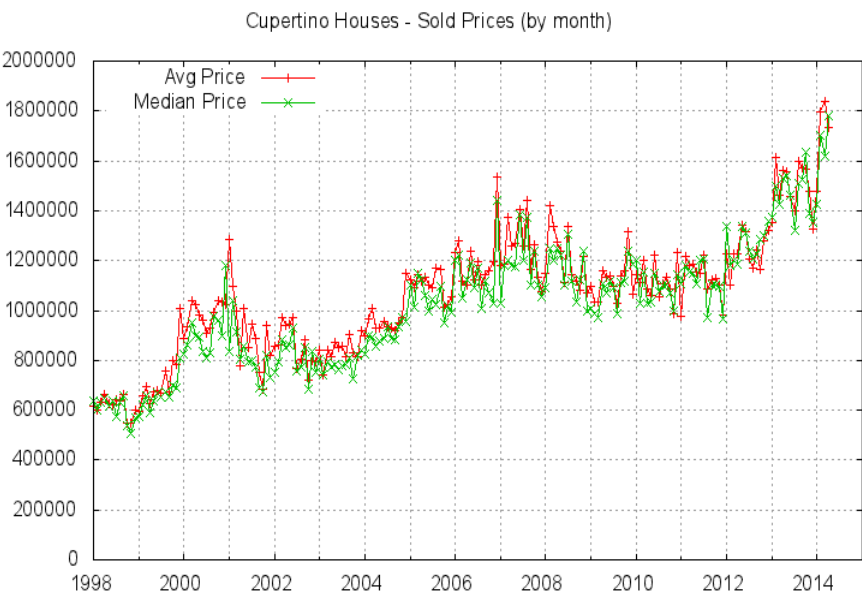
Cupertino is different from many bay areas cities in that there is no real trend for larger home sizes.



The average lot size for a house sold in Cupertino is roughly 8,000 sf. There are numerous spikes in the monthly average size especially in the wintertime when few homes are sold. The sale of a single home with a very large lot can change the average significantly.



The average age is increasing. For 1998 the avg age was about 27 while for 2013 the avg age was about 43: an increase in the average of about 16 years over a 16 year period. Few new homes are being sold.



With both the avg house size and average lot size remaining constant, the average sales price follows the average price per sq ft quite closely.

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