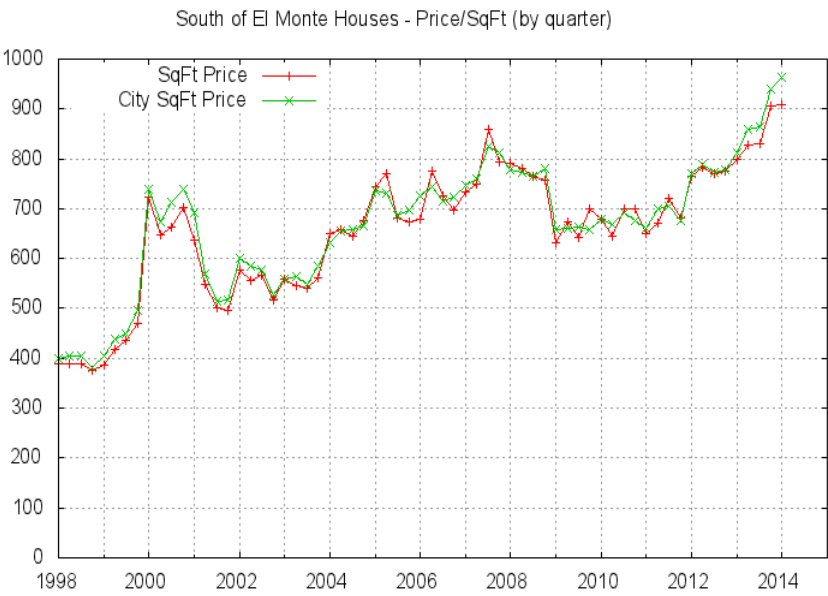


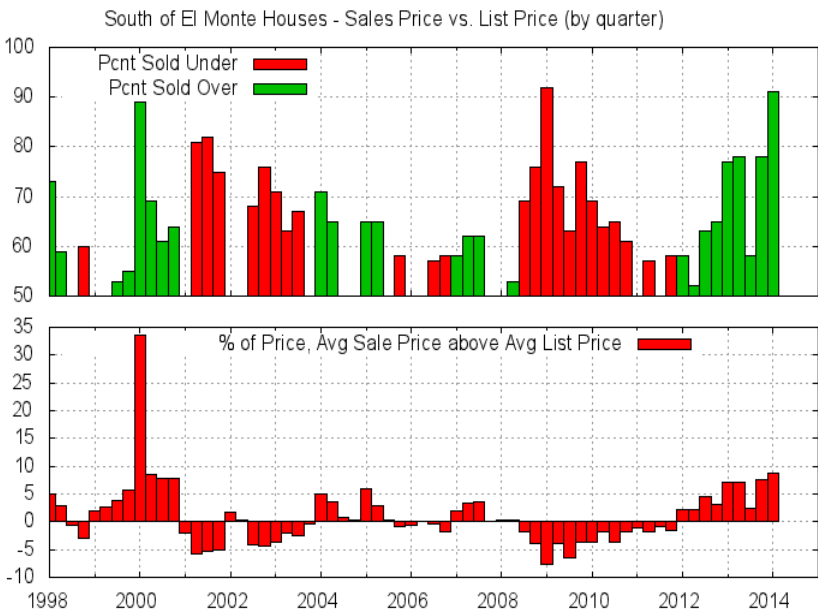
Neighborhood Home Values

South of El Monte, Los Altos CA

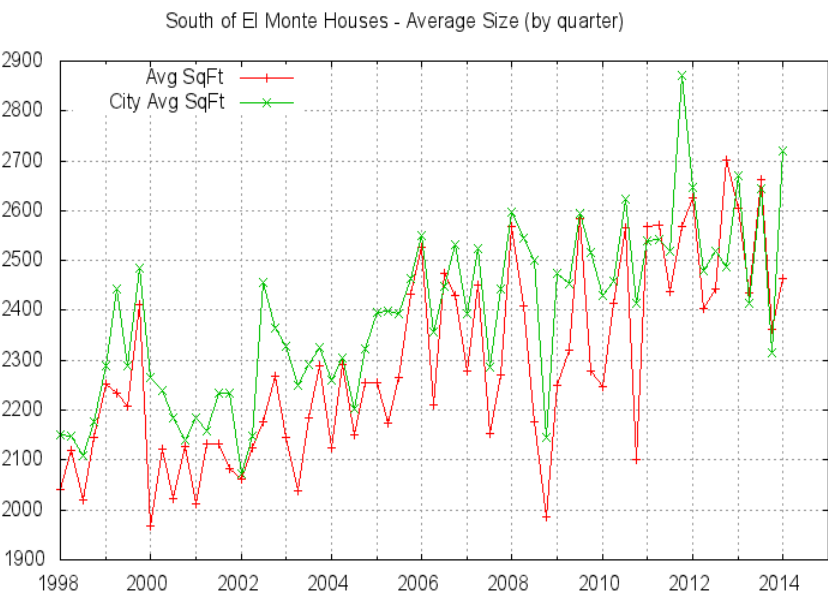
Juliana Lee
650-857-1000



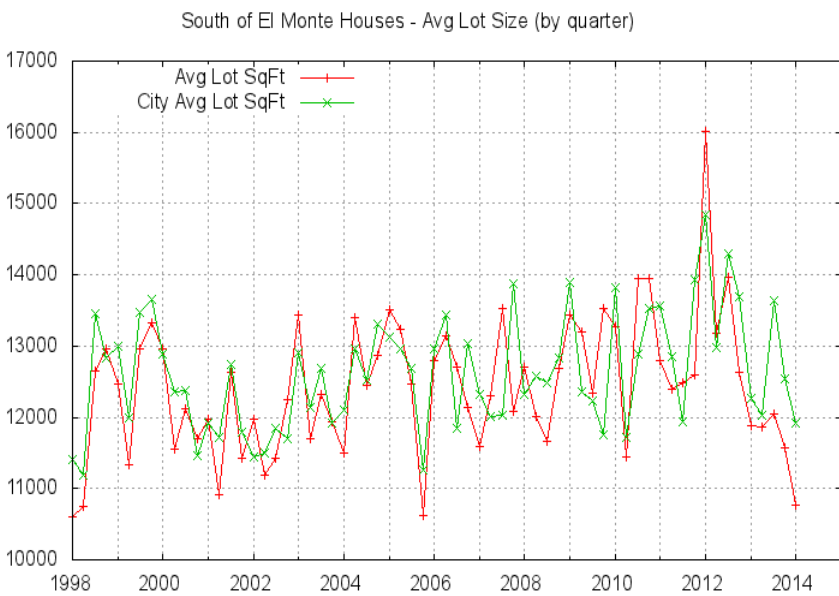
The avg price per sq ft for this neighborhood is very close to the city avg. Home values steadily moved up from 2011. The bubble in 2000 was much different from the broad 2008 economic downturn.



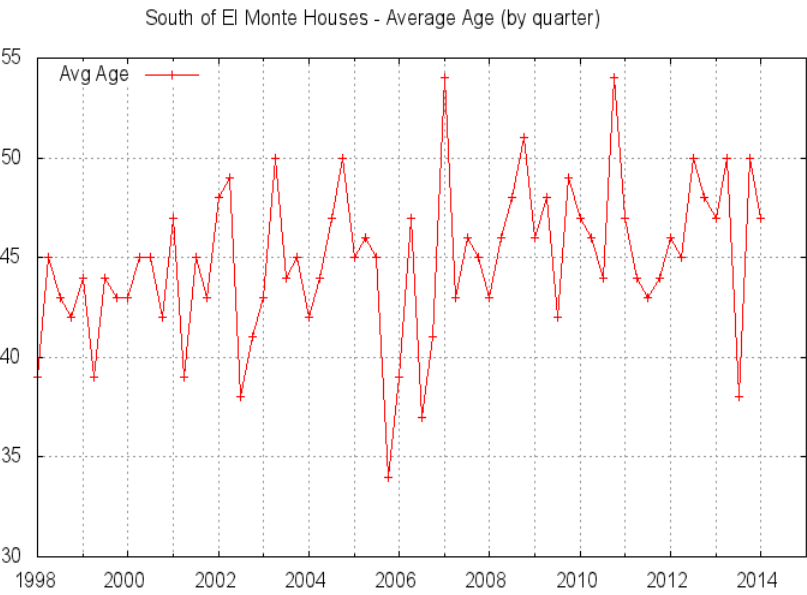
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



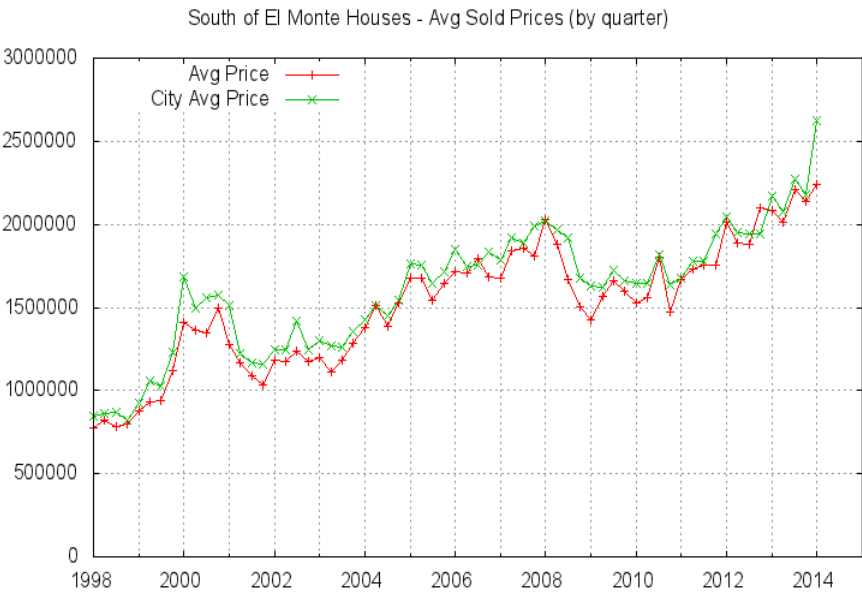
When comparing prices in neighborhoods it is important to compare house specifications. The average size of a house sold in this neighborhood is very similar to the average size of a house sold in Los Altos. Notice the steady trend towards larger houses.



The average lot size of a house sold in this neighborhood is very similar to the average lot size of a house sold in Los Altos. The small number of sales especially in winter time can result in a significant variation in the averages.



The average age is increasing in spite of the number of homes being replaced by newer homes. Home remodeling additions affect the avg size but most often not the reported age.



With both the neighborhood avg house size and lot size comparable to city averages, the average sales price is also very comparable.

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