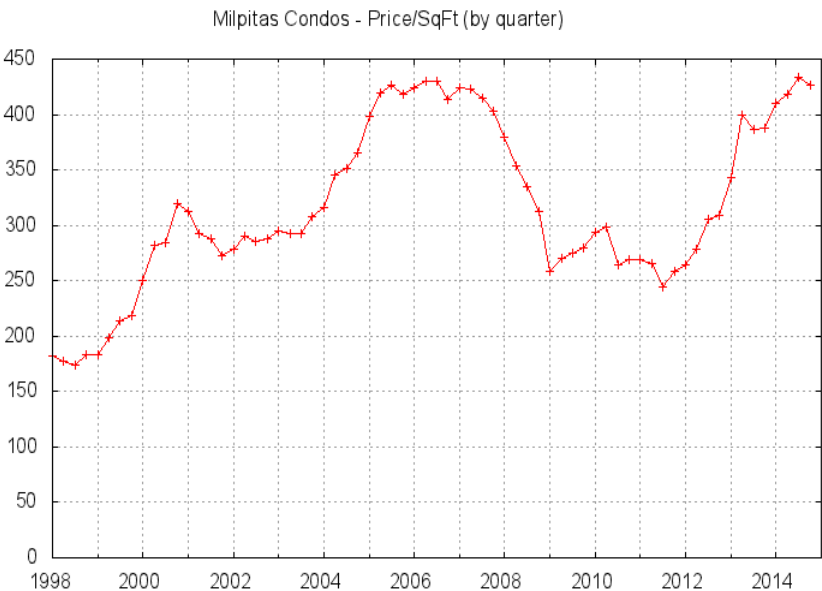


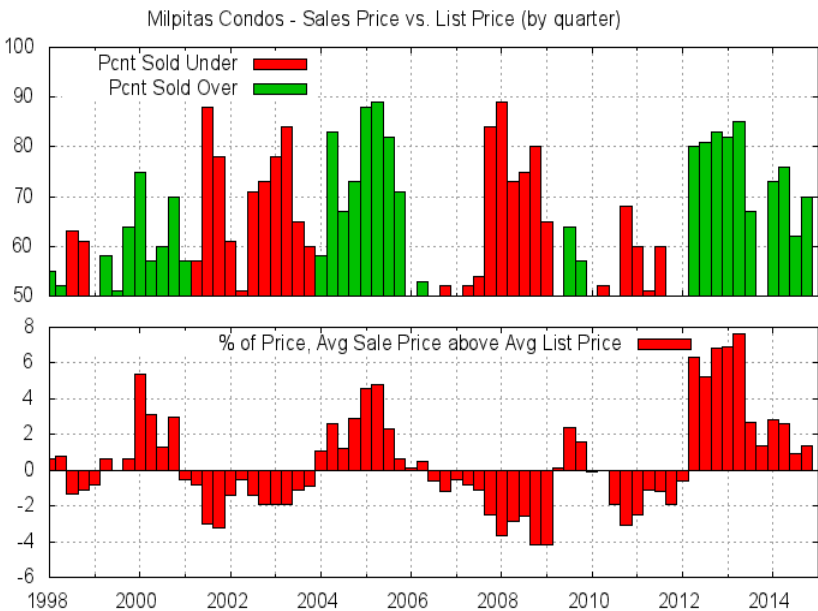
Milpitas Home Values

(Dec 4, 2014)

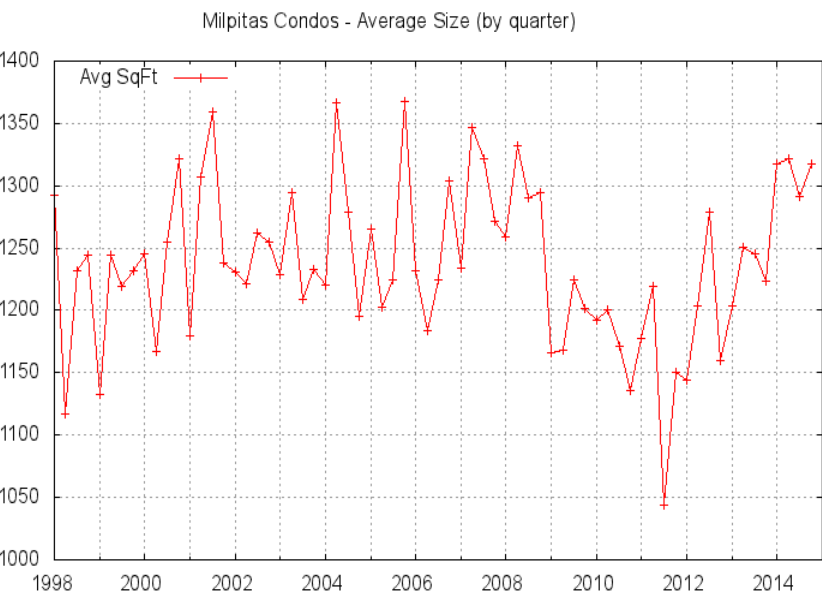
Juliana Lee
650-857-1000



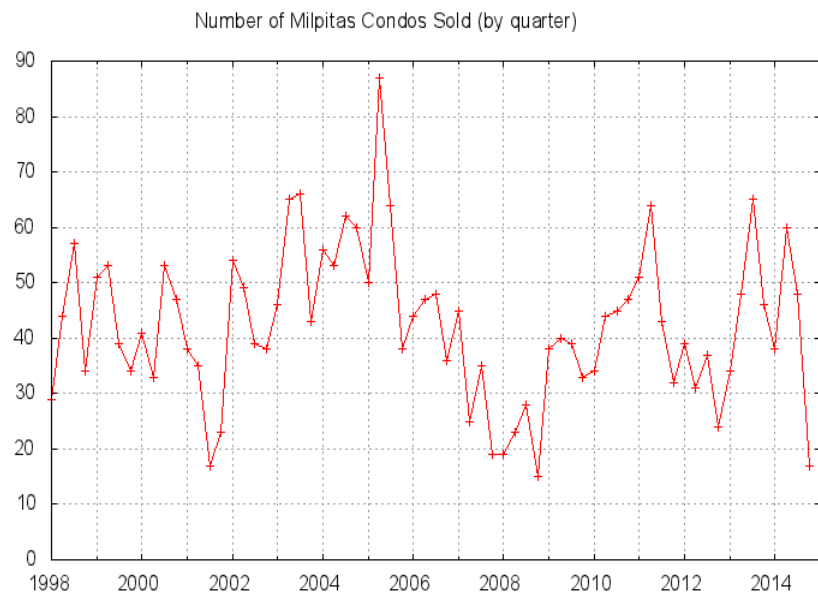
The avg price per sq ft for Milpitas condos has just reached the 2005-2008 peak. There may be more potential for growth than homes which have already surpassed their previous peaks.



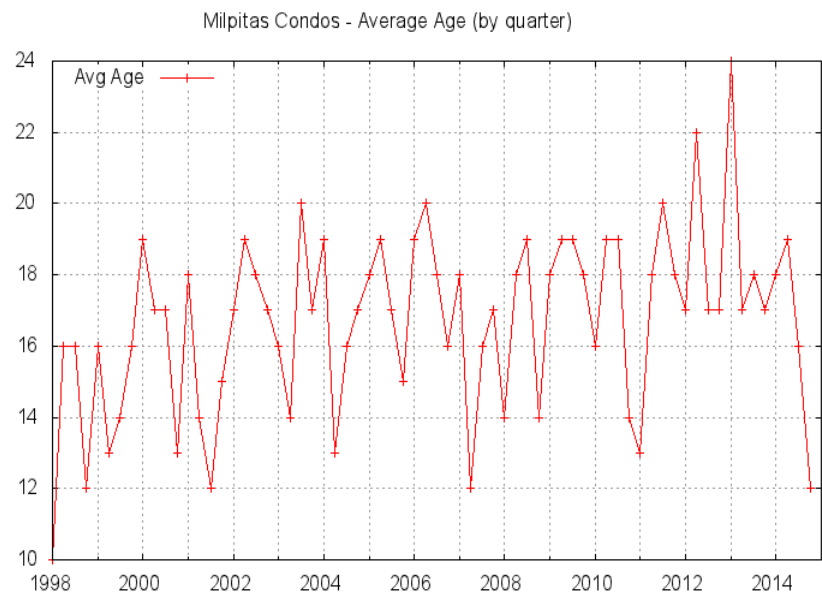
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



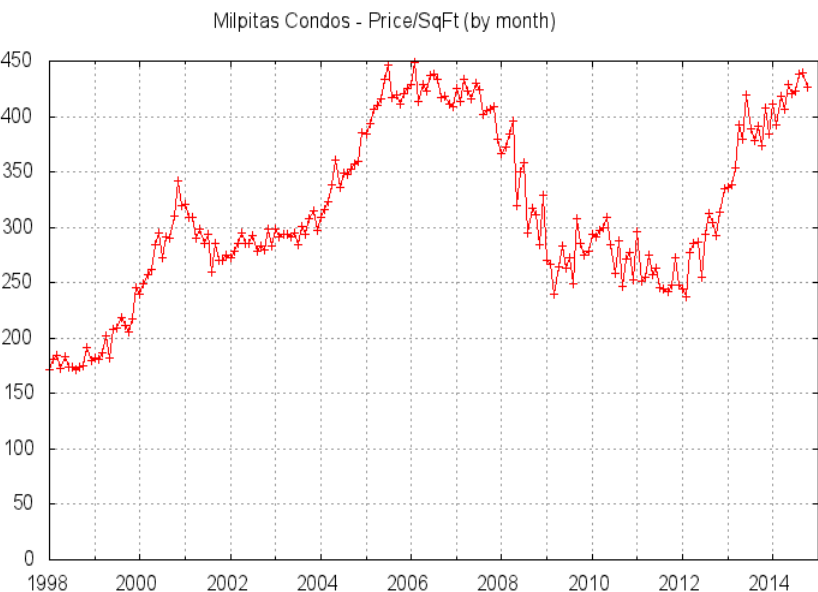
When comparing prices it is important to compare house specifications. The average size of a condo sold in Milpitas varies significantly. Since 2010 the average size has been varying around 1200 sf.



The number of homes sold is typically lowest near the first of the year. The graph shows that during the summer of 2013 sales were quite strong then rapidly declined as typical towards the end of the year. In general sales numbers have been low indicating there aren't many sellers.



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.



Monthly sales can vary dramatically month to month in part because the number of sales in one month is low. Price increases have slowed following the rapid increase in 2012 but are still strong.

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