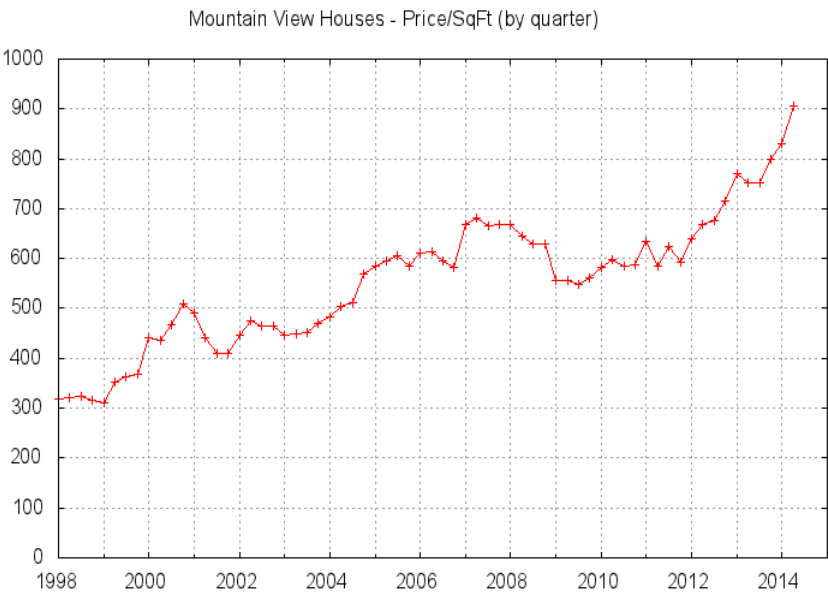


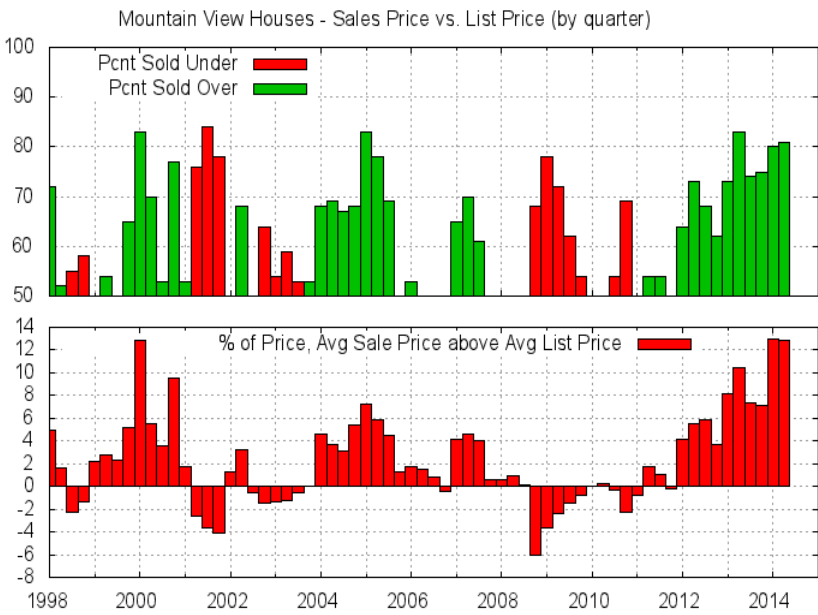
Neighborhood Home Values

Mountain View Single Family, CA (July, 2014)

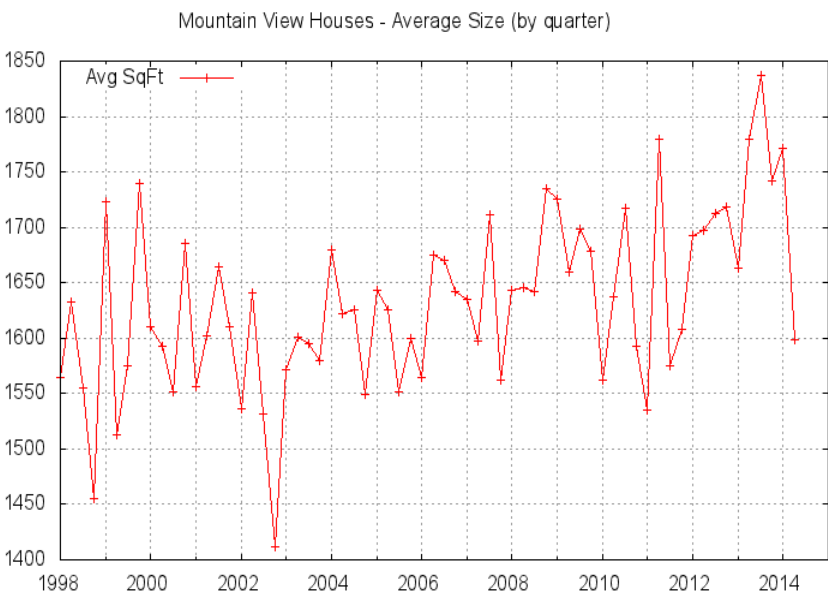
Juliana Lee
650-857-1000



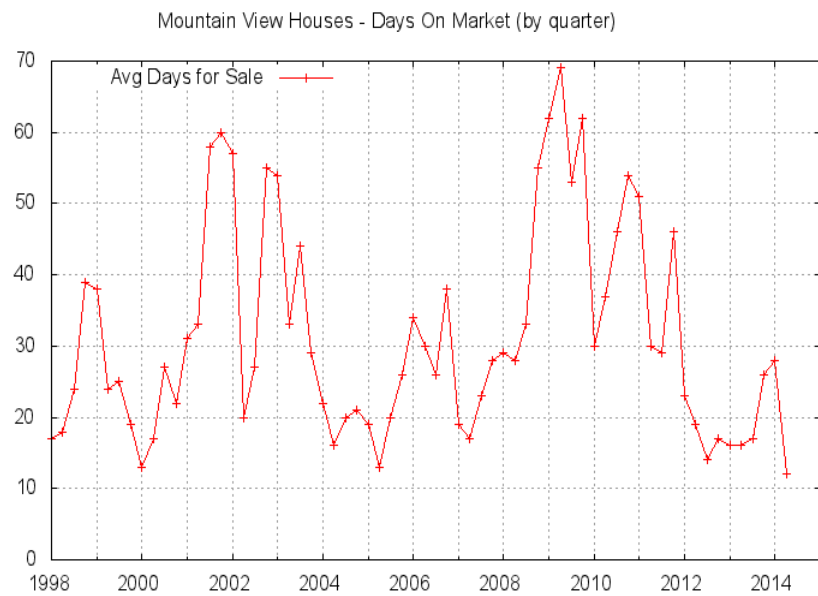
The avg price per sq ft for Mountain View homes has been under strong upward pressure since the end of 2011. The strong growth of local companies is increasing demand.



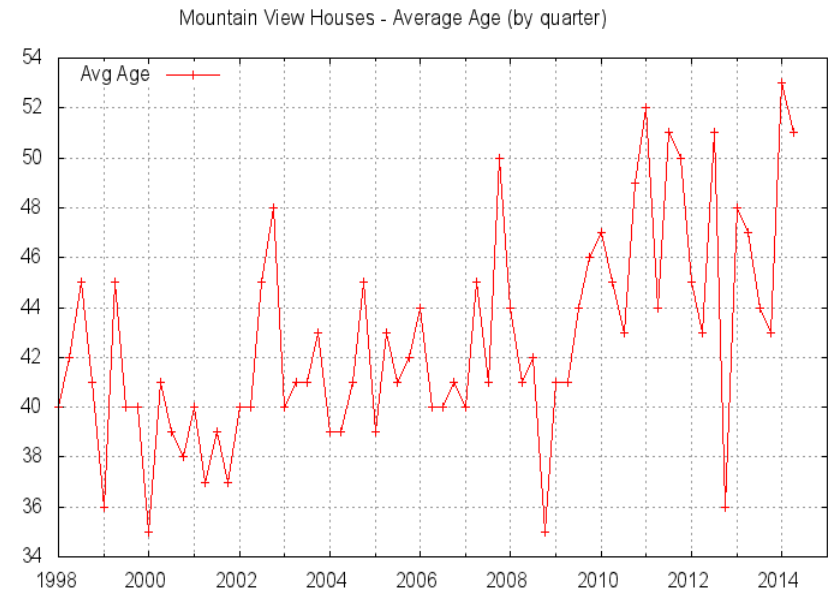
These two plots show market conditions quickly. The green area in the top plot shows homes selling over list price; a sign of increasing competition to buy a home. The bottom plot shows the avg percentage paid over/under list price.



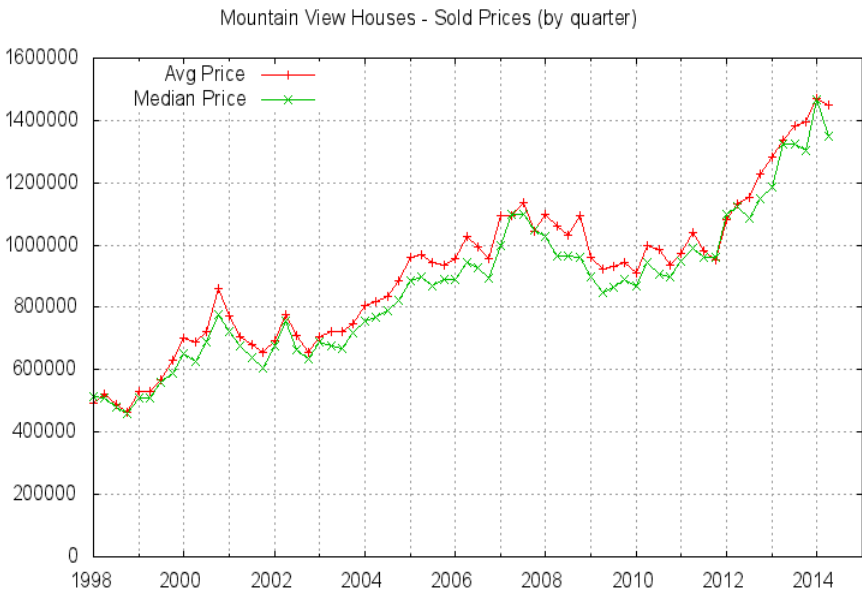
When comparing prices it is important to compare home specifications. The average size of a home sold in Mountain View has been increasing from roughly 1,550 sf in 1998 to 1,800 sf in 2014.



The average days on market has been quite low since the middle of 2012.



The average age of a single family home sold in Mountain View has been increasing but not rapidly because of the number of new communities having been built.



Mountain View single family home prices are reaching all time highs even though many newer homes are planned communities having smaller yards than decades ago.

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neighborhood, zip, or city