



Michael Ryan
 Michael Ryan & Assoc.
 Broker
mike@michael-ryan.com
 NMLS #295351
 Office: 408.986.1798
 Office: 408.462.1798
 1400 Coleman Ave. F17
 Santa Clara, CA 95050
<http://michael-ryan.com>

Real Estate Report Card

Santa Clara County, CA



- Historical Appr.



- Median Income



- Jobs

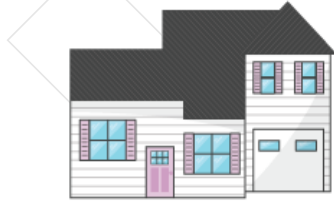


- 1 YR Appr.



- 5 YR Appr.

Median Home Price
\$1,352,790



Price / Sq Ft
\$711

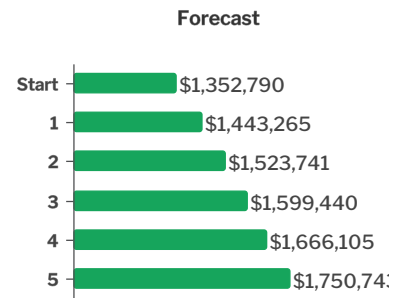
Appreciation



Average Per Year

*5 YR - Cumulative Appr.

5 yr Gain: **\$397,953**



Inventory



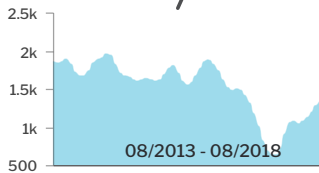
Homes For Sale

1,352

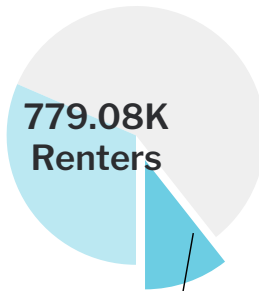
1 home per 1420 people.

Y/Y 49%

M/M 5%



1.92M Total Pop.



196.33K

Renters Who Can Afford To Purchase

Annual Potential First Time Home Buyers Ages 27 to 35 **67.86K**

Annual New Homes Needed to Meet Demand **23.86K**

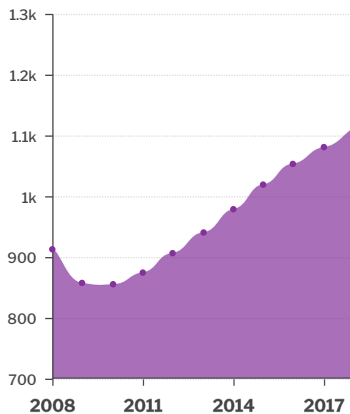
*Accounts for 56% Home ownership rate and percentages of couples.

Actual Annual Homes Built **4,931**



Total Employment

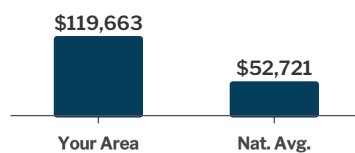
In Thousands



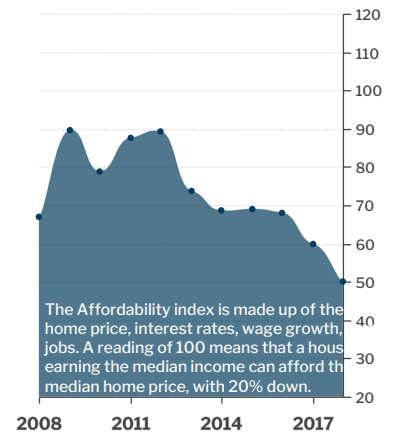
Unemployment Rate

Year	Rate
2018	2.86%
2017	3.22%
2016	3.8%
2015	4.19%

Median Household Income



Affordability Index



Confidentiality Notice: The information in this e-mail and any attachments is confidential. It is intended solely for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or any action taken is prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender and permanently delete the e-mail and any attachments immediately.

Powered By MBS Highway

This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. Sources: MBS Highway, FRED, US Census, BLS.