

BREAKING NEWS | San Francisco appeals court rules against Trump travel ban

Community News

Real Deal: Bay Area home sales lose momentum in April



By **ROSE MEILY** |

PUBLISHED: June 2, 2017 at 7:25 am | UPDATED: June 2, 2017 at 9:12 pm

After a strong March showing in sales, the Bay Area housing market dipped again as housing supply and affordability continued to constrain sales in the region. According to the California Association of Realtors' April sales and price report, overall sales in the Bay Area declined 4.3 percent over the same period last year. Seven of the nine counties in the region performed worse than the previous April.

In Santa Clara County, April sales of existing, single-family detached homes were down 8.7 percent from the same month last year, but sales were up 6.9 percent from March. The April median price for a single-family home continued to climb to \$1,160,000, up 2.7 percent from the March median of \$1,130,000 and 6.9 percent higher than the April 2016 median of \$1,085,000.

"While year-to-year home sales were lackluster, April home sales in Santa Clara County were up month-to-month, even as the median sales price continued its rise. This means homebuyers are taking advantage of favorable interest rates and that those purchasing homes are optimistic about the market," said Denise Welsh, president of the Silicon Valley Association of Realtors.

It is a similar story for the state, with statewide home sales losing momentum in April, while the median home price accelerated to a near-10-year high. Closed escrow sales of existing, single-family homes in California totaled 406,300 units in April, according to information collected by C.A.R. from more than 90 local Realtor associations and MLSs statewide. The April figure was down 2.4 percent from the 416,110 level in March and down 1.7 percent compared with 413,270 home sales in April 2016.

The April statewide median price of \$536,750 was up 3.7 percent from \$517,490 in March and was 5.4 percent higher than the \$509,240 recorded in April 2016. The skyrocketing home prices are attributed to the record low inventory. Of 51 reported counties, San Francisco had the lowest inventory (1.8 months), followed by Santa Clara, San Mateo, and Alameda (all at 2 months), which were all in the Bay Area.

"California's median home price has been on an upward trend on an annual basis since March 2012 and is now at the highest in nearly 10 years," said Leslie Appleton-Young, senior vice president and chief economist of the state Realtor group. "The yearly price gains will most likely persist through the remainder of the home buying season, further exacerbating an already low housing affordability situation."

The average price per square foot for an existing, single-family home statewide was \$258 in April, \$252 in March, and \$244 in April 2016. San Mateo County had the highest price per square foot in April at \$890/sq. ft., followed by San Francisco (\$887/sq. ft.), and Santa Clara (\$698/sq. ft.). Counties with the lowest price per square foot in April included Lassen (\$119/sq. ft.), Siskiyou (\$119/sq. ft.), and Tulare (\$132/sq. ft.).

Information provided in this column is presented by the Realtor members of the Silicon Valley Association of Realtors at www.silvar.org. Send questions on any topic to rmeily@silvar.org.

SPONSORED CONTENT

How to use SEM to deliver real ecommerce results for your business

By 

Would you like to learn how to increase conversion rates and search engine visibility by taking advantage of a ready-to-buy audience? What if you...



Rose Meily