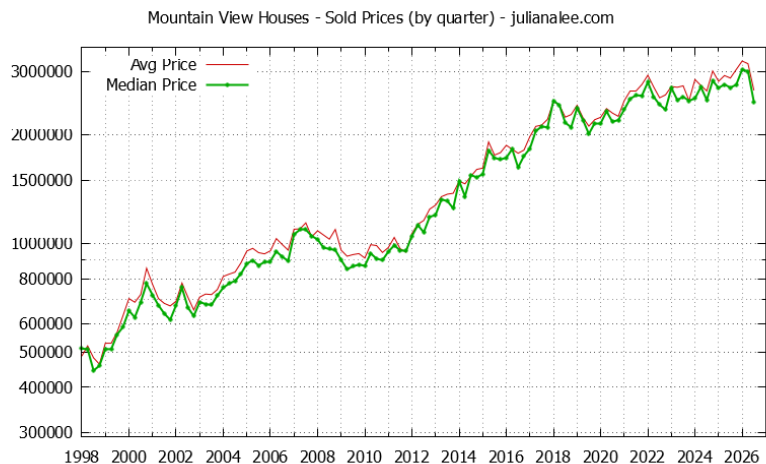


Home Values – Mountain View Townhouses

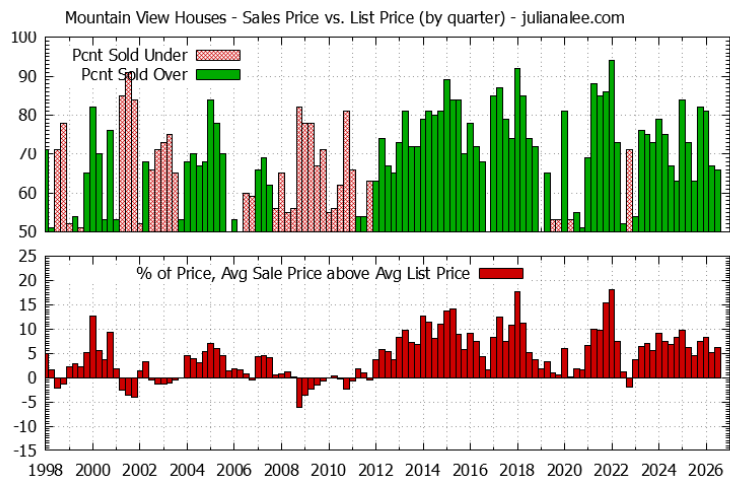
Average and Median Home Price of Mountain View Townhouses Sold

When trying to understand Mountain View neighborhood home values for townhouses, the first and most often real estate trend looked at is either average or median house sales price. The average price can be pushed up by a particularly expensive townhouse being sold. Much less often an especially low price for one or more townhouses can push the average price down. By looking at both average and median price a quick judgment can be made about any unusually high or low prices



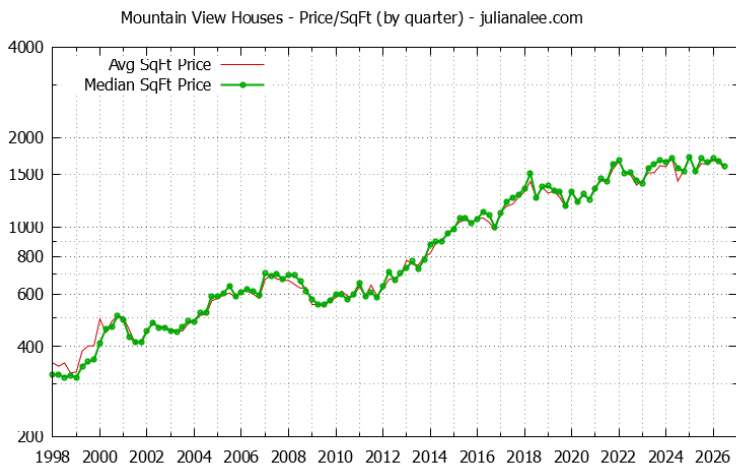
Sales Price vs. List Price for Mountain View Townhouses Sold

Home buyers and sellers want to know the typical relationship between list price and sales price. This relationship varies with city and time. The plots below show trends for this relationship using color coding which generally highlights changes in the market. More Mountain View townhouses being sold over list price is a very good indicator of rising townhouse prices. More townhouses being sold under list price is a very good indicator of falling townhouse prices.



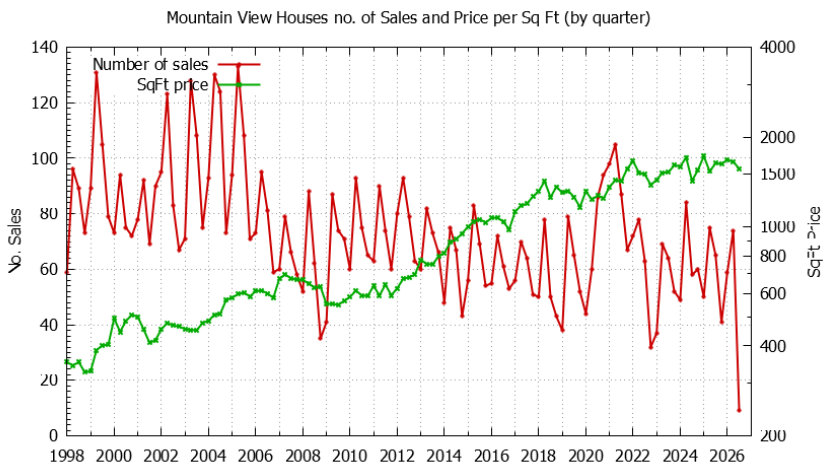
Price Per Square Foot for Mountain View Townhouses Sold

The sales price of a Mountain View house is affected by its size. Looking at price per square foot gives a partial adjustment for differences between townhouses. Furthermore if you look at the average size of a Mountain View townhouse sold you will see that it varies with time. Part of the variation is due to the random nature of which townhouses are being sold but the trend is for an increase in size with time because when a house is replaced with a newer townhouse, the newer townhouse is almost always larger.



Number of Mountain View Townhouses Sold

A quick estimate of how active the Mountain View real estate market is can be found by looking at the number of townhouses sold. Locally there is a strong seasonal change in the number of townhouses sold. The lowest number of townhouses sold typically occurs around December & January. The highest number of townhouses sold typically occurs around May. Price changes do not track the seasonal change in the number of townhouses sold.



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