

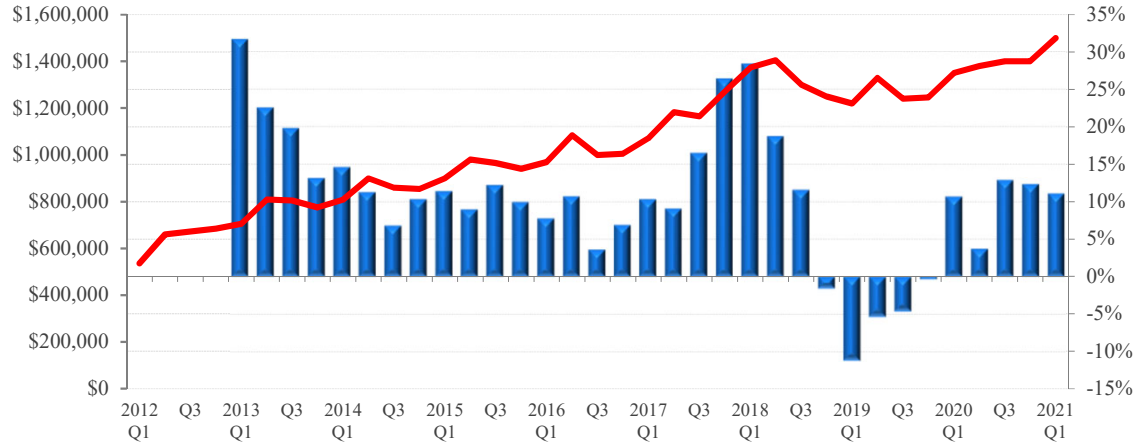
# San Jose-Sunnyvale-Santa Clara Area

## Local Market Report, First Quarter 2021

including the impact of COVID-19 on the local economy

### Today's Market...

Median Price (Red Line) and One-year Price Growth



Local Price Trends			
Price Activity	San Jose	U.S.	Local Trend
Current Median Home Price (2021 Q1)	\$1,500,000	\$313,533	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2021 Q1)	11.1%	15.1%	
3-year (12-quarter) Appreciation (2021 Q1)	9.2%	28.6%	
3-year (12-quarter) Housing Equity Gain*	\$127,000	\$69,733	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$692,000	\$122,533	
9-year (36 quarters) Housing Equity Gain*	\$964,500	\$155,200	

\*Note: Equity gain reflects price appreciation only

	San Jose	U.S.	
<b>Conforming Loan Limit**</b>	\$765,600	\$765,600	Government-backed financing is limited in this market, hampering home sales
<b>FHA Loan Limit</b>	\$765,600	\$765,600	
<b>Local Median to Conforming Limit Ratio</b>	196%	not comparable	

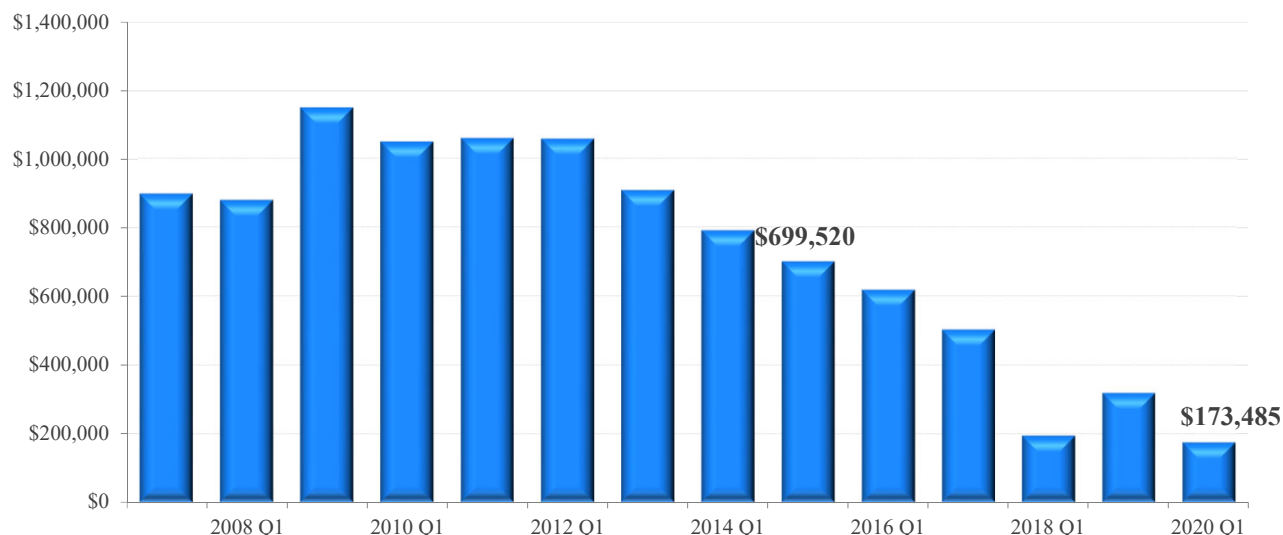
Note: limits are current and include the changes made on January 1st 2020.

#### Local NAR Leadership

The San Jose-Sunnyvale-Santa Clara market is part of region 13 in the NAR governance system, which includes all of California, Hawaii, and Guam. The 2021 NAR Regional Vice President representing region 13 is Chris Kutzkey.

## Benefits of Ownership: Total Equity Appreciation

### Total Equity Accrued to Owner by Year and Quarter of Purchase



#### Total Equity Gained\*\* through 2021 Q1 from quarter in which home was of purchased

Price Activity	SanJose	U.S.	Local Trend
1-year (4-quarter)	\$173,485	\$45,806	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$192,943	\$81,443	
5-year (20-quarter)*	\$617,580	\$117,278	
7-year (28 quarters)*	\$789,507	\$145,583	
9-year (36 quarters)*	\$1,056,361	\$182,361	

\*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

# Drivers of Local Supply and Demand...

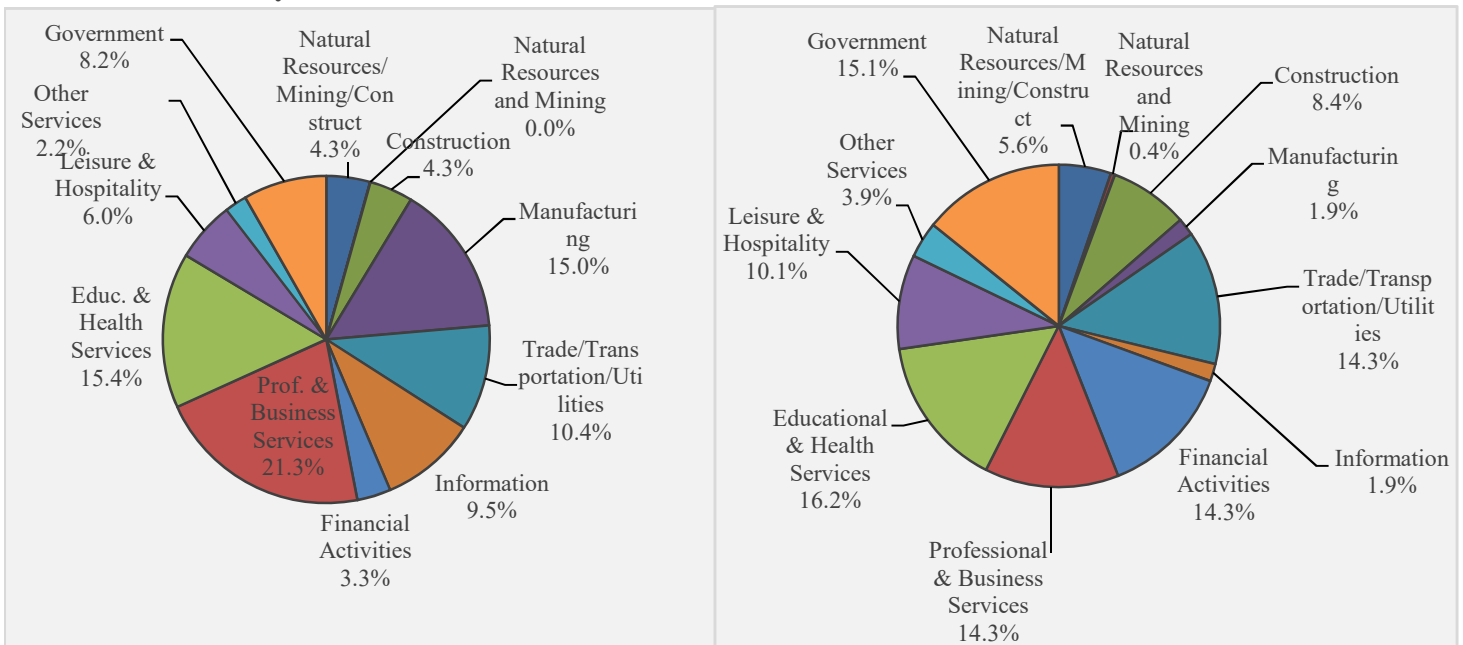


Local Economic Outlook	San Jose	U.S.	
12-month Job Change (May)	55,300	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Apr)	69,500	Not Comparable	
36-month Job Change (May)	-39,600	Not Comparable	Unemployment in San Jose is better than the national average and improving
Current Unemployment Rate (May)	4.7%	5.8%	
Year-ago Unemployment Rate	11.4%	13.3%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	5.4%	-4.0%	

## Share of Total Employment by Industry

San Jose-Sunnyvale-Santa Clara Area

U.S.



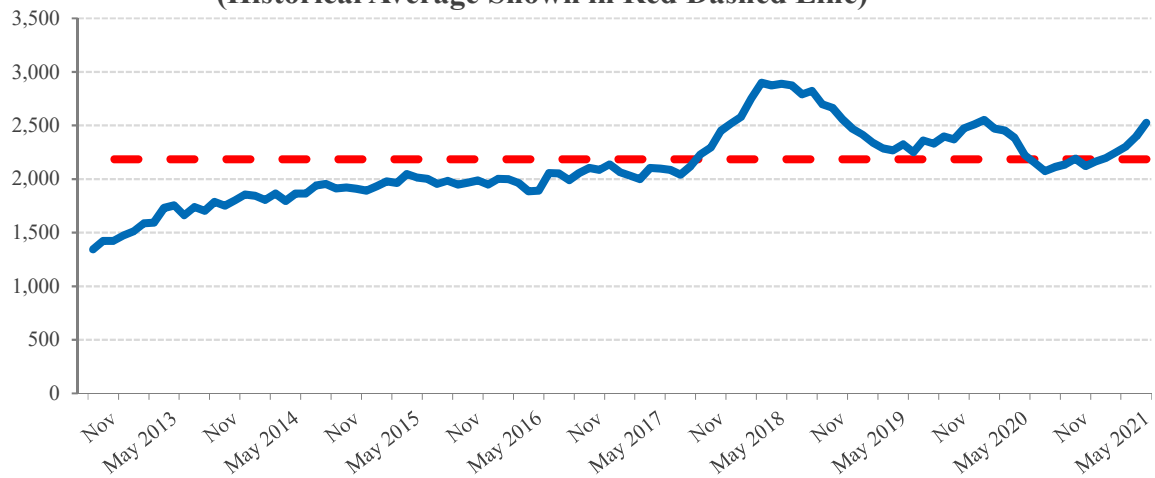
### 12-month Employment Change by Industry in the San Jose-Sunnyvale-Santa Clara Area (May - 2021)

Goods Producing	NA	Information	2,800
Natural Resources/Mining/Construction	13,900	Financial Activities	400
Natural Resources and Mining	0	Prof. & Business Services	8,900
Construction	13,900	Educ. & Health Services	10,100
Manufacturing	3,600	Leisure & Hospitality	14,400
Service Providing Excluding Government	NA	Other Services	6,500
Trade/Transportation/Utilities	12,900	Government	-4,000

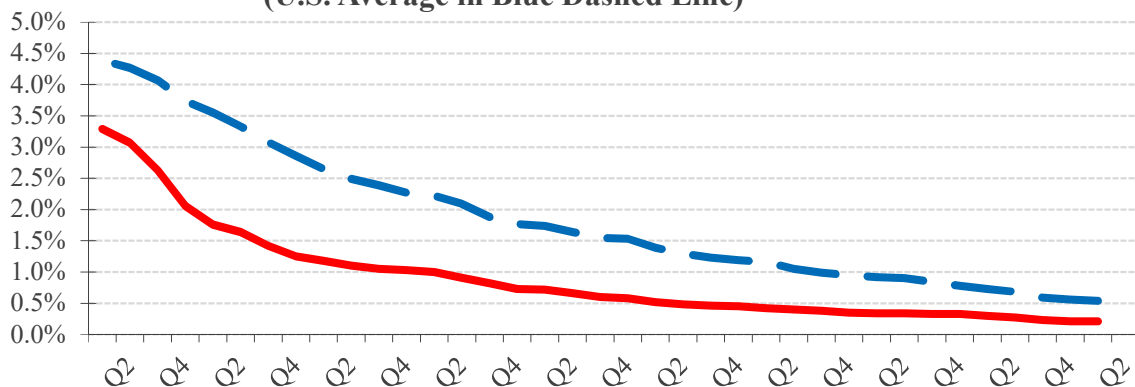
State Economic Activity Index	California	U.S.	
12-month change (2021 - May)	21.5%	7.7%	The economy of California has outpaced the rest of the nation and improved modestly from last month's 21.31% change
36-month change (2021 - May)	2.1%	1.8%	

<b>New Housing Construction</b>			
<b>Local Fundamentals</b>	<b>San Jose</b>	<b>U.S.</b>	
12-month Sum of 1-unit Building Permits through May 2021	2,616	not comparable	The current level of construction is 19.7% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	2,185	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (May 2021) 12-month sum vs. a year ago	21.6%	29.0%	Construction is on the rise relative to last year, suggesting that the local inventory has stabilized

**Construction: 12-month Sum of Local Housing Permits  
(Historical Average Shown in Red Dashed Line)**

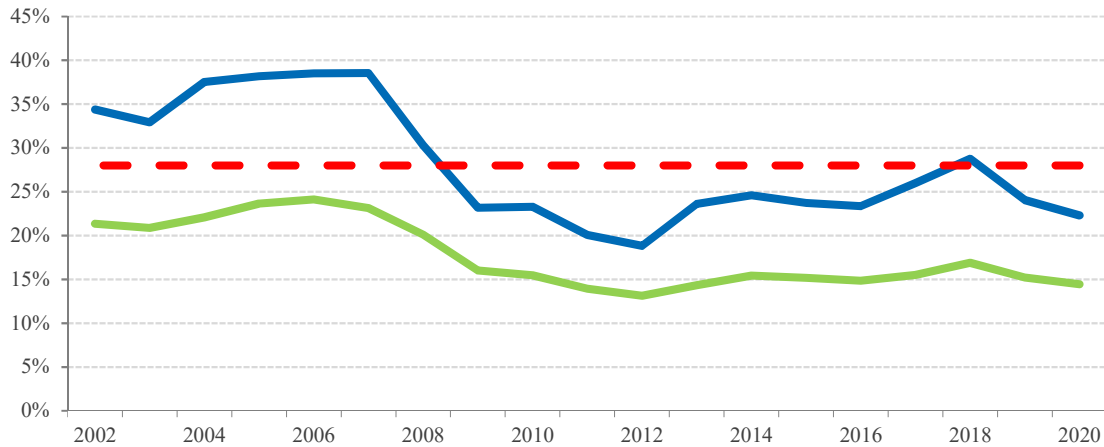


**State Total Foreclosure Rate vs. U.S. Average  
(U.S. Average in Blue Dashed Line)**



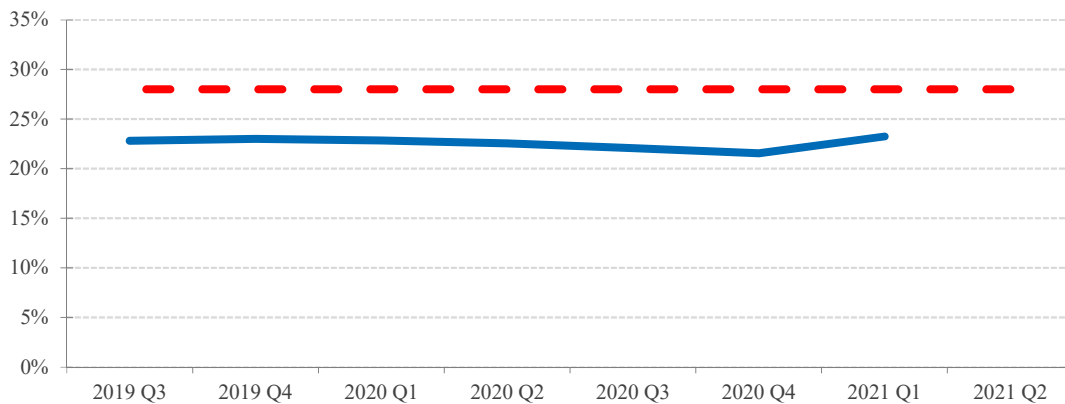
# Affordability

**Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income**  
(Local Historical Average Shown in Red, U.S. Average in Green)

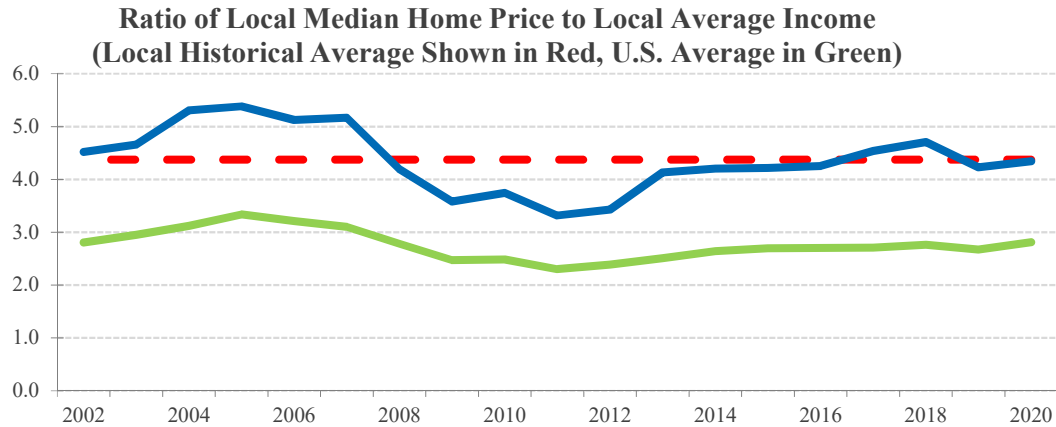


Monthly Mortgage Payment to Income	San Jose	U.S.	
Ratio for 2020	22.3%	14.4%	Historically strong, but weaker than the fourth quarter of 2020
Ratio for 2021 Q1	23.2%	14.0%	
Historical Average	28.0%	18.0%	Weaker affordability than most markets

**Recent Trend - Local Mortgage Servicing Cost to Income**  
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	San Jose	U.S.	
Ratio for 2020	4.3	2.8	The price-to-income ratio is high by historic standards and getting worse
Ratio for 2021 Q1	4.7	2.8	
Historical Average	4.4	2.7	Less affordable than most markets



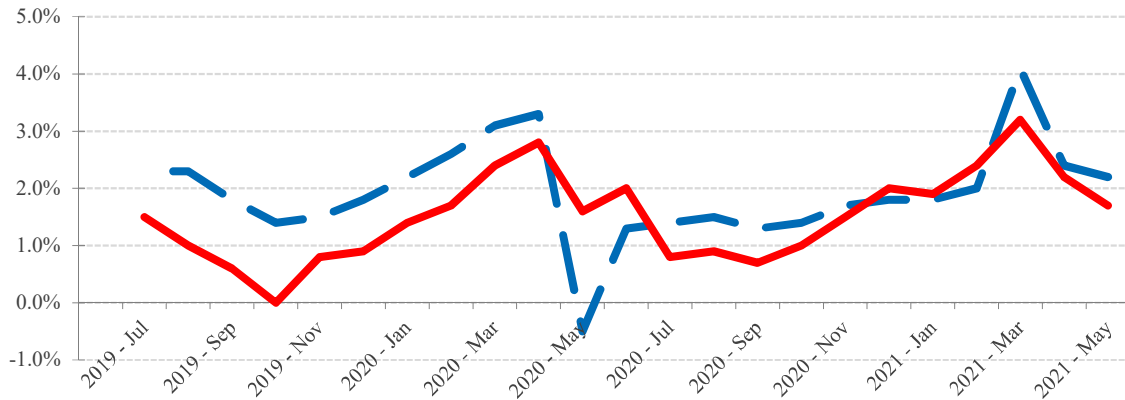
## The Mortgage Market



Mortgage rates kicked off 2021 with a new record low. Nevertheless, rates were trending upward for the rest of the first quarter as COVID-19 vaccine became available to more Americans and millions of people received stimulus payments. According to the mortgage finance provider Freddie Mac, the 30-year fixed mortgage rate was 2.88 percent in Q1 2021 compared to 3.51 percent a year earlier. Thus, homebuyers have excellent purchasing power at these historically low mortgage rates. What to expect about mortgage rates in the upcoming quarters? Rates are more likely to rise than fall as inflation will pick up in the following months. NAR is forecasting the 30-year mortgage rate to average 3.1% for the second quarter of 2021.

# REALTOR® Price Expectations

**REALTOR® Price Expectations for the Next 12 Months**  
(U.S. Average in Blue Dashed Line)



Source: NAR

REALTOR® Price Expectations	California	U.S.	
2021 - May	2.3%	1.8%	REALTORS® expect higher price growth in California than in the U.S. in the next 12 months. Their price expectations are also higher than a year ago.
Prior 12 months	0.8%	1.4%	

## Geographic Coverage for this Report

The San Jose area referred to in this report covers the geographic area of the San Jose-Sunnyvale-Santa Clara metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

San Benito County and Santa Clara County

More information on the OMB's geographic definitions can be found at [https://obamawhitehouse.archives.gov/omb/bulletins\\_default/](https://obamawhitehouse.archives.gov/omb/bulletins_default/)