

# COMPASS

NEIGHBORHOOD REPORT

## Blossom Valley in San Jose, CA



Presented by

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COMPASS

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COMPASS - Northern California

1133 Minnesota Avenue

San Jose, CA 95125

# Neighborhood: Housing Stats and Charts

	Blossom Valley	San Jose	Santa Clara County	California	USA
Median Estimated Home Value	\$1.44M	\$1.42M	\$1.57M	\$766K	\$360K
Estimated Home Value 12-Month Change	+7.4%	+6.7%	+6%	+3.7%	+5.3%
Median List Price	\$1.1M	\$1.15M	\$1.6M	\$749K	—
List Price 1-Month Change	-15.2%	+5.6%	+14.4%	+3.4%	—
List Price 12-Month Change	-15.2%	-10.9%	+6.7%	+7%	—
Median Home Age	50	51	50	47	43
Own	65%	56%	56%	56%	65%
Rent	35%	44%	44%	44%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$1.01B	\$25.4B	\$307B
% Change in Permits for All Buildings	—	—	-31%	0%	+13%
% Change in \$ Value for All Buildings	—	—	-22%	-4%	+10%

## Median Sales Price vs. Sales Volume

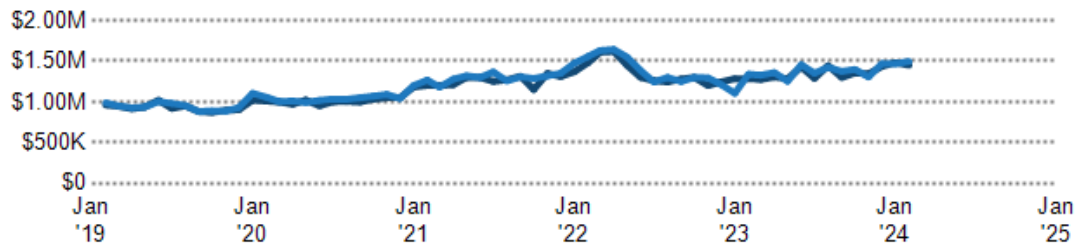
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

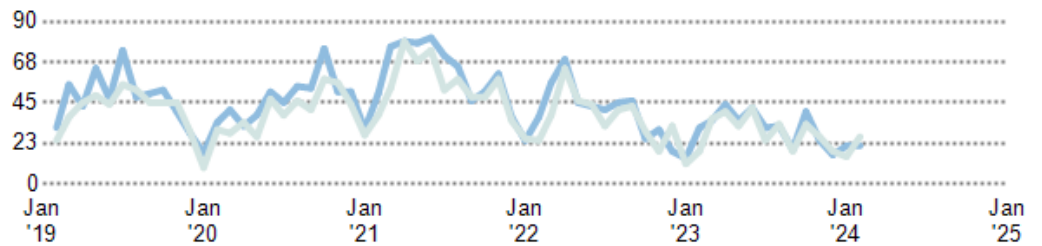
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

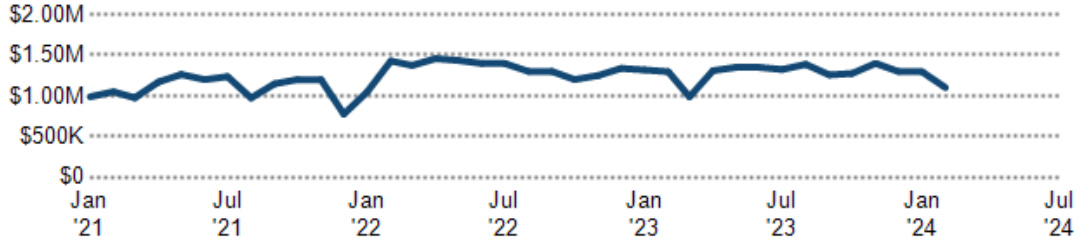
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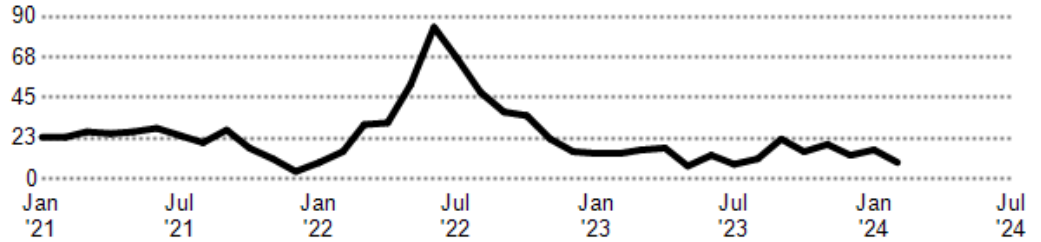
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



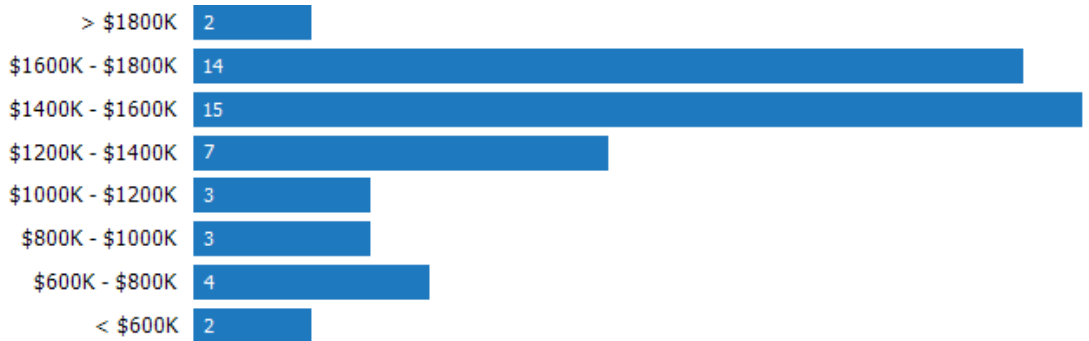
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft

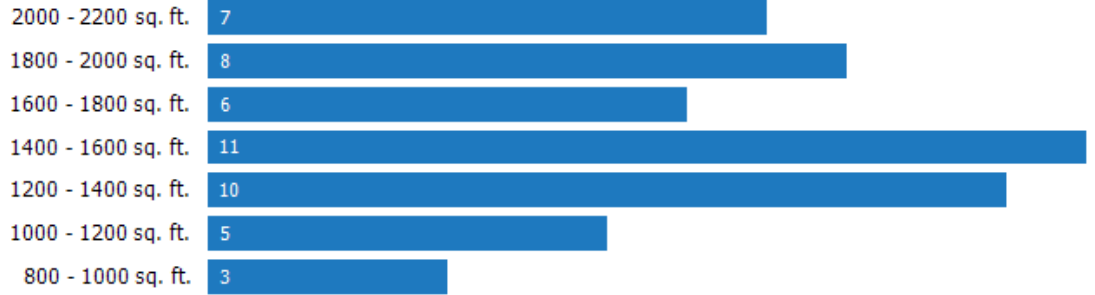


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data  
Update Frequency: Daily

■ Sales Count By Living Area



### Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data  
Update Frequency: Daily

■ Sales Count by Age of House



### Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data  
Update Frequency: Daily

■ Sales Count by Bedroom



# Neighborhood: People Stats and Charts

	Blossom Valley	San Jose	Santa Clara County	California	USA
Population	49.3K	1M	1.92M	39.4M	331M
Population Density per Sq Mi	8.45K	5.63K	1.48K	253	93.6
Population Change since 2010	+1.4%	+7%	+9.9%	+6.8%	+8.7%
Median Age	39	38	38	37	39
Male / Female Ratio	49%	51%	51%	50%	50%

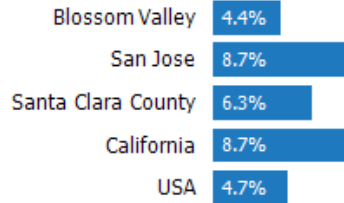
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

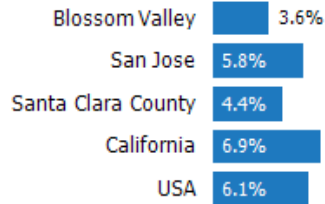
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

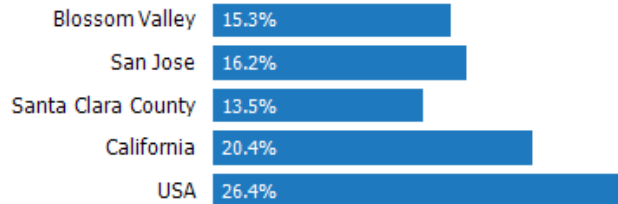
Less Than 9th Grade



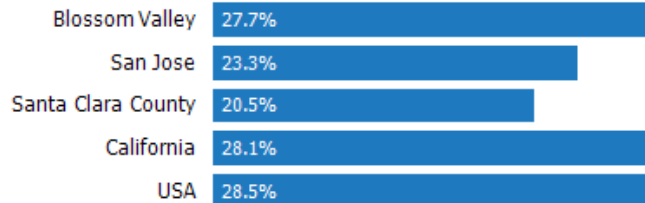
9-12th Grade/No Diploma



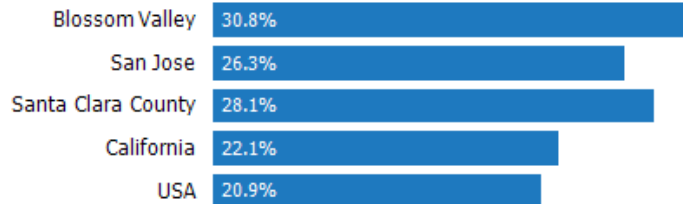
High School Graduate



Associate Degree



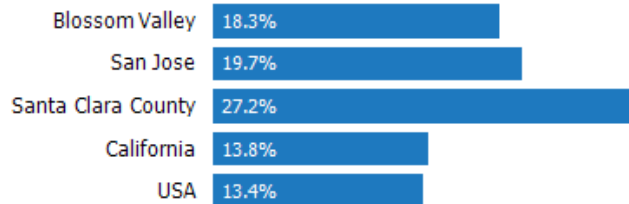
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Blossom Valley

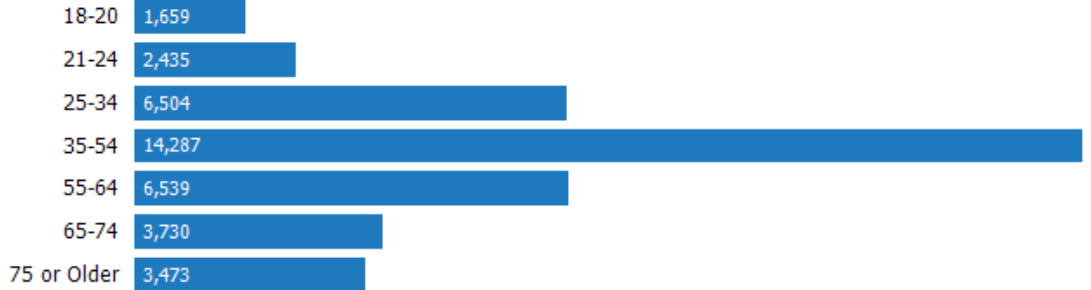


### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Blossom Valley



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census  
Update Frequency: Annually

■ Blossom Valley



### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census  
Update Frequency: Annually

■ Blossom Valley



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



■ Santa Clara County



# Neighborhood: Economic Stats and Charts

	Blossom Valley	San Jose	Santa Clara County	California	USA
<b>Income Per Capita</b>	\$61,082	\$59,913	\$73,017	\$45,591	\$41,261
<b>Median Household Income</b>	\$250,001	\$136,010	\$153,792	\$91,905	\$75,149
<b>Unemployment Rate</b>	–	4.1%	3.9%	5.1%	3.7%
<b>Unemployment Number</b>	–	22.5K	40.6K	972K	6.27M
<b>Employment Number</b>	–	530K	1.01M	18.2M	161M
<b>Labor Force Number</b>	–	552K	1.05M	19.2M	167M

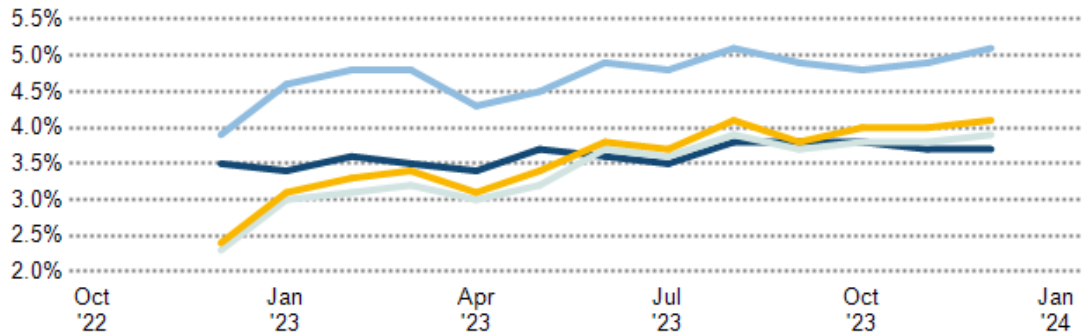
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- San Jose
- Santa Clara County
- California
- USA



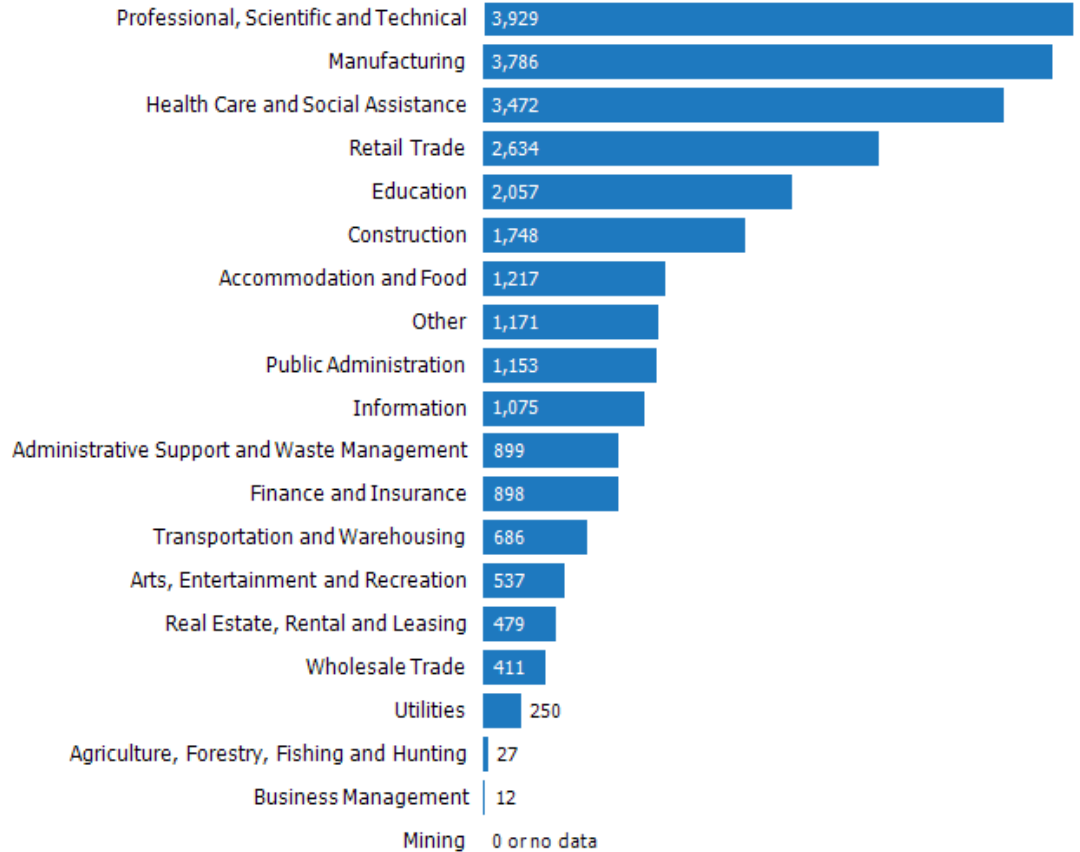
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Blossom Valley



# Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

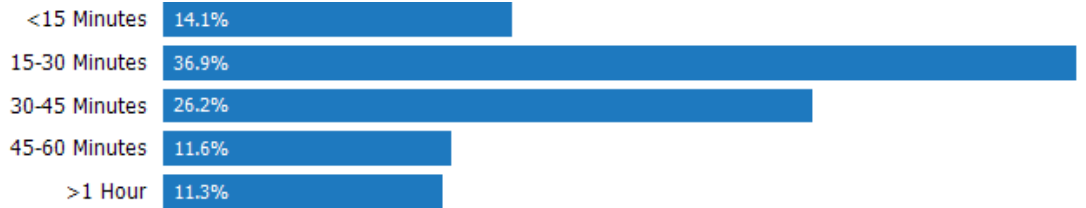
	Blossom Valley	San Jose	Santa Clara County	California	USA
Elevation (in feet)	1,486	1,455	1,370	2,824	–
Annual Rainfall (in inches)	20.23	19.14	23.53	23.4	–
Annual Snowfall (in inches)	0.93	0.97	5.68	19.18	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	31	29	28	29	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	8	38	153	2,438
Brownfield Sites	No	Yes	Yes	Yes	Yes

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



Blossom Valley

## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Blossom Valley

## Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Precisely

Update Frequency: Quarterly

