



# How to Request an Aculist Report

Aculist 2.0




# Step 1

- Login to Pro (pro.mlslistings.com) and click on the Aculist button

The screenshot displays the pro.mlslistings.com website interface. At the top, there is a navigation bar with tabs: Home, My Listings, My Products, Store, News, My Info, and Pay My Bill. Below this, the left sidebar contains several sections: 'Combined CA Listings' with a 'Paragon' button; 'Additional Search Options' with a 'Cloud MLX' button; 'Reciprocal Access' with buttons for 'BayEast / CCAR / BridgeMLS' and 'SFAR MLS'; and 'Guest User Access' with buttons for 'CRMLS', 'TheMLS', and 'SDMLS'. The main content area features a central banner with a mobile-friendly dashboard preview and a blue button that says 'Go to the NEW, mobile-friendly Pro Dashboard!'. To the right of the banner are two columns of buttons: 'Matrix Dashboard', 'Agent Search', 'Office Search', and 'Members Only' in the top row; and 'Matrix Search', 'Manage Listings', 'Realist II', 'Realtors Property Resource (RPR)', 'Realtor.com Nationwide Search', 'ListTrac M&M NEW!', 'New Home Source Pro', 'RE Technology', 'Aculist Market Reports', and 'Training' in the bottom row. A red arrow points from the 'Aculist Market Reports' button in the bottom left to the 'Aculist Market Reports' button in the right sidebar. The bottom of the page features a large blue button with the Aculist logo and the text 'Aculist Market Reports'.

# Step 2

- On the Aculist page, enter either a City, ZIP code, or MLS Area in the search bar



ACULIST  
an MLSListings Company

[About Us](#) [Request a Demo](#)

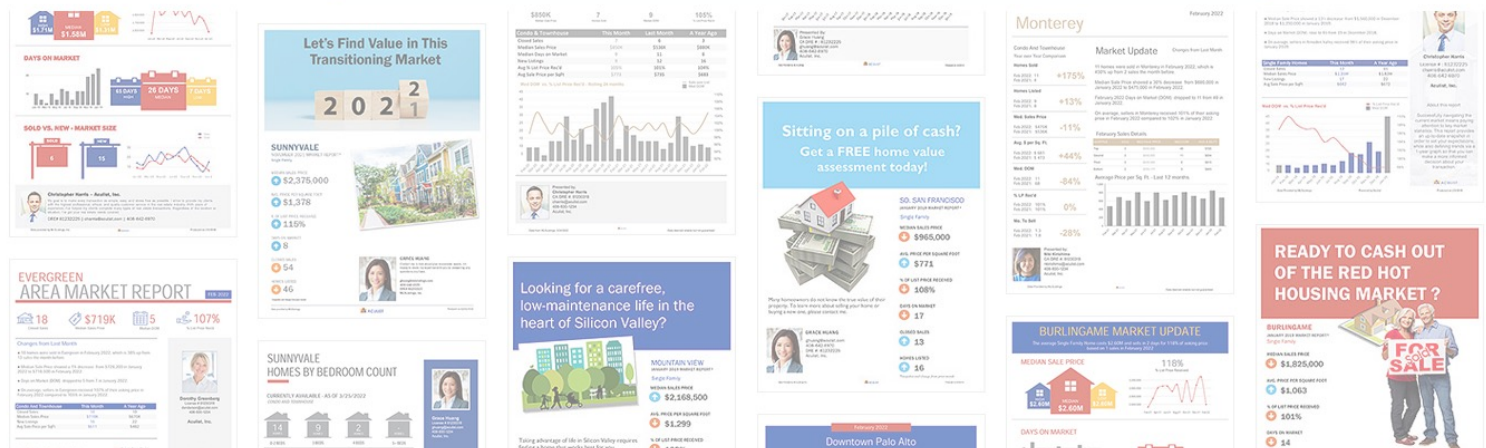
[How This Works](#) [Questions? Call 408.642.6970](#) [Michelle](#)

## Enter a City, ZIP Code or MLS Area to Download an Aculist report

Download reports customized to your needs including your photo and contact information

Start typing here and then select from the dropdown list

Enter a City, ZIP Code or MLS Area Here




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Enter a City, ZIP Code or MLS Area Here

Aculist Search Bar



# Step 3

- You **must** choose a selection from the drop-down list

## Enter a City, ZIP, Area, or School District to Request an Aculist Report

Get reports customized to your needs, including your branding — delivered right to your inbox within minutes.

Start typing here  
and then select from  
the dropdown list

san jose

City-San Jose (Santa Clara County)  
ElemSchoolDistrict-San Jose Unified (Santa Clara County)  
HighSchoolDistrict-San Jose Unified (Santa Clara County)



an MLSListings Company

The collage displays a variety of reports such as 'San Jose Market Report', 'Almaden Valley Area Market Report', 'Palo Alto Unified High School District Market Report', 'Santa Clara City Market Report', 'San Jose Unified High School District Market Report', 'The Buyer's Guide', 'Moving Out, Moving Up, Moving On', and 'Property Market Watch'. Each report includes data visualizations like bar charts and line graphs, along with key statistics and a professional headshot of a real estate agent.


# Single Family or Condo/Townhome

- Choose data for single family Homes or condo/Townhomes
- Use the Property Type filter

The screenshot shows the Aculist website interface. At the top, there's a navigation bar with the Aculist logo, 'About Us', 'Request a Demo', 'How This Works', 'Questions? Call 408.642.6970', and 'Michelle'. The main heading says 'Enter a City, ZIP Code or MLS Area to Download an Aculist report' with a subtext 'Download reports customized to your needs including your photo and contact information'. A yellow box highlights the input field containing 'City-San Jose (Santa Clara County)', with an arrow pointing to it from the text 'start typing here and then select from the dropdown list'. Below this, there are buttons for 'Enter a City, ZIP', 'Select Report Type', and 'Download Report'. A sidebar on the left shows the user's name 'Michelle Ronco' and buttons for 'Favorite Reports' and 'Upload Photo'. Under the 'Filter' section, the 'Property Type' dropdown is circled in red, showing 'Single Family' selected and 'Condo/Townhomes' as an option. Below it is a 'Zip Code' dropdown with a list of zip codes: 95129, 95126, 95123, 95116, 95124, and 95131. The main content area displays '12 Total Reports for City-San Jose (Santa Clara County)' and shows four report thumbnails: 'San Jose Market Report', 'Monterey Market Update', 'HILLSBOROUGH MARKET UPDATE', and 'BURLINGAME MARKET UPDATE'. Each thumbnail includes various charts and market data. A 'Feedback' button is visible in the bottom right corner.

# Reports Are Displayed

- You will be presented all the report options available for the geography you selected (City, ZIP Code or MLS Area)



**HOLLISTER CITY MARKET REPORT**


38 Listings | \$843K Median Price | 16 Months | 102% YoY Price Rise

Changes From Last Month

- 38 Listings were added in Hollister in February 2022, which is 26% from 27 listings in the same month.
- Median Sale Price increased 15% from \$745,000 in January 2022 to \$843,000 in February 2022.
- Days on Market (DOM) rose to 19 from 13 in January 2022.
- 100% of listings sold within 10 days of listing.

GRACE HUANG  
Broker/Realtor  
Aculist, Inc.

View Report Details



Looking for a carefree, low-maintenance life in the heart of Silicon Valley?

**MOUNTAIN VIEW**  
SARATOGA | 3 BR | 2 BA | 1,800 SQ FT | \$2,168,500


AVG. PRICE PER SQUARE FOOT: \$1,205

% OF LIST PRICE RECEIVED: 102%

DAYS ON MARKET: 18

GRACE HUANG  
Broker/Realtor  
Aculist, Inc.

View Report Details



**READY TO CASH OUT OF THE RED HOT HOUSING MARKET?**

**BURLINGAME**  
SARATOGA | 3 BR | 2 BA | 1,800 SQ FT | \$2,379,650


AVG. PRICE PER SQUARE FOOT: \$1,322

% OF LIST PRICE RECEIVED: 101%

DAYS ON MARKET: 14

GRACE HUANG  
Broker/Realtor  
Aculist, Inc.

View Report Details



**FIND YOUR DREAM HOME IN SARATOGA**

**SARATOGA**  
SARATOGA | 3 BR | 2 BA | 1,800 SQ FT | \$2,379,650

AVG. PRICE PER SQUARE FOOT: \$1,322

% OF LIST PRICE RECEIVED: 100%

DAYS ON MARKET: 30

GRACE HUANG  
Broker/Realtor  
Aculist, Inc.

View Report Details

There are more than 20 Aculist reports available

# Step 4

- Clicking on any report will take you to a report detail page

Your options are:

- Download the report
- Add the report to your "favorites" list

Michelle Ronco

Back to Search

Enter a City, ZIP | Select Report Type | Download Report

## San Jose

February 2022

Single Family Homes

Year over Year Comparison

Homes Sold

Feb 2022: 292  
Feb 2021: 345  
-15%

Homes Listed

Feb 2022: 498  
Feb 2021: 565  
-12%

Med. Sales Price

Feb 2022: \$1.65M  
Feb 2021: \$1.28M  
+29%

Avg. \$ per Sq. Ft.

Feb 2022: \$ 1056  
Feb 2021: \$ 813  
+30%

Med. DOM

Feb 2022: 6  
Feb 2021: 7  
-14%

% LP Rec'd

Feb 2022: 118%  
Feb 2021: 107%  
+10%

Mo. To Sell

Feb 2022: 0.7  
Feb 2021: 1.0  
-30%

### Market Update

Changes from Last Month

292 homes were sold in San Jose in February 2022, which is 4% up from 281 sales the month before.

Median Sale Price showed a 7% increase from \$1,540,000 in January 2022 to \$1,650,026 in February 2022.

February 2022 Days on Market (DOM) dropped to 6 from 7 in January 2022.

On average, sellers in San Jose received 118% of their asking price in February 2022 compared to 113% in January 2022.

#### February Sales Details

QUARTILE	SOLD	MED. SALE PRICE	MED. DOM	AVG. \$ SQ. FT.
Top	73	\$2,500,000	6	\$1,111
Second	73	\$1,850,000	6	\$1,080
Third	73	\$1,550,000	6	\$945
Bottom	73	\$1,100,000	7	\$883

#### Average Price per Sq. Ft. - Last 12 months

Download This Report | Add Favorite Report

The report you are requesting will be for: **San Jose**

#### Report Description

A comprehensive report that focuses on the geography of your choice, this classic report satisfies even though most data-centric clients.

This Report :

- Is based on the month closed and compares recent as well as longer-term trends
- Has Key Performance Indicators (KPIs) as well as a graph and line-chart which provides a thorough look at key statistics
- Is best for clients and prospects who are interested in detail, trends and are comfortable with data

Data Based On: Last complete month of data

This report can also display data for a:

- MLS Area
- City
- ZIP Code
- Elementary School District
- High School District

#### This report displays

- Your City Name
- Your Photo & Info
- Updated & Accurate Info

Presented By:  
Michelle Ronco  
CA DRE #: 81232225  
mronco@mlslistings.com  
408-874-0225  
MLSP, Inc.

# Step 5

**Michelle Ronco** [Back to Search](#)

[Favorite Reports](#) [Enter a City, ZIP](#) [Select Report Type](#) [Download Report](#)

[Upload Photo](#)

## San Jose

February 2022

**Single Family Homes**  
Year over Year Comparison

**Homes Sold**  
Feb 2022: 292  
Feb 2021: 345  
**-15%**

**Homes Listed**  
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Feb 2021: 565  
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#### February Sales Details

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Top	73	\$2,000,000	6	\$1,111
Second	73	\$1,800,000	6	\$1,060
Third	73	\$1,600,000	6	\$945
Bottom	73	\$1,100,000	7	\$803

#### Average Price per Sq. Ft. - Last 12 months

Presented By:  
**Michelle Ronco**  
CA DRE #: 81232225  
mronco@mlslistings.com  
408-874-0225  
MLSLISTINGS, INC.

**PDF REPORT**  
**CITY STATS WITH SUMMARY TEXT**

[Download This Report](#) [Add Favorite Report](#)

The report you are requesting will be for: **San Jose**

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- ZIP Code
- Elementary School District
- High School District

#### This report displays

- Your City Name
- Your Photo & Info
- Updated & Accurate Info

- The report detail, Including your photo, contact information and the data is viewable
- Click the download button to download a PDF copy of the report

# Your Aculist Report

- Your photo appears on all Aculist Market Reports
- If you do not have a photo uploaded, your report photo will default to a sold sign

95119

## ZIP MARKET REPORT

AUG 2018



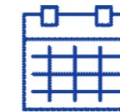
8

Closed Sales



\$923K

Median Sales Price



15

Median DOM



104%

% List Price Rec'd

### Changes from Last Month

- 8 homes were sold in 95119 in August 2018, which is 20% down from 10 sales the month before.
- Median Sale Price showed a 4% decrease from \$960,000 in July 2018 to \$922,500 in August 2018.
- Days on Market (DOM) rose to 15 from 14 in July 2018.
- On average, sellers in 95119 received 104% of their asking price in August 2018 compared to 107% in July 2018.



# Add Your Photo

- Click on the View/Upload Photo link to add your photo to your Pro profile.

The screenshot displays the ACULIST website interface. At the top, the navigation bar includes the ACULIST logo, 'About Us', and 'Request a Demo'. A prominent instruction reads: 'Enter a City, ZIP Code or MLS Area to Download' with a subtext 'Download reports customized to your needs including your photo and co'. A yellow box highlights the text 'City-San Jose (Santa Clara County)', with an arrow pointing to it from the text 'start typing here and then select from the dropdown list'. Below the navigation bar, a sidebar for user 'Michelle Ronco' features buttons for 'Favorite Reports', 'Upload Photo', and 'Filters'. The main content area shows '12 Total Reports for City-San Jose (Santa Clara County)'. Three report thumbnails are visible: 'San Jose Market Report', 'Monterey', and 'HILLSBOROUGH MARKET'. A red arrow points from the 'Upload Photo' button in the sidebar to the 'Upload Photo' button in a magnified inset of the sidebar.

**ACULIST**  
an MLSListings Company

About Us Request a Demo

Enter a City, ZIP Code or MLS Area to Download  
Download reports customized to your needs including your photo and co

start typing here and then select from the dropdown list

**City-San Jose (Santa Clara County)**

Michelle Ronco

Favorite Reports

Upload Photo

Filters

Enter a City, ZIP Select Report Type Download Report

12 Total Reports for City-San Jose (Santa Clara County)

**San Jose Market Report**

February 2022

Single Family Homes This Month Last Month A Year Ago

Category	This Month	Last Month	A Year Ago
Closed Sales	292	281	365
Median Sales Price	\$1,545K	\$1,545K	\$1,297K
Median Days on Market	5	7	7
New Listings	328	386	585
Avg % List Price Rec'd	101%	103%	107%
Avg Sale Price per Sq Ft	\$354	\$363	\$413

Market Trends by City

**Monterey**

February 2022

Market Update

On average, sellers in Monterey received 101% of their asking price in February 2022 compared to 102% in January 2022.

February Sales Details

Category	This Month	Last Month	A Year Ago
Closed Sales	11	12	15
Median Sales Price	\$4,700K	\$4,700K	\$4,700K
Median Days on Market	10	10	10
New Listings	10	10	10
Avg % List Price Rec'd	101%	101%	101%
Avg Sale Price per Sq Ft	\$470	\$470	\$470

City Stats with Summary Text

**HILLSBOROUGH MARKET**

February 2022

Market Update

On average, sellers in Hillsborough received 101% of their asking price in February 2022 compared to 102% in January 2022.

February Sales Details

Category	This Month	Last Month	A Year Ago
Closed Sales	11	12	15
Median Sales Price	\$4,700K	\$4,700K	\$4,700K
Median Days on Market	10	10	10
New Listings	10	10	10
Avg % List Price Rec'd	101%	101%	101%
Avg Sale Price per Sq Ft	\$470	\$470	\$470

Horizontal M

# Add Reports to “Favorites”



- Add any report to your “favorites” list

← [Back to Search](#)

Enter a City, ZIP   Select Report Type   Download Report

March - 2022

San Jose Market Report







   

PDF REPORT

## MARKET TRENDS BY CITY

[Download This Report](#) [Add Favorite Report](#)

The report you are requesting will be for: **San Jose**

Favorite Reports				
Report Name	Geography	Favorite	Delete	Download - Select all
<a href="#">ZIP Stats with Summary Text</a>	ZIP/95128/Santa Clara			<input type="checkbox"/>
<a href="#">Transitioning Market Report</a>	City/San Jose/Santa Clara			<input type="checkbox"/>
<a href="#">City Market Report</a>	City/Burlingame/San Mateo			<input type="checkbox"/>

- You can easily download your favorite reports anytime



# The Aculist Team

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**Tom D'Arezzo**

📞 (408) 874-0228  
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# Thank You

