

# Market Snapshot - December 2018 vs. December 2017



Single Family Homes Year-over-Year - December 2018 vs. December 2017

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change
Monterey	669	661	1%	146	219	-33%	\$592,500	\$606,100	-2%	\$808,522	\$885,314	-9%	\$118,044,348	\$193,883,849	-39%	29	28	4%	132	156	-15%	98%	98%	0%
San Benito	107	114	-6%	37	52	-29%	\$577,000	\$537,000	7%	\$618,124	\$558,946	11%	\$22,870,599	\$29,065,207	-21%	33	29	14%	37	43	-14%	98%	99%	-1%
San Mateo	312	181	72%	252	327	-23%	\$1,465,000	\$1,500,000	-2%	\$1,708,907	\$1,828,524	-7%	\$430,644,676	\$597,927,590	-28%	20	12	67%	129	150	-14%	102%	110%	-7%
Santa Clara	788	396	99%	575	729	-21%	\$1,150,000	\$1,297,000	-11%	\$1,426,261	\$1,547,920	-8%	\$820,100,256	\$1,128,433,702	-27%	26	9	189%	272	401	-32%	100%	109%	-8%
Santa Cruz	324	278	17%	115	172	-33%	\$919,500	\$825,000	11%	\$1,111,665	\$914,309	22%	\$127,841,504	\$157,261,165	-19%	36	25	44%	60	83	-28%	97%	99%	-2%

Condo/Townhouse Year-over-Year - December 2018 vs. December 2017

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change	Dec-18	Dec-17	% Change
Monterey	98	71	38%	19	24	-21%	\$480,000	\$439,750	9%	\$508,334	\$476,166	7%	\$9,658,363	\$11,428,000	-15%	29	44	-34%	20	13	54%	98%	97%	1%
San Benito	17	12	42%	1	3	-67%	\$437,575	\$360,000	22%	\$437,575	\$358,666	22%	\$437,575	\$1,076,000	-59%	0	7	-100%	3	1	200%	97%	100%	-3%
San Mateo	94	37	154%	71	88	-19%	\$980,000	\$872,500	12%	\$1,117,469	\$917,259	22%	\$79,340,359	\$80,718,855	-2%	29	11	164%	41	39	5%	101%	107%	-6%
Santa Clara	350	52	573%	225	261	-14%	\$790,000	\$802,902	-2%	\$871,724	\$898,452	-3%	\$196,138,079	\$234,496,061	-16%	27	8	238%	123	134	-8%	100%	111%	-10%
Santa Cruz	99	55	80%	20	34	-41%	\$599,500	\$607,500	-1%	\$613,145	\$583,235	5%	\$12,262,900	\$19,830,000	-38%	43	17	153%	19	17	12%	98%	99%	-1%

# Market Snapshot - December 2018 vs. November 2018

## Single Family Homes - Current Month vs. Prior Month - December 2018 vs. November 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change
Monterey	669	838	-20%	146	202	-28%	\$592,500	\$630,500	-6%	\$808,522	\$904,830	-11%	\$118,044,348	\$182,775,813	-35%	29	26	12%	132	228	-42%	98%	98%	0%
San Benito	107	124	-14%	37	44	-16%	\$577,000	\$583,200	-1%	\$618,124	\$622,957	-1%	\$22,870,599	\$27,410,141	-17%	33	42	-21%	37	45	-18%	98%	99%	-1%
San Mateo	312	543	-43%	252	337	-25%	\$1,465,000	\$1,500,000	-2%	\$1,708,907	\$1,948,695	-12%	\$430,644,676	\$656,710,449	-34%	20	17	18%	129	299	-57%	102%	103%	-1%
Santa Clara	788	1351	-42%	575	745	-23%	\$1,150,000	\$1,250,000	-8%	\$1,426,261	\$1,551,493	-8%	\$820,100,256	\$1,155,862,992	-29%	26	19	37%	272	673	-60%	100%	100%	0%
Santa Cruz	324	449	-28%	115	140	-18%	\$919,500	\$853,250	8%	\$1,111,665	\$1,017,408	9%	\$127,841,504	\$142,437,255	-10%	36	31	16%	60	122	-51%	97%	98%	-1%

## Condo/Townhouse - Current Month vs. Prior Month - December 2018 vs. November 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change	Dec-18	Nov-18	% Change
Monterey	98	110	-11%	19	27	-30%	\$480,000	\$455,000	5%	\$508,334	\$529,944	-4%	\$9,658,363	\$14,308,500	-32%	29	35	-17%	20	35	-43%	98%	98%	0%
San Benito	17	18	-6%	1	4	-75%	\$437,575	\$458,750	-5%	\$437,575	\$423,125	3%	\$437,575	\$1,692,500	-74%	0	37	-100%	3	6	-50%	97%	99%	-2%
San Mateo	94	138	-32%	71	92	-23%	\$980,000	\$898,500	9%	\$1,117,469	\$999,622	12%	\$79,340,359	\$91,965,274	-14%	29	14	107%	41	89	-54%	101%	103%	-2%
Santa Clara	350	539	-35%	225	288	-22%	\$790,000	\$841,250	-6.1%	\$871,724	\$902,560	-3%	\$196,138,079	\$259,937,431	-25%	27	20	35%	123	261	-53%	100%	101%	-1%
Santa Cruz	99	128	-23%	20	35	-43%	\$599,500	\$629,000	-5%	\$613,145	\$623,497	-2%	\$12,262,900	\$21,822,400	-44%	43	45	-4%	19	40	-53%	98%	97%	1%