

# Market Snapshot - February 2018 vs. February 2017



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change
Monterey	718	742	-3%	158	156	1%	\$595,000	\$543,500	9%	\$1,001,088	\$801,398	25%	\$158,172,049	\$125,018,190	27%	67	74	-9%	304	249	22%	97%	97%	0%
San Benito	121	114	6%	33	42	-21%	\$545,000	\$522,500	4%	\$587,774	\$569,036	3%	\$19,396,554	\$23,899,532	-19%	59	61	-3%	55	40	38%	99%	99%	0%
San Mateo	301	345	-13%	222	196	13%	\$1,610,000	\$1,352,000	19%	\$2,009,615	\$1,616,477	24%	\$446,134,636	\$316,829,664	41%	22	33	-33%	362	290	25%	112%	105%	7%
Santa Clara	670	908	-26%	551	532	4%	\$1,382,000	\$1,092,000	27%	\$1,663,928	\$1,333,299	25%	\$916,824,814	\$709,315,130	29%	18	30	-40%	936	885	6%	112%	104%	8%
Santa Cruz	315	290	9%	90	100	-10%	\$797,500	\$792,500	1%	\$881,282	\$917,691	-4%	\$79,315,392	\$91,769,134	-14%	49	62	-21%	189	124	52%	100%	99%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change	Feb-18	Feb-17	% Change
Monterey	82	78	5%	27	14	93%	\$550,000	\$316,000	74%	\$589,370	\$351,107	68%	\$15,913,000	\$4,915,500	224%	65	51	27%	32	29	10%	98%	98%	0%
San Benito	9	16	-44%	2	3	-33%	\$445,000	\$338,000	32%	\$445,000	\$338,666	31%	\$890,000	\$1,016,000	-12%	144	40	260%	6	9	-33%	99%	100%	-1%
San Mateo	79	112	-29%	79	53	49%	\$931,000	\$755,000	23%	\$1,025,662	\$802,595	28%	\$81,027,319	\$42,537,576	90%	12	32	-63%	124	105	18%	112%	103%	9%
Santa Clara	178	293	-39%	204	227	-10%	\$831,500	\$678,000	23%	\$925,400	\$738,824	25%	\$188,781,617	\$167,713,258	13%	11	23	-52%	348	356	-2%	113%	103%	10%
Santa Cruz	78	71	10%	23	35	-34%	\$595,000	\$530,000	12%	\$594,156	\$528,957	12%	\$13,665,600	\$18,513,500	-26%	24	45	-47%	48	38	26%	101%	100%	1%

# Market Snapshot - February 2018 vs. January 2018



## Single Family Homes - Current Month vs. Prior Month - February 2018 vs. January 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change
Monterey	718	631	14%	158	173	-9%	\$595,000	\$558,320	7%	\$1,001,088	\$923,580	8%	\$158,172,049	\$159,779,404	-1%	67	64	5%	304	211	44%	97%	98%	-1%
San Benito	121	118	3%	33	43	-23%	\$545,000	\$555,000	-2%	\$587,774	\$578,176	2%	\$19,396,554	\$24,861,602	-22%	59	53	11%	55	48	15%	99%	99%	0%
San Mateo	301	253	19%	222	173	28%	\$1,610,000	\$1,425,000	13%	\$2,009,615	\$1,746,845	15%	\$446,134,636	\$302,204,225	48%	22	29	-24%	362	298	21%	112%	110%	2%
Santa Clara	670	506	32%	551	467	18%	\$1,382,000	\$1,170,000	18%	\$1,663,928	\$1,456,132	14%	\$916,824,814	\$680,013,796	35%	18	23	-22%	936	723	29%	112%	109%	3%
Santa Cruz	315	251	25%	90	121	-26%	\$797,500	\$826,000	-3%	\$881,282	\$873,869	1%	\$79,315,392	\$105,738,169	-25%	49	61	-20%	189	124	52%	100%	99%	1%

## Condo/Townhouse - Current Month vs. Prior Month - February 2018 vs. January 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change	Feb-18	Jan-18	% Change
Monterey	82	89	-8%	27	19	42%	\$550,000	\$540,000	2%	\$589,370	\$702,631	-16%	\$15,913,000	\$13,350,000	19%	65	63	3%	32	40	-20%	98%	98%	0%
San Benito	9	6	50%	2	4	-50%	\$445,000	\$387,500	15%	\$445,000	\$387,250	15%	\$890,000	\$1,549,000	-43%	144	86	67%	6	2	200%	99%	97%	2%
San Mateo	79	64	23%	79	39	103%	\$931,000	\$730,000	28%	\$1,025,662	\$890,627	15%	\$81,027,319	\$34,734,487	133%	12	18	-33%	124	105	18%	112%	107%	5%
Santa Clara	178	124	44%	204	161	27%	\$831,500	\$752,000	10.6%	\$925,400	\$866,081	7%	\$188,781,617	\$139,439,172	35%	11	13	-15%	348	282	23%	113%	113%	0%
Santa Cruz	78	57	37%	23	31	-26%	\$595,000	\$629,000	-5%	\$594,156	\$588,501	1%	\$13,665,600	\$18,243,542	-25%	24	47	-49%	48	44	9%	101%	100%	1%