

Market Snapshot - July 2018 vs. July 2017

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change
Monterey	817	931	-12%	205	205	0%	\$667,000	\$610,000	9%	\$1,163,359	\$801,679	45%	\$238,488,766	\$164,344,337	45%	52	47	11%	315	324	-3%	98%	98%	0%
San Benito	128	158	-19%	44	52	-15%	\$633,000	\$535,000	18%	\$683,545	\$595,540	15%	\$30,076,000	\$30,968,089	-3%	33	45	-27%	59	66	-11%	99%	100%	-1%
San Mateo	478	432	11%	395	360	10%	\$1,605,000	\$1,500,000	7%	\$1,970,447	\$1,887,394	4%	\$778,326,769	\$679,462,197	15%	22	20	10%	428	397	8%	109%	109%	0%
Santa Clara	1388	1119	24%	863	1062	-19%	\$1,351,000	\$1,165,000	16%	\$1,633,790	\$1,405,165	16%	\$1,409,960,868	\$1,492,285,467	-6%	20	22	-9%	1189	1074	11%	106%	105%	1%
Santa Cruz	540	550	-2%	188	146	29%	\$896,500	\$807,000	11%	\$955,633	\$922,337	4%	\$179,659,047	\$134,661,249	33%	29	39	-26%	255	220	16%	101%	100%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change	Jul-18	Jul-17	% Change
Monterey	103	103	0%	28	23	22%	\$482,450	\$447,000	8%	\$671,085	\$484,065	39%	\$18,790,400	\$11,133,500	69%	45	43	5%	40	40	0%	98%	98%	0%
San Benito	11	9	22%	3	0	300%	\$450,000	-----	---	\$425,666	-----	---	\$1,277,000	-----	---	15	-----	---	8	4	100%	100%	-----	---
San Mateo	128	137	-7%	108	132	-18%	\$977,500	\$810,000	21%	\$1,071,141	\$895,608	20%	\$115,683,240	\$118,220,345	-2%	18	21	-14%	127	138	-8%	110%	104%	6%
Santa Clara	488	306	59%	383	376	2%	\$915,000	\$732,875	25%	\$961,920	\$805,676	19%	\$368,415,491	\$302,934,186	22%	16	18	-11%	497	401	24%	107%	106%	1%
Santa Cruz	119	114	4%	38	38	0%	\$580,000	\$537,000	8%	\$642,312	\$558,057	15%	\$24,407,871	\$21,206,166	15%	22	35	-37%	55	38	45%	101%	100%	1%

Market Snapshot - July 2018 vs. June 2018

Single Family Homes - Current Month vs. Prior Month - July 2018 vs. June 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change
Monterey	817	758	8%	205	251	-18%	\$667,000	\$637,250	5%	\$1,163,359	\$864,494	35%	\$238,488,766	\$209,207,698	14%	52	46	13%	315	265	19%	98%	98%	0%
San Benito	128	122	5%	44	50	-12%	\$633,000	\$575,000	10%	\$683,545	\$628,686	9%	\$30,076,000	\$30,805,632	-2%	33	29	14%	59	66	-11%	99%	99%	0%
San Mateo	478	496	-4%	395	433	-9%	\$1,605,000	\$1,651,000	-3%	\$1,970,447	\$1,980,243	0%	\$778,326,769	\$845,564,018	-8%	22	19	16%	428	492	-13%	109%	111%	-2%
Santa Clara	1388	1299	7%	863	1029	-16%	\$1,351,000	\$1,400,000	-4%	\$1,633,790	\$1,705,376	-4%	\$1,409,960,868	\$1,737,778,566	-19%	20	16	25%	1189	1253	-5%	106%	108%	-2%
Santa Cruz	540	497	9%	188	176	7%	\$896,500	\$927,500	-3%	\$955,633	\$1,024,645	-7%	\$179,659,047	\$176,238,941	2%	29	30	-3%	255	251	2%	101%	101%	0%

Condo/Townhouse - Current Month vs. Prior Month - July 2018 vs. June 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change	Jul-18	Jun-18	% Change
Monterey	103	103	0%	28	34	-18%	\$482,450	\$572,500	-16%	\$671,085	\$586,044	15%	\$18,790,400	\$19,925,517	-6%	45	58	-22%	40	50	-20%	98%	99%	-1%
San Benito	11	7	57%	3	2	50%	\$450,000	\$392,500	15%	\$425,666	\$392,500	8%	\$1,277,000	\$785,000	63%	15	37	-59%	8	5	60%	100%	104%	-4%
San Mateo	128	107	20%	108	133	-19%	\$977,500	\$1,037,500	-6%	\$1,071,141	\$1,097,603	-2%	\$115,683,240	\$145,981,214	-21%	18	17	6%	127	146	-13%	110%	110%	0%
Santa Clara	488	382	28%	383	398	-4%	\$915,000	\$925,000	-1.1%	\$961,920	\$996,793	-3%	\$368,415,491	\$396,723,973	-7%	16	13	23%	497	476	4%	107%	110%	-3%
Santa Cruz	119	111	7%	38	48	-21%	\$580,000	\$615,000	-6%	\$642,312	\$636,187	1%	\$24,407,871	\$30,537,008	-20%	22	34	-35%	55	61	-10%	101%	100%	1%