

Market Snapshot - May 2018 vs. May 2017

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change
Monterey	756	890	-15%	261	236	11%	\$680,000	\$595,000	14%	\$937,866	\$838,065	12%	\$244,783,240	\$197,783,565	24%	44	67	-34%	300	366	-18%	99%	98%	1%
San Benito	112	145	-23%	61	49	24%	\$580,000	\$520,000	12%	\$665,547	\$555,929	20%	\$40,598,397	\$27,240,543	49%	42	53	-21%	72	79	-9%	99%	100%	-1%
San Mateo	434	475	-9%	443	449	-1%	\$1,600,000	\$1,480,000	8%	\$2,175,364	\$1,773,045	23%	\$963,686,470	\$796,097,477	21%	17	21	-19%	505	514	-2%	112%	109%	3%
Santa Clara	1168	1275	-8%	1087	1130	-4%	\$1,407,500	\$1,200,000	17%	\$1,709,137	\$1,452,053	18%	\$1,857,832,606	\$1,640,820,168	13%	14	19	-26%	1509	1347	12%	111%	106%	5%
Santa Cruz	448	493	-9%	178	138	29%	\$864,500	\$867,525	0%	\$1,004,614	\$970,226	4%	\$178,821,410	\$133,891,251	34%	27	32	-16%	270	254	6%	102%	100%	2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change	May-18	May-17	% Change
Monterey	96	94	2%	24	29	-17%	\$523,250	\$485,000	8%	\$580,770	\$494,606	17%	\$13,938,500	\$14,343,600	-3%	42	30	40%	40	44	-9%	98%	100%	-2%
San Benito	5	9	-44%	4	2	100%	\$412,500	\$235,000	76%	\$415,625	\$235,000	77%	\$1,662,500	\$470,000	254%	18	34	-47%	3	5	-40%	100%	99%	1%
San Mateo	96	126	-24%	121	133	-9%	\$995,000	\$850,000	17%	\$1,055,266	\$903,760	17%	\$127,687,200	\$120,200,156	6%	13	21	-38%	144	155	-7%	112%	106%	6%
Santa Clara	339	362	-6%	406	445	-9%	\$950,000	\$705,000	35%	\$1,002,211	\$760,293	32%	\$406,897,745	\$338,330,508	20%	10	17	-41%	530	449	18%	113%	105%	8%
Santa Cruz	96	111	-14%	48	47	2%	\$582,500	\$565,000	3%	\$588,767	\$577,925	2%	\$28,260,850	\$27,162,501	4%	27	48	-44%	52	71	-27%	101%	101%	0%

Market Snapshot - May 2018 vs. April 2018

Single Family Homes - Current Month vs. Prior Month - May 2018 vs. April 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change
Monterey	756	799	-5%	261	206	27%	\$680,000	\$635,000	7%	\$937,866	\$876,687	7%	\$244,783,240	\$180,597,719	36%	44	61	-28%	300	334	-10%	99%	99%	0%
San Benito	112	102	10%	61	57	7%	\$580,000	\$569,000	2%	\$665,547	\$614,707	8%	\$40,598,397	\$35,038,343	16%	42	40	5%	72	63	14%	99%	100%	-1%
San Mateo	434	445	-2%	443	334	33%	\$1,600,000	\$1,800,000	-11%	\$2,175,364	\$2,052,367	6%	\$963,686,470	\$685,490,636	41%	17	16	6%	505	560	-10%	112%	112%	0%
Santa Clara	1168	912	28%	1087	908	20%	\$1,407,500	\$1,422,500	-1%	\$1,709,137	\$1,738,576	-2%	\$1,857,832,606	\$1,578,627,079	18%	14	16	-13%	1509	1312	15%	111%	113%	-2%
Santa Cruz	448	397	13%	178	165	8%	\$864,500	\$895,000	-3%	\$1,004,614	\$1,051,176	-4%	\$178,821,410	\$173,444,165	3%	27	27	0%	270	232	16%	102%	101%	1%

Condo/Townhouse - Current Month vs. Prior Month - May 2018 vs. April 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Ave Days on Market			New Listings			% to List Price Received		
	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change	May-18	Apr-18	% Change
Monterey	96	88	9%	24	26	-8%	\$523,250	\$495,500	6%	\$580,770	\$618,192	-6%	\$13,938,500	\$16,072,999	-13%	42	65	-35%	40	32	25%	98%	99%	-1%
San Benito	5	7	-29%	4	3	33%	\$412,500	\$355,000	16%	\$415,625	\$335,333	24%	\$1,662,500	\$1,006,000	65%	18	53	-66%	3	6	-50%	100%	99%	1%
San Mateo	96	95	1%	121	125	-3%	\$995,000	\$1,010,000	-1%	\$1,055,266	\$1,093,682	-4%	\$127,687,200	\$136,710,351	-7%	13	12	8%	144	139	4%	112%	114%	-2%
Santa Clara	339	273	24%	406	368	10%	\$950,000	\$919,444	3.3%	\$1,002,211	\$973,125	3%	\$406,897,745	\$358,110,000	14%	10	9	11%	530	500	6%	113%	115%	-2%
Santa Cruz	96	95	1%	48	35	37%	\$582,500	\$558,000	4%	\$588,767	\$569,727	3%	\$28,260,850	\$19,940,452	42%	27	35	-23%	52	50	4%	101%	101%	0%