

Market Snapshot - April 2019 vs. April 2018

Single Family Homes Year-over-Year - April 2019 vs. April 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change
Monterey	821	823	0%	221	232	-5%	\$599,900	\$635,000	-6%	\$1,019,657	\$939,696	9%	\$225,344,258	\$218,009,619	3%	30	22	36%	353	340	4%	98%	98%	0%
San Benito	156	105	49%	53	59	-10%	\$550,900	\$569,217	-3%	\$598,092	\$618,531	-3%	\$31,698,923	\$36,493,343	-13%	34	13	162%	80	63	27%	99%	100%	-1%
San Mateo	524	452	16%	379	346	10%	\$1,601,000	\$1,762,500	-9%	\$2,108,903	\$2,041,516	3%	\$799,274,467	\$706,364,636	13%	12	10	20%	501	561	-11%	105%	112%	-6%
Santa Clara	1500	941	59%	874	968	-10%	\$1,320,000	\$1,422,500	-7%	\$1,652,071	\$1,738,130	-5%	\$1,443,910,383	\$1,682,509,919	-14%	12	8	50%	1355	1316	3%	102%	112%	-9%
Santa Cruz	452	408	11%	144	174	-17%	\$967,750	\$884,500	9%	\$1,120,538	\$1,040,454	8%	\$161,357,575	\$181,039,165	-11%	14	11	27%	243	232	5%	99%	101%	-2%

Condo/Townhouse Year-over-Year - April 2019 vs. April 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change	Apr-19	Apr-18	% Change
Monterey	151	94	61%	20	26	-23%	\$533,688	\$495,500	8%	\$589,443	\$618,192	-5%	\$11,788,875	\$16,072,999	-27%	14	16	-13%	38	34	12%	98%	99%	-1%
San Benito	15	7	114%	1	3	-67%	\$375,000	\$355,000	6%	\$375,000	\$335,333	12%	\$375,000	\$1,006,000	-63%	35	56	-38%	9	6	50%	92%	99%	-7%
San Mateo	148	97	53%	117	129	-9%	\$940,000	\$1,010,000	-7%	\$1,021,642	\$1,097,746	-7%	\$119,532,141	\$141,609,351	-16%	11	10	10%	139	139	0%	104%	114%	-9%
Santa Clara	639	279	129%	336	397	-15%	\$850,000	\$915,000	-7%	\$904,589	\$964,130	-6%	\$303,942,116	\$382,759,800	-21%	14	8	75%	519	500	4%	101%	115%	-12%
Santa Cruz	115	95	21%	46	36	28%	\$613,800	\$586,500	5%	\$616,339	\$575,012	7%	\$28,351,600	\$20,700,452	37%	31	14	121%	68	50	36%	99%	101%	-2%

Market Snapshot - April 2019 vs. March 2019



Single Family Homes - Current Month vs. Prior Month - April 2019 vs. March 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change
Monterey	821	744	10%	221	202	9%	\$599,900	\$575,000	4%	\$1,019,657	\$814,491	25%	\$225,344,258	\$164,527,237	37%	30	29	3%	353	236	50%	98%	98%	0%
San Benito	156	142	10%	53	41	29%	\$550,900	\$610,000	-10%	\$598,092	\$618,671	-3%	\$31,698,923	\$25,365,545	25%	34	64	-47%	80	49	63%	99%	99%	0%
San Mateo	524	468	12%	379	313	21%	\$1,601,000	\$1,610,000	-1%	\$2,108,903	\$1,958,932	8%	\$799,274,467	\$613,146,005	30%	12	13	-8%	501	465	8%	105%	103%	2%
Santa Clara	1500	1287	17%	874	789	11%	\$1,320,000	\$1,300,000	2%	\$1,652,071	\$1,537,775	7%	\$1,443,910,383	\$1,213,304,551	19%	12	13	-8%	1355	1115	22%	102%	101%	1%
Santa Cruz	452	383	18%	144	125	15%	\$967,750	\$916,250	6%	\$1,120,538	\$966,270	16%	\$161,357,575	\$120,783,827	34%	14	22	-36%	243	217	12%	99%	99%	0%

Condo/Townhouse - Current Month vs. Prior Month - April 2019 vs. March 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change	Apr-19	Mar-19	% Change
Monterey	151	141	7%	20	25	-20%	\$533,688	\$490,000	9%	\$589,443	\$502,354	17%	\$11,788,875	\$12,558,862	-6%	14	89	-84%	38	71	-46%	98%	97%	1%
San Benito	15	7	114%	1	3	-67%	\$375,000	\$348,000	8%	\$375,000	\$332,166	13%	\$375,000	\$996,500	-62%	35	63	-44%	9	3	200%	92%	101%	-9%
San Mateo	148	132	12%	117	100	17%	\$940,000	\$945,000	-1%	\$1,021,642	\$987,535	3%	\$119,532,141	\$98,753,566	21%	11	14	-21%	139	117	19%	104%	102%	2%
Santa Clara	639	593	8%	336	275	22%	\$850,000	\$838,000	1.4%	\$904,589	\$892,639	1%	\$303,942,116	\$245,475,879	24%	14	16	-13%	519	470	10%	101%	101%	0%
Santa Cruz	115	94	22%	46	39	18%	\$613,800	\$560,000	10%	\$616,339	\$592,170	4%	\$28,351,600	\$23,094,644	23%	31	21	48%	68	44	55%	99%	98%	1%