

Market Snapshot - December 2019 vs. December 2018

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change
Monterey	591	698	-15%	211	152	39%	\$616,500	\$590,000	4%	\$1,002,866	\$798,431	26%	\$211,604,792	\$121,361,548	74%	29	29	0%	125	136	-8%	97%	98%	-1%
San Benito	101	113	-11%	47	37	27%	\$600,000	\$577,000	4%	\$643,797	\$617,989	4%	\$30,258,501	\$22,865,599	32%	27	33	-18%	26	37	-30%	99%	98%	1%
San Mateo	243	331	-27%	289	259	12%	\$1,475,000	\$1,460,000	1%	\$1,830,379	\$1,701,427	8%	\$528,979,793	\$440,669,676	20%	24	20	20%	113	129	-12%	102%	102%	0%
Santa Clara	539	829	-35%	672	583	15%	\$1,232,500	\$1,150,000	7%	\$1,511,321	\$1,423,182	6%	\$1,015,608,014	\$829,715,256	22%	21	26	-19%	257	271	-5%	100%	100%	0%
Santa Cruz	238	324	-27%	151	114	32%	\$895,000	\$933,750	-4%	\$1,043,909	\$1,132,741	-8%	\$157,630,265	\$129,132,504	22%	51	38	34%	41	57	-28%	98%	97%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change	Dec-19	Dec-18	% Change
Monterey	73	103	-29%	29	20	45%	\$505,123	\$485,000	4%	\$583,987	\$509,058	15%	\$16,935,623	\$10,181,163	66%	34	27	26%	16	20	-20%	98%	98%	0%
San Benito	9	17	-47%	4	1	300%	\$361,000	\$437,575	-17%	\$355,400	\$437,575	-19%	\$1,421,600	\$437,575	225%	50	1	1%	2	3	-33%	99%	97%	2%
San Mateo	84	95	-12%	119	73	63%	\$950,000	\$980,000	-3%	\$1,013,011	\$1,105,895	0%	\$120,548,366	\$80,730,359	49%	25	29	-14%	44	41	7%	100%	101%	-1%
Santa Clara	279	353	-21%	269	235	14%	\$765,000	\$810,000	-6%	\$839,928	\$877,054	-4%	\$225,940,686	\$206,107,831	10%	33	27	22%	116	122	-5%	99%	100%	-1%
Santa Cruz	75	101	-26%	35	22	59%	\$600,000	\$599,500	0%	\$578,259	\$609,904	-5%	\$20,239,089	\$13,417,900	51%	17	51	-67%	20	19	5%	99%	98%	1%

Market Snapshot - December 2019 vs. November 2019



Single Family Homes - Current Month vs. Prior Month - December 2019 vs. November 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change
Monterey	591	748	-21%	211	195	8%	\$616,500	\$685,000	-10%	\$1,002,866	\$1,180,030	-15%	\$211,604,792	\$230,105,955	-8%	29	33	-12%	125	181	-31%	97%	98%	-1%
San Benito	101	130	-22%	47	48	-2%	\$600,000	\$592,450	1%	\$643,797	\$640,547	1%	\$30,258,501	\$30,746,278	-2%	27	41	-34%	26	44	-41%	99%	99%	0%
San Mateo	243	457	-47%	289	322	-10%	\$1,475,000	\$1,595,000	-8%	\$1,830,379	\$1,974,137	-7%	\$528,979,793	\$635,672,177	-17%	24	13	85%	113	202	-44%	102%	103%	-1%
Santa Clara	539	994	-46%	672	735	-9%	\$1,232,500	\$1,260,000	-2%	\$1,511,321	\$1,520,710	-1%	\$1,015,608,014	\$1,117,722,482	-9%	21	20	5%	257	457	-44%	100%	100%	0%
Santa Cruz	238	413	-42%	151	125	21%	\$895,000	\$880,000	2%	\$1,043,909	\$980,130	7%	\$157,630,265	\$122,516,325	29%	51	30	70%	41	87	-53%	98%	98%	0%

Condo/Townhouse - Current Month vs. Prior Month - December 2019 vs. November 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change	Dec-19	Nov-19	% Change
Monterey	73	92	-21%	29	26	12%	\$505,123	\$519,500	-3%	\$583,987	\$649,365	-10%	\$16,935,623	\$16,883,500	0%	34	39	-13%	16	21	-24%	98%	98%	0%
San Benito	9	12	-25%	4	3	33%	\$361,000	\$395,000	-9%	\$355,400	\$429,166	-17%	\$1,421,600	\$1,287,500	10%	50	9	456%	2	1	100%	99%	103%	-4%
San Mateo	84	168	-50%	119	109	9%	\$950,000	\$890,000	7%	\$1,013,011	\$992,598	2%	\$120,548,366	\$108,193,243	11%	25	21	19%	44	99	-56%	100%	101%	-1%
Santa Clara	279	490	-43%	269	322	-16%	\$765,000	\$791,500	-3.3%	\$839,928	\$869,553	-3%	\$225,940,686	\$279,996,280	-19%	33	23	43%	116	195	-41%	99%	100%	-1%
Santa Cruz	75	103	-27%	35	36	-3%	\$600,000	\$503,313	19%	\$578,259	\$529,952	9%	\$20,239,089	\$19,078,303	6%	17	13	31%	20	31	-35%	99%	100%	-1%