

# Market Snapshot - February 2019 vs. February 2018



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change
<b>Monterey</b>	738	740	0%	140	166	-16%	\$599,000	\$588,750	2%	\$938,259	\$975,653	-4%	\$131,356,301	\$161,958,517	-19%	52	32	63%	257	310	-17%	98%	98%	0%
<b>San Benito</b>	155	120	29%	30	37	-19%	\$617,500	\$542,017	14%	\$648,563	\$582,166	11%	\$19,456,890	\$21,540,154	-10%	24	39	-38%	54	55	-2%	99%	99%	0%
<b>San Mateo</b>	448	308	45%	209	225	-7%	\$1,429,000	\$1,610,000	-11%	\$1,781,734	\$2,001,949	-11%	\$372,382,590	\$450,438,636	-17%	14	11	27%	353	363	-3%	103%	112%	-8%
<b>Santa Clara</b>	1193	693	72%	491	561	-12%	\$1,175,000	\$1,382,000	-15%	\$1,461,241	\$1,659,895	-12%	\$717,469,662	\$931,201,541	-23%	13	8	63%	983	936	5%	101%	112%	-10%
<b>Santa Cruz</b>	323	321	1%	88	93	-5%	\$916,000	\$795,000	15%	\$1,031,520	\$873,337	18%	\$90,773,784	\$81,220,392	12%	64	15	327%	146	190	-23%	98%	100%	-2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change	Feb-19	Feb-18	% Change
<b>Monterey</b>	109	84	30%	25	28	-11%	\$399,000	\$536,000	-26%	\$591,136	\$578,678	2%	\$14,778,400	\$16,203,000	-9%	52	25	108%	35	33	6%	98%	98%	0%
<b>San Benito</b>	11	9	22%	3	2	50%	\$429,000	\$445,000	-4%	\$414,526	\$445,000	-7%	\$1,243,578	\$890,000	40%	67	144	-53%	1	6	-83%	99%	99%	0%
<b>San Mateo</b>	147	79	86%	82	81	1%	\$841,500	\$931,000	-10%	\$911,459	\$1,020,399	-11%	\$74,739,698	\$82,652,319	-10%	15	9	67%	129	124	4%	102%	112%	-9%
<b>Santa Clara</b>	521	183	185%	186	207	-10%	\$825,000	\$832,000	-1%	\$890,213	\$926,790	-4%	\$165,579,650	\$191,845,617	-14%	19	8	138%	382	349	9%	101%	113%	-11%
<b>Santa Cruz</b>	96	79	22%	37	23	61%	\$595,000	\$595,000	0%	\$631,735	\$594,156	6%	\$23,374,201	\$13,665,600	71%	63	9	600%	42	48	-13%	98%	101%	-3%

# Market Snapshot - February 2019 vs. January 2018



## Single Family Homes - Current Month vs. Prior Month - February 2019 vs. January 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change
<b>Monterey</b>	738	708	4%	140	166	-16%	\$599,000	\$590,000	2%	\$938,259	\$810,921	16%	\$131,356,301	\$134,612,932	-2%	52	45	16%	257	252	2%	98%	98%	0%
	155	144	8%	30	12	150%	\$617,500	\$595,000	4%	\$648,563	\$672,441	-4%	\$19,456,890	\$8,069,300	141%	24	68	-65%	54	59	-8%	99%	99%	0%
<b>San Benito</b>	448	411	9%	209	189	11%	\$1,429,000	\$1,450,000	-1%	\$1,781,734	\$1,744,516	2%	\$372,382,590	\$329,713,705	13%	14	30	-53%	353	329	7%	103%	102%	1%
<b>San Mateo</b>	1193	981	22%	491	442	11%	\$1,175,000	\$1,185,000	-1%	\$1,461,241	\$1,420,360	3%	\$717,469,662	\$627,799,397	14%	13	32	-59%	983	768	28%	101%	100%	1%
<b>Santa Clara</b>	323	299	8%	88	75	17%	\$916,000	\$820,645	12%	\$1,031,520	\$897,857	15%	\$90,773,784	\$67,339,345	35%	64	39	64%	146	106	38%	98%	98%	0%

## Condo/Townhouse - Current Month vs. Prior Month - February 2019 vs. January 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change	Feb-19	Jan-19	% Change
<b>Monterey</b>	109	104	5%	25	20	25%	\$399,000	\$512,000	-22%	\$591,136	\$669,250	-12%	\$14,778,400	\$13,385,000	10%	52	54	-4%	35	33	6%	98%	98%	0%
<b>San Benito</b>	11	11	0%	3	2	50%	\$429,000	\$383,700	12%	\$414,526	\$383,700	8%	\$1,243,578	\$767,400	62%	67	86	-22%	1	1	0%	99%	100%	-1%
<b>San Mateo</b>	147	135	9%	82	52	58%	\$841,500	\$895,000	-6%	\$911,459	\$936,446	-3%	\$74,739,698	\$48,695,238	53%	15	19	-21%	129	105	23%	102%	101%	1%
<b>Santa Clara</b>	521	465	12%	186	157	18%	\$825,000	\$765,000	7.8%	\$890,213	\$809,275	10%	\$165,579,650	\$127,056,263	30%	19	34	-44%	382	356	7%	101%	99%	2%
<b>Santa Cruz</b>	96	99	-3%	37	26	42%	\$595,000	\$615,000	-3%	\$631,735	\$654,485	-3%	\$23,374,201	\$17,016,631	37%	63	31	103%	42	39	8%	98%	99%	-1%