

# Market Snapshot - January 2019 vs. January 2018



## Single Family Homes Year-over-Year - January 2019 vs. January 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change
Monterey	703	648	8%	165	176	-6%	\$590,000	\$556,660	6%	\$812,896	\$920,280	-12%	\$134,127,932	\$161,969,404	-17%	43	37	16%	252	217	16%	98%	98%	0%
San Benito	142	118	20%	12	43	-72%	\$595,000	\$555,000	7%	\$672,441	\$578,176	16%	\$8,069,300	\$24,861,602	-68%	68	33	106%	59	48	23%	99%	99%	0%
San Mateo	404	257	57%	188	173	9%	\$1,455,000	\$1,425,000	2%	\$1,747,413	\$1,746,758	0%	\$328,513,705	\$302,189,225	9%	30	12	150%	329	297	11%	102%	110%	-7%
Santa Clara	980	525	87%	442	467	-5%	\$1,185,000	\$1,170,000	1%	\$1,420,360	\$1,456,132	-2%	\$627,799,397	\$680,013,796	-8%	32	9	256%	768	725	6%	100%	109%	-8%
Santa Cruz	296	255	16%	75	121	-38%	\$820,645	\$826,000	-1%	\$897,857	\$873,869	3%	\$67,339,345	\$105,738,169	-36%	39	34	15%	105	124	-15%	98%	99%	-1%

## Condo/Townhouse Year-over-Year - January 2019 vs. January 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change	Jan-19	Jan-18	% Change
Monterey	102	88	16%	20	21	-5%	\$512,000	\$520,000	-2%	\$669,250	\$682,857	-2%	\$13,385,000	\$14,340,000	-7%	29	44	-34%	33	41	-20%	98%	97%	1%
San Benito	11	6	83%	2	4	-50%	\$383,700	\$387,500	-1%	\$383,700	\$387,250	-1%	\$767,400	\$1,549,000	-50%	0	7	-100%	1	2	-50%	100%	97%	3%
San Mateo	134	63	113%	51	39	31%	\$900,000	\$730,000	23%	\$949,367	\$890,627	7%	\$48,417,738	\$34,734,487	39%	29	11	164%	105	105	0%	101%	107%	-6%
Santa Clara	464	127	265%	156	162	-4%	\$762,500	\$751,000	2%	\$807,668	\$863,667	-6%	\$125,996,263	\$139,914,172	-10%	27	8	238%	356	283	26%	99%	113%	-12%
Santa Cruz	99	57	74%	26	31	-16%	\$615,000	\$629,000	-2%	\$654,485	\$588,501	11%	\$17,016,631	\$18,243,542	-7%	43	17	153%	39	44	-11%	99%	100%	-1%

# Market Snapshot - January 2019 vs. December 2018

## Single Family Homes - Current Month vs. Prior Month - January 2019 vs. December 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change
Monterey	703	682	3%	165	150	10%	\$590,000	\$590,000	0%	\$812,896	\$801,775	1%	\$134,127,932	\$120,266,348	12%	43	29	48%	252	132	91%	98%	98%	0%
San Benito	142	112	27%	12	37	-68%	\$595,000	\$577,000	3%	\$672,441	\$618,124	9%	\$8,069,300	\$22,870,599	-65%	68	33	106%	59	37	59%	99%	98%	1%
San Mateo	404	319	27%	188	259	-27%	\$1,455,000	\$1,460,000	0%	\$1,747,413	\$1,701,427	3%	\$328,513,705	\$440,669,676	-25%	30	20	50%	329	129	155%	102%	102%	0%
Santa Clara	980	809	21%	442	582	-24%	\$1,185,000	\$1,150,000	3%	\$1,420,360	\$1,423,359	0%	\$627,799,397	\$828,395,256	-24%	32	26	23%	768	272	182%	100%	100%	0%
Santa Cruz	296	331	-11%	75	116	-35%	\$820,645	\$926,000	-11%	\$897,857	\$1,123,426	-20%	\$67,339,345	\$130,317,504	-48%	39	36	8%	105	61	72%	98%	97%	1%

## Condo/Townhouse - Current Month vs. Prior Month - January 2019 vs. December 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change	Jan-19	Dec-18	% Change
Monterey	102	101	1%	20	19	5%	\$512,000	\$480,000	7%	\$669,250	\$508,334	32%	\$13,385,000	\$9,658,363	39%	29	35	-17%	33	20	65%	98%	98%	0%
San Benito	11	17	-35%	2	1	100%	\$383,700	\$437,575	-12%	\$383,700	\$437,575	-12%	\$767,400	\$437,575	75%	0	37	-100%	1	3	-67%	100%	97%	3%
San Mateo	134	94	43%	51	73	-30%	\$900,000	\$980,000	-8%	\$949,367	\$1,105,895	-14%	\$48,417,738	\$80,730,359	-40%	29	14	107%	105	41	156%	101%	101%	0%
Santa Clara	464	353	31%	156	235	-34%	\$762,500	\$810,000	-5.9%	\$807,668	\$877,054	-8%	\$125,996,263	\$206,107,831	-39%	27	20	35%	356	122	192%	99%	100%	-1%
Santa Cruz	99	99	0%	26	22	18%	\$615,000	\$599,500	3%	\$654,485	\$609,904	7%	\$17,016,631	\$13,417,900	27%	43	45	-4%	39	19	105%	99%	98%	1%