

Market Snapshot - July 2019 vs. July 2018

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change
Monterey	866	857	1%	224	219	2%	\$651,782	\$651,400	0%	\$977,013	\$1,128,375	-13%	\$218,850,976	\$247,114,266	-11%	25	25	0%	295	323	-9%	98%	98%	0%
San Benito	155	128	21%	53	46	15%	\$570,000	\$626,500	-9%	\$611,269	\$678,934	-10%	\$32,397,276	\$31,231,000	4%	28	15	87%	59	59	0%	99%	100%	-1%
San Mateo	546	488	12%	385	399	-4%	\$1,565,000	\$1,605,000	-2%	\$1,914,967	\$1,966,946	-3%	\$737,262,420	\$784,811,719	-6%	13	12	8%	360	430	-16%	105%	109%	-4%
Santa Clara	1670	1426	17%	898	878	2%	\$1,299,500	\$1,350,500	-4%	\$1,575,666	\$1,626,027	-3%	\$1,414,948,553	\$1,427,652,368	-1%	15	12	25%	982	1188	-17%	101%	105%	-4%
Santa Cruz	600	526	14%	154	183	-16%	\$899,500	\$897,000	0%	\$1,099,752	\$963,043	14%	\$169,361,928	\$176,237,047	-4%	22	14	57%	247	250	-1%	99%	100%	-1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change	Jul-19	Jul-18	% Change
Monterey	152	107	42%	28	30	-7%	\$527,500	\$482,450	9%	\$698,813	\$656,680	6%	\$19,566,789	\$19,700,400	-1%	58	19	205%	38	41	-7%	97%	98%	-1%
San Benito	18	11	64%	2	3	-33%	\$402,500	\$450,000	-11%	\$402,500	\$425,666	-5%	\$805,000	\$1,277,000	-37%	104	4	2500%	8	8	0%	99%	100%	-1%
San Mateo	151	126	20%	122	109	12%	\$915,000	\$1,000,000	-9%	\$996,915	\$1,082,866	-8%	\$121,623,639	\$118,032,442	3%	14	11	27%	127	127	0%	102%	110%	-7%
Santa Clara	747	495	51%	316	391	-19%	\$803,000	\$910,000	-12%	\$881,630	\$956,809	-8%	\$278,595,092	\$374,112,433	-26%	18	11	64%	441	497	-11%	101%	107%	-6%
Santa Cruz	118	121	-2%	39	40	-3%	\$585,000	\$592,000	-1%	\$600,038	\$644,821	-7%	\$23,401,500	\$25,792,871	-9%	14	15	-7%	51	56	-9%	99%	101%	-2%

Market Snapshot - July 2019 vs. June 2019



Single Family Homes - Current Month vs. Prior Month - July 2019 vs. June 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change
Monterey	866	866	0%	224	208	8%	\$651,782	\$632,455	3%	\$977,013	\$963,576	1%	\$218,850,976	\$200,423,988	9%	25	21	19%	295	287	3%	98%	98%	0%
San Benito	155	180	-14%	53	60	-12%	\$570,000	\$585,495	-3%	\$611,269	\$670,193	-9%	\$32,397,276	\$40,211,610	-19%	28	29	-3%	59	61	-3%	99%	99%	0%
San Mateo	546	621	-12%	385	395	-3%	\$1,565,000	\$1,605,000	-2%	\$1,914,967	\$2,101,147	-9%	\$737,262,420	\$829,953,404	-11%	13	13	0%	360	451	-20%	105%	105%	0%
Santa Clara	1670	1796	-7%	898	881	2%	\$1,299,500	\$1,350,000	-4%	\$1,575,666	\$1,651,383	-5%	\$1,414,948,553	\$1,454,868,808	-3%	15	13	15%	982	1124	-13%	101%	102%	-1%
Santa Cruz	600	553	8%	154	161	-4%	\$899,500	\$900,000	0%	\$1,099,752	\$1,078,166	2%	\$169,361,928	\$173,584,855	-2%	22	16	38%	247	226	9%	99%	99%	0%

Condo/Townhouse - Current Month vs. Prior Month - July 2019 vs. June 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change	Jul-19	Jun-19	% Change
Monterey	152	151	1%	28	42	-33%	\$527,500	\$444,000	19%	\$698,813	\$555,623	26%	\$19,566,789	\$23,336,200	-16%	58	26	123%	38	47	-19%	97%	98%	-1%
San Benito	18	14	29%	2	3	-33%	\$402,500	\$370,000	9%	\$402,500	\$393,000	2%	\$805,000	\$1,179,000	-32%	104	10	940%	8	5	60%	99%	99%	0%
San Mateo	151	163	-7%	122	102	20%	\$915,000	\$1,009,500	-9%	\$996,915	\$1,078,809	-8%	\$121,623,639	\$110,038,520	11%	14	14	0%	127	123	3%	102%	102%	0%
Santa Clara	747	803	-7%	316	337	-6%	\$803,000	\$899,000	-10.7%	\$881,630	\$990,048	-11%	\$278,595,092	\$333,646,456	-16%	18	14	29%	441	455	-3%	101%	101%	0%
Santa Cruz	118	122	-3%	39	36	8%	\$585,000	\$607,500	-4%	\$600,038	\$615,847	-3%	\$23,401,500	\$22,170,500	6%	14	15	-7%	51	57	-11%	99%	99%	0%