

Market Snapshot - March 2019 vs. March 2018

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change
Monterey	734	780	-6%	198	240	-18%	\$577,000	\$605,000	-5%	\$822,097	\$963,922	-15%	\$162,775,362	\$231,341,495	-30%	29	21	38%	236	313	-25%	98%	98%	0%
San Benito	141	119	18%	40	56	-29%	\$610,000	\$587,835	4%	\$615,688	\$666,692	-8%	\$24,627,545	\$37,334,786	-34%	63	28	125%	49	68	-28%	99%	99%	0%
San Mateo	462	325	42%	310	352	-12%	\$1,610,000	\$1,615,000	0%	\$1,966,877	\$1,989,154	-1%	\$609,732,117	\$700,182,295	-13%	13	11	18%	465	450	3%	104%	113%	-8%
Santa Clara	1277	682	87%	783	886	-12%	\$1,300,000	\$1,454,500	-11%	\$1,539,818	\$1,756,662	-12%	\$1,205,677,551	\$1,556,402,993	-23%	13	8	63%	1116	1150	-3%	101%	112%	-10%
Santa Cruz	378	354	7%	124	131	-5%	\$915,625	\$910,000	1%	\$963,176	\$1,059,596	-9%	\$119,433,827	\$138,807,160	-14%	22	13	69%	217	223	-3%	99%	101%	-2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change	Mar-19	Mar-18	% Change
Monterey	137	91	51%	25	24	4%	\$490,000	\$492,000	0%	\$502,354	\$523,479	-4%	\$12,558,862	\$12,563,500	0%	52	21	148%	71	35	103%	97%	99%	-2%
San Benito	7	4	75%	3	5	-40%	\$348,000	\$410,000	-15%	\$332,166	\$403,400	-18%	\$996,500	\$2,017,000	-51%	67	28	139%	3	1	200%	101%	100%	1%
San Mateo	132	75	76%	97	123	-21%	\$965,000	\$950,000	2%	\$997,665	\$1,003,774	-1%	\$96,773,566	\$123,464,204	-22%	15	11	36%	117	151	-23%	102%	112%	-9%
Santa Clara	591	177	234%	271	328	-17%	\$838,000	\$900,000	-7%	\$892,604	\$994,006	-10%	\$241,895,885	\$326,034,142	-26%	19	8	138%	470	420	12%	101%	116%	-13%
Santa Cruz	93	89	4%	39	38	3%	\$560,000	\$592,500	-5%	\$592,170	\$608,412	-3%	\$23,094,644	\$23,119,684	0%	63	13	385%	44	54	-19%	98%	100%	-2%

Market Snapshot - March 2019 vs. February 2019

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change
Monterey	734	743	-1%	198	143	38%	\$577,000	\$589,900	-2%	\$822,097	\$924,942	-11%	\$162,775,362	\$132,266,801	23%	29	51	-43%	236	257	-8%	98%	97%	1%
San Benito	141	156	-10%	40	32	25%	\$610,000	\$592,500	3%	\$615,688	\$637,934	-3%	\$24,627,545	\$20,413,890	21%	63	24	163%	49	54	-9%	99%	99%	0%
San Mateo	462	454	2%	310	217	43%	\$1,610,000	\$1,425,000	13%	\$1,966,877	\$1,801,246	9%	\$609,732,117	\$390,870,590	56%	13	13	0%	465	354	31%	104%	103%	1%
Santa Clara	1277	1202	6%	783	501	56%	\$1,300,000	\$1,170,000	11%	\$1,539,818	\$1,456,131	6%	\$1,205,677,551	\$729,521,662	65%	13	13	0%	1116	984	13%	101%	101%	0%
Santa Cruz	378	325	16%	124	88	41%	\$915,625	\$916,000	0%	\$963,176	\$1,031,520	-7%	\$119,433,827	\$90,773,784	32%	22	64	-66%	217	146	49%	99%	98%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change	Mar-19	Feb-19	% Change
Monterey	137	109	26%	25	25	0%	\$490,000	\$399,000	23%	\$502,354	\$591,136	-15%	\$12,558,862	\$14,778,400	-15%	52	54	-4%	71	35	103%	97%	98%	-1%
San Benito	7	11	-36%	3	3	0%	\$348,000	\$429,000	-19%	\$332,166	\$414,526	-20%	\$996,500	\$1,243,578	-20%	67	86	-22%	3	1	200%	101%	99%	2%
San Mateo	132	148	-11%	97	84	15%	\$965,000	\$819,000	18%	\$997,665	\$905,532	10%	\$96,773,566	\$76,064,698	27%	15	19	-21%	117	129	-9%	102%	102%	0%
Santa Clara	591	527	12%	271	193	40%	\$838,000	\$825,000	1.6%	\$892,604	\$889,802	0%	\$241,895,885	\$171,731,949	41%	19	34	-44%	470	382	23%	101%	101%	0%
Santa Cruz	93	97	-4%	39	37	5%	\$560,000	\$595,000	-6%	\$592,170	\$631,735	-6%	\$23,094,644	\$23,374,201	-1%	63	31	103%	44	42	5%	98%	98%	0%