

Market Snapshot - May 2019 vs. May 2018

Single Family Homes Year-over-Year - May 2019 vs. May 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change
Monterey	812	783	4%	243	271	-10%	\$630,000	\$675,000	-7%	\$959,161	\$923,217	4%	\$233,076,124	\$250,191,840	-7%	16	16	0%	300	309	-3%	98%	99%	-1%
San Benito	178	112	59%	48	66	-27%	\$612,500	\$579,950	6%	\$650,137	\$655,824	-1%	\$31,206,582	\$43,284,397	-28%	15	15	0%	86	72	19%	99%	99%	0%
San Mateo	626	440	42%	416	456	-9%	\$1,766,500	\$1,600,000	10%	\$2,233,594	\$2,171,413	3%	\$929,175,199	\$990,164,470	-6%	11	12	-8%	570	505	13%	106%	112%	-5%
Santa Clara	1764	1205	46%	1013	1102	-8%	\$1,338,000	\$1,400,000	-4%	\$1,642,813	\$1,714,413	-4%	\$1,664,169,730	\$1,889,283,700	-12%	11	9	22%	1474	1508	-2%	102%	111%	-8%
Santa Cruz	517	451	15%	148	184	-20%	\$935,000	\$862,500	8%	\$1,015,026	\$999,121	2%	\$150,223,915	\$183,838,409	-18%	14	13	8%	246	271	-9%	99%	102%	-3%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change	May-19	May-18	% Change
Monterey	158	100	58%	38	28	36%	\$426,250	\$513,250	-17%	\$483,689	\$565,982	-15%	\$18,380,195	\$15,847,500	16%	20	14	43%	49	42	17%	99%	98%	1%
San Benito	13	5	160%	4	4	0%	\$392,500	\$412,500	-5%	\$403,375	\$415,625	-3%	\$1,613,500	\$1,662,500	-3%	58	11	427%	5	3	67%	100%	100%	0%
San Mateo	177	96	84%	107	124	-14%	\$1,038,000	\$997,500	4%	\$1,109,955	\$1,051,574	6%	\$118,765,228	\$130,395,200	-9%	12	11	9%	156	144	8%	104%	112%	-7%
Santa Clara	771	345	123%	400	410	-2%	\$869,000	\$950,000	-9%	\$934,812	\$999,031	-6%	\$373,925,174	\$409,602,745	-9%	15	9	67%	617	531	16%	101%	113%	-11%
Santa Cruz	104	96	8%	40	49	-18%	\$636,500	\$580,000	10%	\$653,300	\$588,486	11%	\$26,132,000	\$28,835,850	-9%	20	12	67%	49	51	-4%	100%	101%	-1%

Market Snapshot - May 2019 vs. April 2019

Single Family Homes - Current Month vs. Prior Month - May 2019 vs. April 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change
Monterey	812	822	-1%	243	226	8%	\$630,000	\$597,000	6%	\$959,161	\$1,009,045	-5%	\$233,076,124	\$228,044,258	2%	16	25	-36%	300	353	-15%	98%	98%	0%
San Benito	178	157	13%	48	55	-13%	\$612,500	\$550,900	11%	\$650,137	\$600,037	8%	\$31,206,582	\$33,002,084	-5%	15	30	-50%	86	80	8%	99%	99%	0%
San Mateo	626	531	18%	416	388	7%	\$1,766,500	\$1,600,000	10%	\$2,233,594	\$2,105,134	6%	\$929,175,199	\$816,792,267	14%	11	12	-8%	570	501	14%	106%	105%	1%
Santa Clara	1764	1509	17%	1013	889	14%	\$1,338,000	\$1,320,000	1%	\$1,642,813	\$1,648,788	0%	\$1,664,169,730	\$1,465,773,271	14%	11	11	0%	1474	1352	9%	102%	102%	0%
Santa Cruz	517	454	14%	148	147	1%	\$935,000	\$955,000	-2%	\$1,015,026	\$1,111,548	-9%	\$150,223,915	\$163,397,575	-8%	14	13	8%	246	244	1%	99%	99%	0%

Condo/Townhouse - Current Month vs. Prior Month - May 2019 vs. April 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change	May-19	Apr-19	% Change
Monterey	158	152	4%	38	20	90%	\$426,250	\$533,688	-20%	\$483,689	\$589,443	-18%	\$18,380,195	\$11,788,875	56%	20	13	54%	49	38	29%	99%	98%	1%
San Benito	13	15	-13%	4	1	300%	\$392,500	\$375,000	5%	\$403,375	\$375,000	8%	\$1,613,500	\$375,000	330%	58	20	190%	5	9	-44%	100%	92%	9%
San Mateo	177	149	19%	107	119	-10%	\$1,038,000	\$940,000	10%	\$1,109,955	\$1,023,446	8%	\$118,765,228	\$121,790,141	-2%	12	11	9%	156	139	12%	104%	104%	0%
Santa Clara	771	641	20%	400	344	16%	\$869,000	\$850,000	2.2%	\$934,812	\$911,070	3%	\$373,925,174	\$313,408,085	19%	15	14	7%	617	521	18%	101%	101%	0%
Santa Cruz	104	115	-10%	40	46	-13%	\$636,500	\$613,800	4%	\$653,300	\$616,339	6%	\$26,132,000	\$28,351,600	-8%	20	31	-35%	49	68	-28%	100%	99%	1%