

Market Snapshot - April 2020 vs. April 2019



Single Family Homes Year-over-Year - April 2020 vs. April 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change
Monterey	610	841	-27%	129	232	-44%	\$660,000	\$599,450	10%	\$1,129,240	\$998,061	13%	\$145,672,014	\$231,550,258	-37%	10	30	-67%	154	360	-57%	98%	98%	0%
San Benito	136	157	-13%	28	55	-49%	\$614,950	\$550,900	12%	\$654,764	\$600,037	9%	\$18,333,392	\$33,002,084	-44%	37	40	-8%	40	80	-50%	99%	99%	0%
San Mateo	507	534	-5%	195	389	-50%	\$1,640,000	\$1,600,000	2%	\$2,017,117	\$2,102,936	-4%	\$393,337,818	\$818,042,267	-52%	9	12	-25%	307	502	-39%	104%	105%	-1%
Santa Clara	1059	1524	-31%	566	889	-36%	\$1,389,444	\$1,320,000	5%	\$1,614,150	\$1,648,798	-2%	\$913,609,334	\$1,465,782,271	-38%	8	12	-33%	733	1353	-46%	103%	102%	1%
Santa Cruz	347	448	-23%	94	141	-33%	\$949,500	\$985,000	-4%	\$1,086,380	\$1,135,543	-4%	\$102,119,770	\$160,111,575	-36%	9	13	-31%	145	237	-39%	99%	99%	0%

Condo/Townhouse Year-over-Year - April 2020 vs. April 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change	Apr-20	Apr-19	% Change
Monterey	87	154	-44%	12	20	-40%	\$472,500	\$533,688	-11%	\$615,333	\$589,443	4%	\$7,384,000	\$11,788,875	-37%	37	13	185%	17	38	-55%	98%	98%	0%
San Benito	6	15	-60%	0	1	-100%	\$0	\$375,000	-100%	\$0	\$375,000	-100%	\$0	\$375,000	-100%	0	35	1%	2	9	-78%	0%	92%	-100%
San Mateo	127	149	-15%	76	119	-36%	\$1,045,000	\$940,000	11%	\$1,095,721	\$1,023,446	0%	\$83,274,806	\$121,790,141	-32%	10	11	-9%	79	139	-43%	103%	104%	-1%
Santa Clara	448	640	-30%	208	345	-40%	\$821,000	\$850,000	-3%	\$907,180	\$913,118	-1%	\$188,693,635	\$315,026,002	-40%	8	14	-43%	263	521	-50%	102%	101%	1%
Santa Cruz	113	118	-4%	24	46	-48%	\$617,500	\$613,800	1%	\$656,919	\$616,339	7%	\$15,766,076	\$28,351,600	-44%	11	31	-65%	33	68	-51%	101%	99%	2%

Market Snapshot - April 2020 vs. March 2020



Single Family Homes - Current Month vs. Prior Month - April 2020 vs. March 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change
Monterey	610	639	-5%	129	182	-29%	\$660,000	\$675,000	-2%	\$1,129,240	\$1,091,957	3%	\$145,672,014	\$198,736,353	-27%	10	20	-50%	154	239	-36%	98%	98%	0%
San Benito	136	134	1%	28	41	-32%	\$614,950	\$605,000	2%	\$654,764	\$652,829	0%	\$18,333,392	\$26,765,994	-32%	37	28	32%	40	56	-29%	99%	99%	0%
San Mateo	507	425	19%	195	281	-31%	\$1,640,000	\$1,750,000	-6%	\$2,017,117	\$2,145,718	-6%	\$393,337,818	\$602,946,762	-35%	9	10	-10%	307	374	-18%	104%	106%	-2%
Santa Clara	1059	883	20%	566	638	-11%	\$1,389,444	\$1,400,000	-1%	\$1,614,150	\$1,687,892	-4%	\$913,609,334	\$1,076,875,643	-15%	8	8	0%	733	900	-19%	103%	106%	-3%
Santa Cruz	347	314	11%	94	103	-9%	\$949,500	\$925,000	3%	\$1,086,380	\$971,720	12%	\$102,119,770	\$100,087,203	2%	9	11	-18%	145	178	-19%	99%	101%	-2%

Condo/Townhouse - Current Month vs. Prior Month - April 2020 vs. March 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change	Apr-20	Mar-20	% Change
Monterey	87	89	-2%	12	38	-68%	\$472,500	\$445,000	6%	\$615,333	\$534,570	15%	\$7,384,000	\$20,313,660	-64%	37	7	429%	17	35	-51%	98%	100%	-2%
San Benito	6	4	50%	0	4	-100%	\$0	\$433,750	-100%	\$0	\$424,350	-100%	\$0	\$1,697,400	-100%	0	35	-100%	2	4	-50%	0%	99%	-100%
San Mateo	127	106	20%	76	116	-34%	\$1,045,000	\$1,015,000	3%	\$1,095,721	\$1,056,070	4%	\$83,274,806	\$122,504,174	-32%	10	10	0%	79	100	-21%	103%	104%	-1%
Santa Clara	448	375	19%	208	294	-29%	\$821,000	\$790,000	3.9%	\$907,180	\$868,357	4%	\$188,693,635	\$255,297,004	-26%	8	9	-11%	263	391	-33%	102%	103%	-1%
Santa Cruz	113	107	6%	24	30	-20%	\$617,500	\$595,750	4%	\$656,919	\$601,401	9%	\$15,766,076	\$18,042,042	-13%	11	14	-21%	33	35	-6%	101%	100%	1%