

Market Snapshot - August 2020 vs. August 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change
Monterey	610	863	-29%	286	234	22%	\$832,500	\$635,000	31%	\$1,315,784	\$884,240	49%	\$376,314,418	\$206,912,310	82%	17	26	-35%	276	284	-3%	99%	98%	1%
San Benito	122	157	-22%	67	62	8%	\$625,000	\$609,950	2%	\$651,908	\$641,756	2%	\$43,677,876	\$39,788,881	10%	21	36	-42%	65	68	-4%	100%	99%	1%
San Mateo	673	535	26%	388	341	14%	\$1,812,500	\$1,545,000	17%	\$2,325,338	\$1,886,153	23%	\$902,231,338	\$643,178,315	40%	12	14	-14%	556	382	46%	102%	104%	-2%
Santa Clara	1172	1594	-26%	946	881	7%	\$1,400,000	\$1,190,000	18%	\$1,710,197	\$1,456,022	17%	\$1,617,846,425	\$1,282,756,033	26%	9	19	-53%	1130	949	19%	102%	100%	2%
Santa Cruz	347	589	-41%	151	167	-10%	\$1,050,000	\$875,000	20%	\$1,227,930	\$986,811	24%	\$185,417,450	\$164,797,464	13%	14	18	-22%	158	203	-22%	100%	99%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change	Aug-20	Aug-19	% Change
Monterey	92	144	-36%	42	40	5%	\$627,500	\$512,500	22%	\$645,989	\$599,631	8%	\$27,131,575	\$23,985,257	13%	26	70	-63%	36	36	0%	99%	98%	1%
San Benito	3	15	-80%	6	3	100%	\$401,500	\$420,000	-4%	\$408,500	\$403,833	1%	\$2,451,000	\$1,211,500	102%	8	29	1%	5	1	400%	102%	100%	2%
San Mateo	287	140	105%	118	115	3%	\$930,000	\$1,020,000	-9%	\$1,038,762	\$1,030,791	0%	\$122,573,989	\$118,540,991	3%	12	14	-14%	192	116	66%	101%	103%	-2%
Santa Clara	760	756	1%	322	331	-3%	\$825,000	\$840,000	-2%	\$894,003	\$888,116	1%	\$287,868,987	\$293,966,540	-2%	13	25	-48%	509	451	13%	101%	100%	1%
Santa Cruz	103	111	-7%	48	42	14%	\$748,500	\$661,680	13%	\$747,921	\$663,710	13%	\$35,900,250	\$27,875,860	29%	19	26	-27%	50	51	-2%	99%	99%	0%

Market Snapshot - August 2020 vs. July 2020



Single Family Homes - Current Month vs. Prior Month - August 2020 vs. July 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change
Monterey	610	671	-9%	286	322	-11%	\$832,500	\$749,000	11%	\$1,315,784	\$1,171,629	12%	\$376,314,418	\$377,264,767	0%	17	21	-19%	276	330	-16%	99%	98%	1%
San Benito	122	131	-7%	67	74	-9%	\$625,000	\$670,000	-7%	\$651,908	\$689,782	-5%	\$43,677,876	\$51,043,909	-14%	21	32	-34%	65	72	-10%	100%	99%	1%
San Mateo	673	624	8%	388	442	-12%	\$1,812,500	\$1,711,940	6%	\$2,325,338	\$2,186,620	6%	\$902,231,338	\$966,486,203	-7%	12	11	9%	556	507	10%	102%	101%	1%
Santa Clara	1172	1168	0%	946	1022	-7%	\$1,400,000	\$1,380,000	1%	\$1,710,197	\$1,738,404	-2%	\$1,617,846,425	\$1,776,649,324	-9%	9	11	-18%	1130	1154	-2%	102%	102%	0%
Santa Cruz	347	398	-13%	151	225	-33%	\$1,050,000	\$985,000	7%	\$1,227,930	\$1,195,444	3%	\$185,417,450	\$268,975,119	-31%	14	15	-7%	158	219	-28%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - August 2020 vs. July 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change	Aug-20	Jul-20	% Change
Monterey	92	98	-6%	42	46	-9%	\$627,500	\$494,500	27%	\$645,989	\$577,813	12%	\$27,131,575	\$26,579,400	2%	26	32	-19%	36	37	-3%	99%	99%	0%
San Benito	3	6	-50%	6	5	20%	\$401,500	\$375,000	7%	\$408,500	\$379,000	8%	\$2,451,000	\$1,895,000	29%	8	52	-85%	5	4	25%	102%	100%	2%
San Mateo	287	264	9%	118	119	-1%	\$930,000	\$950,000	-2%	\$1,038,762	\$1,005,582	3%	\$122,573,989	\$119,664,374	2%	12	13	-8%	192	211	-9%	101%	101%	0%
Santa Clara	760	703	8%	322	355	-9%	\$825,000	\$830,000	-0.6%	\$894,003	\$905,467	-1%	\$287,868,987	\$321,440,845	-10%	13	15	-13%	509	538	-5%	101%	101%	0%
Santa Cruz	103	128	-20%	48	59	-19%	\$748,500	\$635,000	18%	\$747,921	\$654,688	14%	\$35,900,250	\$38,626,633	-7%	19	18	6%	50	61	-18%	99%	99%	0%