

Market Snapshot - December 2020 vs. December 2019

Single Family Homes Year-over-Year - December 2020 vs. December 2019																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change
Monterey	454	602	-25%	250	214	17%	\$788,000	\$613,250	28%	\$1,358,159	\$996,952	36%	\$339,539,907	\$213,347,792	59%	10	31	-68%	217	125	74%	100%	97%	3%
San Benito	80	105	-24%	44	47	-6%	\$729,500	\$600,000	22%	\$811,672	\$643,797	26%	\$35,713,584	\$30,258,501	18%	9	27	-67%	42	26	62%	101%	99%	2%
San Mateo	334	263	27%	400	296	35%	\$1,700,000	\$1,475,000	15%	\$2,083,598	\$1,836,786	13%	\$833,439,283	\$543,688,868	53%	13	24	-46%	229	112	104%	102%	102%	0%
Santa Clara	686	564	22%	890	692	29%	\$1,377,500	\$1,220,500	13%	\$1,708,335	\$1,504,154	14%	\$1,520,418,733	\$1,040,875,014	46%	9	21	-57%	689	257	168%	104%	100%	4%
Santa Cruz	235	249	-6%	170	153	11%	\$1,070,000	\$895,000	20%	\$1,237,379	\$1,042,459	19%	\$210,354,430	\$159,496,260	32%	11	51	-78%	137	42	226%	102%	98%	4%

Condo/Townhouse Year-over-Year - December 2020 vs. December 2019																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change	Dec-20	Dec-19	% Change
Monterey	45	76	-41%	40	29	38%	\$479,500	\$505,123	-5%	\$611,325	\$583,987	5%	\$24,453,000	\$16,935,623	44%	21	34	-38%	27	16	69%	99%	98%	1%
San Benito	1	9	-89%	2	4	-50%	\$481,250	\$361,000	33%	\$481,250	\$355,400	35%	\$962,500	\$1,421,600	-32%	8	50	1%	0	2	-100%	99%	99%	0%
San Mateo	196	87	125%	143	124	15%	\$820,000	\$960,000	-15%	\$910,424	\$1,018,740	0%	\$130,190,715	\$126,323,866	3%	29	25	16%	85	44	93%	99%	100%	-1%
Santa Clara	463	289	60%	352	276	28%	\$826,000	\$762,750	8%	\$895,378	\$840,590	7%	\$315,173,362	\$232,003,086	36%	15	35	-57%	296	116	155%	100%	99%	1%
Santa Cruz	67	76	-12%	54	35	54%	\$629,000	\$600,000	5%	\$713,184	\$578,259	23%	\$38,511,953	\$20,239,089	90%	13	17	-24%	36	20	80%	100%	99%	1%

Market Snapshot - December 2020 vs. November 2020

Single Family Homes - Current Month vs. Prior Month - December 2020 vs. November 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change
Monterey	454	529	-14%	250	247	1%	\$788,000	\$850,000	-7%	\$1,358,159	\$1,295,612	5%	\$339,539,907	\$320,016,289	6%	10	11	-9%	217	229	-5%	100%	100%	0%
San Benito	80	90	-11%	44	74	-41%	\$729,500	\$657,500	11%	\$811,672	\$697,529	16%	\$35,713,584	\$51,617,213	-31%	9	10	-10%	42	42	0%	101%	101%	0%
San Mateo	334	560	-40%	400	420	-5%	\$1,700,000	\$1,645,000	3%	\$2,083,598	\$2,090,365	0%	\$833,439,283	\$877,953,422	-5%	13	12	8%	229	348	-34%	102%	102%	0%
Santa Clara	686	921	-26%	890	990	-10%	\$1,377,500	\$1,381,503	0%	\$1,708,335	\$1,771,878	-4%	\$1,520,418,733	\$1,754,159,697	-13%	9	8	13%	689	764	-10%	104%	104%	0%
Santa Cruz	235	287	-18%	170	165	3%	\$1,070,000	\$1,050,000	2%	\$1,237,379	\$1,139,267	9%	\$210,354,430	\$187,979,065	12%	11	8	38%	137	136	1%	102%	103%	-1%

Condo/Townhouse - Current Month vs. Prior Month - December 2020 vs. November 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change	Dec-20	Nov-20	% Change
Monterey	45	69	-35%	40	36	11%	\$479,500	\$553,500	-13%	\$611,325	\$646,838	-5%	\$24,453,000	\$23,286,200	5%	21	14	50%	27	28	-4%	99%	99%	0%
San Benito	1	2	-50%	2	4	-50%	\$481,250	\$389,000	24%	\$481,250	\$390,500	23%	\$962,500	\$1,562,000	-38%	8	34	-76%	0	1	-100%	99%	100%	-1%
San Mateo	196	306	-36%	143	130	10%	\$820,000	\$895,000	-8%	\$910,424	\$950,339	-4%	\$130,190,715	\$123,544,083	5%	29	18	61%	85	144	-41%	99%	100%	-1%
Santa Clara	463	664	-30%	352	385	-9%	\$826,000	\$840,000	-1.7%	\$895,378	\$912,992	-2%	\$315,173,362	\$351,502,158	-10%	15	14	7%	296	335	-12%	100%	101%	-1%
Santa Cruz	67	94	-29%	54	48	13%	\$629,000	\$719,983	-13%	\$713,184	\$668,934	7%	\$38,511,953	\$32,108,865	20%	13	11	18%	36	39	-8%	100%	101%	-1%