

Market Snapshot - February 2020 vs. February 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change
Monterey	647	760	-15%	145	149	-3%	\$699,000	\$581,000	20%	\$1,074,989	\$910,487	18%	\$155,873,414	\$135,662,701	15%	28	50	-44%	219	261	-16%	98%	98%	0%
San Benito	129	157	-18%	25	32	-22%	\$595,000	\$592,500	0%	\$625,184	\$637,934	-2%	\$15,629,614	\$20,413,890	-23%	55	24	129%	72	54	33%	98%	99%	-1%
San Mateo	392	463	-15%	219	218	0%	\$1,575,000	\$1,420,000	11%	\$2,139,183	\$1,797,250	19%	\$468,481,162	\$391,800,590	20%	11	14	-21%	395	354	12%	105%	103%	2%
Santa Clara	766	1222	-37%	490	501	-2%	\$1,345,000	\$1,170,000	15%	\$1,583,748	\$1,456,131	9%	\$776,036,593	\$729,521,662	6%	8	13	-38%	939	984	-5%	104%	101%	3%
Santa Cruz	283	321	-12%	87	84	4%	\$900,000	\$942,500	-5%	\$955,675	\$1,049,796	-9%	\$83,143,781	\$88,182,884	-6%	25	64	-61%	176	142	24%	99%	98%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change	Feb-20	Feb-19	% Change
Monterey	102	113	-10%	18	25	-28%	\$527,500	\$399,000	32%	\$538,155	\$591,136	-9%	\$9,686,800	\$14,778,400	-34%	50	52	-4%	52	35	49%	98%	98%	0%
San Benito	2	11	-82%	5	3	67%	\$525,000	\$429,000	22%	\$478,000	\$414,526	15%	\$2,390,000	\$1,243,578	92%	149	67	1%	2	1	100%	100%	99%	1%
San Mateo	124	148	-16%	73	84	-13%	\$951,000	\$819,000	16%	\$974,076	\$905,532	0%	\$71,107,588	\$76,064,698	-7%	15	15	0%	150	129	16%	103%	102%	1%
Santa Clara	318	527	-40%	260	193	35%	\$797,000	\$825,000	-3%	\$880,734	\$888,315	-1%	\$228,990,978	\$171,444,949	34%	12	19	-37%	383	383	0%	102%	100%	2%
Santa Cruz	107	98	9%	29	37	-22%	\$550,000	\$595,000	-8%	\$655,323	\$631,735	4%	\$19,004,370	\$23,374,201	-19%	26	63	-59%	55	42	31%	99%	98%	1%

Market Snapshot - February 2020 vs. January 2019



Single Family Homes - Current Month vs. Prior Month - February 2020 vs. January 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change
Monterey	647	636	2%	145	143	1%	\$699,000	\$650,000	8%	\$1,074,989	\$914,552	18%	\$155,873,414	\$130,781,008	19%	28	43	-35%	219	229	-4%	98%	97%	1%
San Benito	129	105	23%	25	33	-24%	\$595,000	\$575,035	3%	\$625,184	\$603,153	4%	\$15,629,614	\$19,904,075	-21%	55	33	67%	72	47	53%	98%	99%	-1%
San Mateo	392	303	29%	219	179	22%	\$1,575,000	\$1,415,000	11%	\$2,139,183	\$1,880,744	14%	\$468,481,162	\$336,653,314	39%	11	21	-48%	395	283	40%	105%	102%	3%
Santa Clara	766	622	23%	490	421	16%	\$1,345,000	\$1,200,000	12%	\$1,583,748	\$1,453,487	9%	\$776,036,593	\$611,918,183	27%	8	21	-62%	939	645	46%	104%	101%	3%
Santa Cruz	283	227	25%	87	96	-9%	\$900,000	\$869,500	4%	\$955,675	\$964,995	-1%	\$83,143,781	\$92,639,538	-10%	25	67	-63%	176	97	81%	99%	97%	2%

Condo/Townhouse - Current Month vs. Prior Month - February 2020 vs. January 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change	Feb-20	Jan-20	% Change
Monterey	102	75	36%	18	21	-14%	\$527,500	\$472,500	12%	\$538,155	\$548,023	-2%	\$9,686,800	\$11,508,500	-16%	50	30	67%	52	32	63%	98%	99%	-1%
San Benito	2	8	-75%	5	3	67%	\$525,000	\$378,500	39%	\$478,000	\$379,466	26%	\$2,390,000	\$1,138,400	110%	149	151	-1%	2	1	100%	100%	99%	1%
San Mateo	124	99	25%	73	75	-3%	\$951,000	\$850,000	12%	\$974,076	\$912,965	7%	\$71,107,588	\$68,472,427	4%	15	22	-32%	150	104	44%	103%	102%	1%
Santa Clara	318	304	5%	260	205	27%	\$797,000	\$780,000	2.2%	\$880,734	\$834,968	5%	\$228,990,978	\$171,168,481	34%	12	32	-63%	383	333	15%	102%	100%	2%
Santa Cruz	107	92	16%	29	25	16%	\$550,000	\$620,000	-11%	\$655,323	\$674,429	-3%	\$19,004,370	\$16,860,742	13%	26	13	100%	55	50	10%	99%	100%	-1%