

Market Snapshot - January 2020 vs. January 2019

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change
Monterey	627	726	-14%	142	167	-15%	\$649,500	\$590,000	10%	\$908,598	\$808,310	12%	\$129,021,008	\$134,987,932	-4%	42	46	-9%	229	256	-11%	98%	98%	0%
San Benito	104	145	-28%	32	12	167%	\$575,018	\$595,000	-3%	\$600,283	\$672,441	-11%	\$19,209,075	\$8,069,300	138%	32	68	-53%	47	59	-20%	99%	99%	0%
San Mateo	299	421	-29%	178	191	-7%	\$1,422,250	\$1,450,000	-2%	\$1,884,428	\$1,748,239	8%	\$335,428,314	\$333,913,705	0%	21	30	-30%	283	329	-14%	102%	102%	0%
Santa Clara	618	1003	-38%	421	442	-5%	\$1,200,000	\$1,185,000	1%	\$1,453,487	\$1,420,270	2%	\$611,918,183	\$627,759,397	-3%	21	32	-34%	645	766	-16%	101%	100%	1%
Santa Cruz	223	292	-24%	96	74	30%	\$869,500	\$822,823	6%	\$965,088	\$904,923	7%	\$92,648,538	\$66,964,345	38%	67	39	72%	97	103	-6%	97%	99%	-2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change	Jan-20	Jan-19	% Change
Monterey	74	105	-30%	21	20	5%	\$472,500	\$512,000	-8%	\$548,023	\$669,250	-18%	\$11,508,500	\$13,385,000	-14%	30	54	-44%	32	33	-3%	99%	98%	1%
San Benito	8	11	-27%	3	2	50%	\$378,500	\$383,700	-1%	\$379,466	\$383,700	-1%	\$1,138,400	\$767,400	48%	151	86	1%	1	1	0%	99%	100%	-1%
San Mateo	98	137	-28%	74	52	42%	\$847,500	\$895,000	-5%	\$910,438	\$936,446	0%	\$67,372,427	\$48,695,238	38%	21	19	11%	104	105	-1%	102%	101%	1%
Santa Clara	300	467	-36%	202	157	29%	\$787,500	\$765,000	3%	\$834,200	\$809,275	3%	\$168,508,481	\$127,056,263	33%	33	34	-3%	333	358	-7%	100%	99%	1%
Santa Cruz	92	101	-9%	25	26	-4%	\$620,000	\$615,000	1%	\$674,429	\$654,485	3%	\$16,860,742	\$17,016,631	-1%	13	31	-58%	50	39	28%	100%	99%	1%

Market Snapshot - January 2020 vs. December 2019

Single Family Homes - Current Month vs. Prior Month - January 2020 vs. December 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change
Monterey	627	593	6%	142	214	-34%	\$649,500	\$613,250	6%	\$908,598	\$996,952	-9%	\$129,021,008	\$213,347,792	-40%	42	31	35%	229	125	83%	98%	97%	1%
San Benito	104	104	0%	32	47	-32%	\$575,018	\$600,000	-4%	\$600,283	\$643,797	-7%	\$19,209,075	\$30,258,501	-37%	32	27	19%	47	26	81%	99%	99%	0%
San Mateo	299	247	21%	178	296	-40%	\$1,422,250	\$1,475,000	-4%	\$1,884,428	\$1,836,786	3%	\$335,428,314	\$543,688,868	-38%	21	24	-13%	283	112	153%	102%	102%	0%
Santa Clara	618	547	13%	421	692	-39%	\$1,200,000	\$1,220,500	-2%	\$1,453,487	\$1,504,190	-3%	\$611,918,183	\$1,040,900,014	-41%	21	21	0%	645	257	151%	101%	100%	1%
Santa Cruz	223	243	-8%	96	153	-37%	\$869,500	\$895,000	-3%	\$965,088	\$1,042,459	-7%	\$92,648,538	\$159,496,260	-42%	67	51	31%	97	42	131%	97%	98%	-1%

Condo/Townhouse - Current Month vs. Prior Month - January 2020 vs. December 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change	Jan-20	Dec-19	% Change
Monterey	74	75	-1%	21	29	-28%	\$472,500	\$505,123	-6%	\$548,023	\$583,987	-6%	\$11,508,500	\$16,935,623	-32%	30	34	-12%	32	16	100%	99%	98%	1%
San Benito	8	9	-11%	3	4	-25%	\$378,500	\$361,000	5%	\$379,466	\$355,400	7%	\$1,138,400	\$1,421,600	-20%	151	50	202%	1	2	-50%	99%	99%	0%
San Mateo	98	86	14%	74	122	-39%	\$847,500	\$960,000	-12%	\$910,438	\$1,015,621	-10%	\$67,372,427	\$123,905,866	-46%	21	25	-16%	104	44	136%	102%	100%	2%
Santa Clara	300	285	5%	202	276	-27%	\$787,500	\$762,750	3.2%	\$834,200	\$840,536	-1%	\$168,508,481	\$231,988,086	-27%	33	35	-6%	333	116	187%	100%	99%	1%
Santa Cruz	92	76	21%	25	35	-29%	\$620,000	\$600,000	3%	\$674,429	\$578,259	17%	\$16,860,742	\$20,239,089	-17%	13	17	-24%	50	20	150%	100%	99%	1%