

# Market Snapshot - July 2020 vs. July 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change
Monterey	668	880	-24%	319	227	41%	\$750,000	\$652,563	15%	\$1,178,368	\$974,074	21%	\$375,899,656	\$221,114,976	70%	22	25	-12%	330	295	12%	98%	98%	0%
San Benito	129	157	-18%	73	54	35%	\$675,000	\$568,399	19%	\$691,628	\$609,779	13%	\$50,488,909	\$32,928,074	53%	30	28	7%	72	58	24%	99%	99%	0%
San Mateo	623	555	12%	434	387	12%	\$1,725,000	\$1,565,000	10%	\$2,195,272	\$1,911,840	15%	\$952,748,240	\$739,882,420	29%	11	13	-15%	507	360	41%	101%	105%	-4%
Santa Clara	1154	1696	-32%	1004	915	10%	\$1,380,000	\$1,290,000	7%	\$1,738,548	\$1,573,573	10%	\$1,745,502,725	\$1,439,819,553	21%	10	15	-33%	1155	981	18%	102%	101%	1%
Santa Cruz	390	603	-35%	223	156	43%	\$1,000,000	\$899,500	11%	\$1,201,457	\$1,097,384	9%	\$267,925,119	\$171,191,928	57%	15	23	-35%	219	247	-11%	100%	99%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change	Jul-20	Jul-19	% Change
Monterey	98	156	-37%	46	28	64%	\$494,500	\$527,500	-6%	\$577,813	\$698,813	-17%	\$26,579,400	\$19,566,789	36%	32	58	-45%	37	38	-3%	99%	97%	2%
San Benito	6	20	-70%	5	2	150%	\$375,000	\$402,500	-7%	\$379,000	\$402,500	-6%	\$1,895,000	\$805,000	135%	52	104	1%	4	8	-50%	100%	99%	1%
San Mateo	263	150	75%	117	125	-6%	\$950,000	\$915,000	4%	\$1,005,345	\$1,006,509	0%	\$117,625,374	\$125,813,639	-7%	13	14	-7%	211	127	66%	101%	102%	-1%
Santa Clara	694	748	-7%	352	325	8%	\$829,500	\$805,000	3%	\$905,350	\$883,474	2%	\$318,683,345	\$287,129,100	11%	15	18	-17%	537	442	21%	101%	101%	0%
Santa Cruz	128	119	8%	58	39	49%	\$637,500	\$585,000	9%	\$658,217	\$600,038	10%	\$38,176,633	\$23,401,500	63%	18	14	29%	61	51	20%	99%	99%	0%

# Market Snapshot - July 2020 vs. June 2020



## Single Family Homes - Current Month vs. Prior Month - July 2020 vs. June 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change
Monterey	668	722	-7%	319	177	80%	\$750,000	\$740,000	1%	\$1,178,368	\$1,173,752	0%	\$375,899,656	\$207,754,200	81%	22	28	-21%	330	287	15%	98%	98%	0%
San Benito	129	138	-7%	73	51	43%	\$675,000	\$586,400	15%	\$691,628	\$648,580	7%	\$50,488,909	\$33,077,630	53%	30	51	-41%	72	55	31%	99%	99%	0%
San Mateo	623	611	2%	434	352	23%	\$1,725,000	\$1,738,750	-1%	\$2,195,272	\$2,191,163	0%	\$952,748,240	\$771,289,680	24%	11	10	10%	507	518	-2%	101%	101%	0%
Santa Clara	1154	1230	-6%	1004	863	16%	\$1,380,000	\$1,381,000	0%	\$1,738,548	\$1,691,021	3%	\$1,745,502,725	\$1,459,351,139	20%	10	11	-9%	1155	1065	8%	102%	101%	1%
Santa Cruz	390	421	-7%	223	188	19%	\$1,000,000	\$904,250	11%	\$1,201,457	\$1,020,385	18%	\$267,925,119	\$191,832,542	40%	15	20	-25%	219	208	5%	100%	99%	1%

## Condo/Townhouse - Current Month vs. Prior Month - July 2020 vs. June 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change	Jul-20	Jun-20	% Change
Monterey	98	110	-11%	46	18	156%	\$494,500	\$610,000	-19%	\$577,813	\$572,611	1%	\$26,579,400	\$10,307,000	158%	32	33	-3%	37	40	-8%	99%	98%	1%
San Benito	6	7	-14%	5	2	150%	\$375,000	\$412,000	-9%	\$379,000	\$412,000	-8%	\$1,895,000	\$824,000	130%	52	41	27%	4	5	-20%	100%	101%	-1%
San Mateo	263	200	32%	117	82	43%	\$950,000	\$950,000	0%	\$1,005,345	\$1,047,906	-4%	\$117,625,374	\$85,928,358	37%	13	15	-13%	211	160	32%	101%	100%	1%
Santa Clara	694	600	16%	352	268	31%	\$829,500	\$800,512	3.6%	\$905,350	\$879,578	3%	\$318,683,345	\$235,726,984	35%	15	16	-6%	537	423	27%	101%	100%	1%
Santa Cruz	128	124	3%	58	50	16%	\$637,500	\$632,500	1%	\$658,217	\$687,839	-4%	\$38,176,633	\$34,391,979	11%	18	14	29%	61	55	11%	99%	99%	0%