

Market Snapshot - March 2020 vs. March 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change
Monterey	627	758	-17%	178	206	-14%	\$680,000	\$577,000	18%	\$1,105,830	\$810,757	36%	\$196,837,853	\$167,016,125	18%	22	29	-24%	239	241	-1%	98%	98%	0%
San Benito	131	142	-8%	41	41	0%	\$605,000	\$610,000	-1%	\$652,829	\$618,671	6%	\$26,765,994	\$25,365,545	6%	28	64	-56%	56	49	14%	99%	99%	0%
San Mateo	401	473	-15%	279	313	-11%	\$1,750,000	\$1,610,000	9%	\$2,152,784	\$1,958,932	10%	\$600,626,762	\$613,146,005	-2%	10	13	-23%	374	465	-20%	106%	103%	3%
Santa Clara	853	1304	-35%	636	788	-19%	\$1,400,000	\$1,300,000	8%	\$1,691,755	\$1,535,755	10%	\$1,075,956,643	\$1,210,175,551	-11%	8	13	-38%	902	1116	-19%	106%	101%	5%
Santa Cruz	310	377	-18%	103	121	-15%	\$925,000	\$925,000	0%	\$971,720	\$977,644	-1%	\$100,087,203	\$118,294,939	-15%	11	22	-50%	179	212	-16%	101%	99%	2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change	Mar-20	Mar-19	% Change
Monterey	88	143	-38%	38	25	52%	\$445,000	\$490,000	-9%	\$534,570	\$502,354	6%	\$20,313,660	\$12,558,862	62%	7	89	-92%	35	71	-51%	100%	97%	3%
San Benito	4	7	-43%	4	3	33%	\$433,750	\$348,000	25%	\$424,350	\$332,166	28%	\$1,697,400	\$996,500	70%	35	63	1%	4	3	33%	99%	101%	-2%
San Mateo	103	133	-23%	114	100	14%	\$1,015,000	\$945,000	7%	\$1,054,519	\$987,535	0%	\$120,215,174	\$98,753,566	22%	10	14	-29%	100	117	-15%	104%	102%	2%
Santa Clara	356	594	-40%	291	276	5%	\$790,000	\$838,500	-6%	\$867,522	\$893,626	-3%	\$252,449,004	\$246,640,879	2%	9	16	-44%	389	470	-17%	103%	101%	2%
Santa Cruz	106	96	10%	30	39	-23%	\$595,750	\$560,000	6%	\$601,401	\$592,170	2%	\$18,042,042	\$23,094,644	-22%	14	21	-33%	35	44	-20%	100%	98%	2%

Market Snapshot - March 2020 vs. February 2020



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change
Monterey	627	650	-4%	178	147	21%	\$680,000	\$695,000	-2%	\$1,105,830	\$1,065,668	4%	\$196,837,853	\$156,653,314	26%	22	28	-21%	239	219	9%	98%	98%	0%
San Benito	131	129	2%	41	27	52%	\$605,000	\$595,000	2%	\$652,829	\$638,652	2%	\$26,765,994	\$17,243,614	55%	28	55	-49%	56	72	-22%	99%	98%	1%
San Mateo	401	394	2%	279	222	26%	\$1,750,000	\$1,550,000	13%	\$2,152,784	\$2,125,256	1%	\$600,626,762	\$471,806,962	27%	10	11	-9%	374	395	-5%	106%	105%	1%
Santa Clara	853	778	10%	636	488	30%	\$1,400,000	\$1,332,500	5%	\$1,691,755	\$1,580,144	7%	\$1,075,956,643	\$771,110,593	40%	8	8	0%	902	939	-4%	106%	104%	2%
Santa Cruz	310	286	8%	103	87	18%	\$925,000	\$900,000	3%	\$971,720	\$955,675	2%	\$100,087,203	\$83,143,781	20%	11	25	-56%	179	177	1%	101%	99%	2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change	Mar-20	Feb-20	% Change
Monterey	88	102	-14%	38	18	111%	\$445,000	\$527,500	-16%	\$534,570	\$538,155	-1%	\$20,313,660	\$9,686,800	110%	7	50	-86%	35	52	-33%	100%	98%	2%
San Benito	4	2	100%	4	5	-20%	\$433,750	\$525,000	-17%	\$424,350	\$478,000	-11%	\$1,697,400	\$2,390,000	-29%	35	149	-77%	4	2	100%	99%	100%	-1%
San Mateo	103	124	-17%	114	73	56%	\$1,015,000	\$951,000	7%	\$1,054,519	\$974,076	8%	\$120,215,174	\$71,107,588	69%	10	15	-33%	100	150	-33%	104%	103%	1%
Santa Clara	356	316	13%	291	264	10%	\$790,000	\$792,500	-0.3%	\$867,522	\$879,871	-1%	\$252,449,004	\$232,285,978	9%	9	12	-25%	389	383	2%	103%	102%	1%
Santa Cruz	106	107	-1%	30	29	3%	\$595,750	\$550,000	8%	\$601,401	\$655,323	-8%	\$18,042,042	\$19,004,370	-5%	14	26	-46%	35	55	-36%	100%	99%	1%