

Market Snapshot - May 2020 vs. May 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change
Monterey	697	845	-18%	90	245	-63%	\$650,000	\$639,000	2%	\$758,368	\$963,367	-21%	\$68,253,171	\$236,025,124	-71%	18	17	6%	252	306	-18%	98%	99%	-1%
San Benito	152	178	-15%	20	49	-59%	\$660,500	\$600,000	10%	\$679,141	\$646,971	5%	\$13,582,838	\$31,701,582	-57%	33	15	120%	52	86	-40%	99%	99%	0%
San Mateo	577	631	-9%	232	423	-45%	\$1,643,750	\$1,765,000	-7%	\$2,290,520	\$2,222,678	3%	\$531,400,730	\$940,193,199	-43%	12	11	9%	429	570	-25%	100%	106%	-6%
Santa Clara	1301	1789	-27%	497	1026	-52%	\$1,365,000	\$1,332,500	2%	\$1,658,062	\$1,639,215	1%	\$824,057,124	\$1,681,834,730	-51%	11	12	-8%	1045	1471	-29%	101%	102%	-1%
Santa Cruz	438	508	-14%	90	146	-38%	\$850,000	\$947,450	-10%	\$970,802	\$1,017,862	-5%	\$87,372,198	\$148,607,915	-41%	18	15	20%	225	239	-6%	99%	99%	0%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change	May-20	May-19	% Change
Monterey	101	160	-37%	12	39	-69%	\$476,000	\$427,500	11%	\$561,166	\$492,569	14%	\$6,734,000	\$19,210,195	-65%	37	13	185%	31	50	-38%	98%	99%	-1%
San Benito	6	15	-60%	2	4	-50%	\$444,400	\$392,500	13%	\$444,400	\$403,375	10%	\$888,800	\$1,613,500	-45%	38	58	1%	2	4	-50%	100%	100%	0%
San Mateo	165	177	-7%	55	112	-51%	\$890,000	\$1,039,000	-14%	\$1,008,774	\$1,109,421	0%	\$55,482,576	\$124,255,228	-55%	7	12	-42%	125	156	-20%	100%	104%	-4%
Santa Clara	547	771	-29%	151	415	-64%	\$815,000	\$870,000	-6%	\$879,548	\$934,757	-6%	\$132,811,770	\$387,924,326	-66%	16	15	7%	369	618	-40%	99%	101%	-2%
Santa Cruz	130	108	20%	26	40	-35%	\$616,500	\$636,500	-3%	\$621,214	\$653,300	-5%	\$16,151,574	\$26,132,000	-38%	19	22	-14%	53	49	8%	98%	100%	-2%

Market Snapshot - May 2020 vs. April 2020



Single Family Homes - Current Month vs. Prior Month - May 2020 vs. April 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change
Monterey	697	623	12%	90	132	-32%	\$650,000	\$660,000	-2%	\$758,368	\$1,115,098	-32%	\$68,253,171	\$147,193,028	-54%	18	11	64%	252	154	64%	98%	98%	0%
San Benito	152	138	10%	20	29	-31%	\$660,500	\$620,000	7%	\$679,141	\$653,737	4%	\$13,582,838	\$18,958,392	-28%	33	38	-13%	52	40	30%	99%	99%	0%
San Mateo	577	517	12%	232	195	19%	\$1,643,750	\$1,640,000	0%	\$2,290,520	\$2,017,117	14%	\$531,400,730	\$393,337,818	35%	12	9	33%	429	308	39%	100%	104%	-4%
Santa Clara	1301	1092	19%	497	567	-12%	\$1,365,000	\$1,388,888	-2%	\$1,658,062	\$1,612,926	3%	\$824,057,124	\$914,529,334	-10%	11	8	38%	1045	732	43%	101%	103%	-2%
Santa Cruz	438	354	24%	90	94	-4%	\$850,000	\$949,500	-10%	\$970,802	\$1,086,380	-11%	\$87,372,198	\$102,119,770	-14%	18	9	100%	225	145	55%	99%	99%	0%

Condo/Townhouse - Current Month vs. Prior Month - May 2020 vs. April 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change	May-20	Apr-20	% Change
Monterey	101	86	17%	12	12	0%	\$476,000	\$472,500	1%	\$561,166	\$615,333	-9%	\$6,734,000	\$7,384,000	-9%	37	37	0%	31	17	82%	98%	98%	0%
San Benito	6	6	0%	2	0	n/a	\$444,400	\$0	n/a	\$444,400	\$0	n/a	\$888,800	\$0	n/a	38	0	n/a	2	2	0%	100%	0%	n/a
San Mateo	165	128	29%	55	76	-28%	\$890,000	\$1,045,000	-15%	\$1,008,774	\$1,095,721	-8%	\$55,482,576	\$83,274,806	-33%	7	10	-30%	125	78	60%	100%	103%	-3%
Santa Clara	547	456	20%	151	210	-28%	\$815,000	\$819,000	-0.5%	\$879,548	\$903,493	-3%	\$132,811,770	\$189,733,635	-30%	16	8	100%	369	262	41%	99%	102%	-3%
Santa Cruz	130	114	14%	26	24	8%	\$616,500	\$617,500	0%	\$621,214	\$656,919	-5%	\$16,151,574	\$15,766,076	2%	19	11	73%	53	33	61%	98%	101%	-3%