

Market Snapshot - November 2020 vs. November 2019

Single Family Homes Year-over-Year - November 2020 vs. November 2019																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change
Monterey	526	755	-30%	247	199	24%	\$850,000	\$680,000	25%	\$1,295,612	\$1,166,487	11%	\$320,016,289	\$232,130,955	38%	11	32	-66%	229	181	27%	100%	98%	2%
San Benito	91	131	-31%	73	48	52%	\$665,591	\$592,450	12%	\$699,588	\$640,547	9%	\$51,069,943	\$30,746,278	66%	10	41	-76%	42	44	-5%	100%	99%	1%
San Mateo	556	468	19%	413	322	28%	\$1,650,000	\$1,595,000	3%	\$2,105,631	\$1,974,137	7%	\$869,625,922	\$635,672,177	37%	12	13	-8%	348	203	71%	103%	103%	0%
Santa Clara	915	1012	-10%	978	739	32%	\$1,385,500	\$1,258,000	10%	\$1,775,959	\$1,520,301	17%	\$1,736,888,132	\$1,123,502,482	55%	8	20	-60%	765	458	67%	104%	100%	4%
Santa Cruz	283	417	-32%	165	125	32%	\$1,050,000	\$880,000	19%	\$1,139,267	\$980,130	16%	\$187,979,065	\$122,516,325	53%	8	30	-73%	136	87	56%	103%	98%	5%

Condo/Townhouse Year-over-Year - November 2020 vs. November 2019																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change	Nov-20	Nov-19	% Change
Monterey	68	93	-27%	36	26	38%	\$553,500	\$519,500	7%	\$646,838	\$649,365	0%	\$23,286,200	\$16,883,500	38%	14	39	-64%	28	21	33%	99%	98%	1%
San Benito	2	12	-83%	4	3	33%	\$389,000	\$395,000	-2%	\$390,500	\$429,166	-9%	\$1,562,000	\$1,267,500	21%	34	9	1%	1	1	0%	100%	103%	-3%
San Mateo	307	169	82%	129	110	17%	\$910,000	\$890,000	2%	\$954,023	\$988,529	0%	\$123,069,083	\$108,738,243	13%	18	22	-18%	144	99	45%	100%	101%	-1%
Santa Clara	660	495	33%	376	323	16%	\$839,000	\$785,000	7%	\$909,564	\$868,390	5%	\$341,996,158	\$280,490,280	22%	13	23	-43%	334	196	70%	101%	100%	1%
Santa Cruz	94	103	-9%	48	36	33%	\$719,983	\$503,313	43%	\$668,934	\$529,952	26%	\$32,108,865	\$19,078,303	68%	11	13	-15%	39	31	26%	101%	100%	1%

Market Snapshot - November 2020 vs. October 2020

Single Family Homes - Current Month vs. Prior Month - November 2020 vs. October 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change
Monterey	526	574	-8%	247	284	-13%	\$850,000	\$844,500	1%	\$1,295,612	\$1,371,122	-6%	\$320,016,289	\$389,398,815	-18%	11	13	-15%	229	299	-23%	100%	99%	1%
San Benito	91	115	-21%	73	54	35%	\$665,591	\$634,000	5%	\$699,588	\$696,802	0%	\$51,069,943	\$37,627,336	36%	10	9	11%	42	77	-45%	100%	101%	-1%
San Mateo	556	691	-20%	413	504	-18%	\$1,650,000	\$1,675,500	-2%	\$2,105,631	\$2,104,891	0%	\$869,625,922	\$1,060,865,198	-18%	12	10	20%	348	578	-40%	103%	103%	0%
Santa Clara	915	1178	-22%	978	1088	-10%	\$1,385,500	\$1,442,500	-4%	\$1,775,959	\$1,710,931	4%	\$1,736,888,132	\$1,861,493,566	-7%	8	9	-11%	765	1272	-40%	104%	103%	1%
Santa Cruz	283	354	-20%	165	182	-9%	\$1,050,000	\$1,055,500	-1%	\$1,139,267	\$1,200,704	-5%	\$187,979,065	\$218,528,194	-14%	8	10	-20%	136	216	-37%	103%	102%	1%

Condo/Townhouse - Current Month vs. Prior Month - November 2020 vs. October 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change	Nov-20	Oct-20	% Change
Monterey	68	78	-13%	36	43	-16%	\$553,500	\$529,000	5%	\$646,838	\$703,870	-8%	\$23,286,200	\$30,266,450	-23%	14	25	-44%	28	38	-26%	99%	99%	0%
San Benito	2	4	-50%	4	5	-20%	\$389,000	\$397,000	-2%	\$390,500	\$391,600	0%	\$1,562,000	\$1,958,000	-20%	34	10	240%	1	2	-50%	100%	101%	-1%
San Mateo	307	349	-12%	129	136	-5%	\$910,000	\$915,000	-1%	\$954,023	\$1,029,971	-7%	\$123,069,083	\$140,076,064	-12%	18	15	20%	144	200	-28%	100%	101%	-1%
Santa Clara	660	780	-15%	376	406	-7%	\$839,000	\$826,500	1.5%	\$909,564	\$891,338	2%	\$341,996,158	\$361,883,587	-5%	13	14	-7%	334	589	-43%	101%	101%	0%
Santa Cruz	94	109	-14%	48	50	-4%	\$719,983	\$613,000	17%	\$668,934	\$647,579	3%	\$32,108,865	\$32,378,990	-1%	11	12	-8%	39	63	-38%	101%	100%	1%