

Market Snapshot - October 2020 vs. October 2019



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change
Monterey	571	852	-33%	280	225	24%	\$850,000	\$635,000	34%	\$1,382,685	\$924,052	50%	\$387,151,804	\$207,911,793	86%	13	26	-50%	299	253	18%	99%	98%	1%
San Benito	116	131	-11%	54	50	8%	\$634,000	\$604,944	5%	\$696,802	\$644,511	8%	\$37,627,336	\$32,225,599	17%	9	22	-59%	77	58	33%	101%	99%	2%
San Mateo	687	660	4%	498	390	28%	\$1,684,944	\$1,560,000	8%	\$2,113,669	\$1,970,127	7%	\$1,052,607,198	\$768,349,719	37%	11	12	-8%	578	433	33%	103%	104%	-1%
Santa Clara	1177	1461	-19%	1079	818	32%	\$1,445,000	\$1,235,000	17%	\$1,710,434	\$1,573,221	9%	\$1,845,558,566	\$1,286,894,880	43%	9	20	-55%	1271	884	44%	103%	100%	3%
Santa Cruz	352	537	-34%	182	139	31%	\$1,055,500	\$867,000	22%	\$1,200,704	\$970,183	24%	\$218,528,194	\$134,855,544	62%	10	36	-72%	216	162	33%	102%	98%	4%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change	Oct-20	Oct-19	% Change
Monterey	77	104	-26%	43	44	-2%	\$529,000	\$469,000	13%	\$703,870	\$612,815	15%	\$30,266,450	\$26,963,900	12%	25	37	-32%	38	34	12%	99%	98%	1%
San Benito	4	15	-73%	5	2	150%	\$397,000	\$454,000	-13%	\$391,600	\$454,000	-14%	\$1,958,000	\$908,000	116%	10	7	1%	2	6	-67%	101%	99%	2%
San Mateo	346	214	62%	135	118	14%	\$915,000	\$901,000	2%	\$1,033,915	\$996,467	0%	\$139,578,564	\$117,583,184	19%	16	14	14%	200	143	40%	101%	102%	-1%
Santa Clara	777	669	16%	399	354	13%	\$827,000	\$810,000	2%	\$892,846	\$866,990	3%	\$356,245,587	\$306,914,487	16%	14	24	-42%	590	375	57%	101%	100%	1%
Santa Cruz	109	114	-4%	50	45	11%	\$613,000	\$680,000	-10%	\$647,579	\$718,801	-10%	\$32,378,990	\$32,346,060	0%	12	19	-37%	63	57	11%	100%	99%	1%

Market Snapshot - October 2020 vs. September 2020

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change
Monterey	571	595	-4%	280	301	-7%	\$850,000	\$850,000	0%	\$1,382,685	\$1,445,462	-4%	\$387,151,804	\$435,084,107	-11%	13	10	30%	299	309	-3%	99%	99%	0%
San Benito	116	107	8%	54	68	-21%	\$634,000	\$691,000	-8%	\$696,802	\$728,792	-4%	\$37,627,336	\$49,557,890	-24%	9	13	-31%	77	55	40%	101%	99%	2%
San Mateo	687	709	-3%	498	434	15%	\$1,684,944	\$1,757,500	-4%	\$2,113,669	\$2,246,646	-6%	\$1,052,607,198	\$975,044,568	8%	11	12	-8%	578	589	-2%	103%	102%	1%
Santa Clara	1177	1200	-2%	1079	991	9%	\$1,445,000	\$1,400,000	3%	\$1,710,434	\$1,769,812	-3%	\$1,845,558,566	\$1,753,883,740	5%	9	9	0%	1271	1245	2%	103%	103%	0%
Santa Cruz	352	324	9%	182	198	-8%	\$1,055,500	\$1,062,500	-1%	\$1,200,704	\$1,214,634	-1%	\$218,528,194	\$240,497,623	-9%	10	12	-17%	216	182	19%	102%	101%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change	Oct-20	Sep-20	% Change
Monterey	77	87	-11%	43	38	13%	\$529,000	\$605,000	-13%	\$703,870	\$658,019	7%	\$30,266,450	\$25,004,750	21%	25	35	-29%	38	41	-7%	99%	99%	0%
San Benito	4	3	33%	5	3	67%	\$397,000	\$465,000	-15%	\$391,600	\$419,833	-7%	\$1,958,000	\$1,259,500	55%	10	23	-57%	2	5	-60%	101%	98%	3%
San Mateo	346	333	4%	135	131	3%	\$915,000	\$925,000	-1%	\$1,033,915	\$998,620	4%	\$139,578,564	\$130,819,347	7%	16	14	14%	200	225	-11%	101%	100%	1%
Santa Clara	777	757	3%	399	382	4%	\$827,000	\$800,100	3.4%	\$892,846	\$885,209	1%	\$356,245,587	\$338,149,904	5%	14	15	-7%	590	524	13%	101%	101%	0%
Santa Cruz	109	104	5%	50	55	-9%	\$613,000	\$729,000	-16%	\$647,579	\$748,315	-13%	\$32,378,990	\$41,157,375	-21%	12	18	-33%	63	49	29%	100%	101%	-1%