

Market Snapshot - September 2020 vs. September 2019

Single Family Homes Year-over-Year - September 2020 vs. September 2019																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19
Monterey	595	893	-33%	298	188	59%	\$861,250	\$656,500	31%	\$1,454,057	\$1,012,446	44%	\$433,309,207	\$190,340,003	128%	10	27	-63%	309	269	15%	99%	98%	1%		
San Benito	106	149	-29%	67	50	34%	\$687,000	\$605,204	14%	\$728,491	\$671,951	8%	\$48,808,940	\$33,597,593	45%	13	23	-43%	55	50	10%	99%	99%	0%		
San Mateo	706	696	1%	430	312	38%	\$1,772,500	\$1,470,000	21%	\$2,254,455	\$1,740,519	30%	\$969,415,680	\$543,042,195	79%	11	14	-21%	589	553	7%	102%	104%	-2%		
Santa Clara	1196	1641	-27%	978	737	33%	\$1,402,500	\$1,225,000	14%	\$1,774,243	\$1,514,634	17%	\$1,735,210,396	\$1,116,285,454	55%	9	18	-50%	1244	982	27%	103%	100%	3%		
Santa Cruz	323	577	-44%	196	154	27%	\$1,062,500	\$792,500	34%	\$1,217,296	\$944,424	29%	\$238,590,123	\$145,441,397	64%	12	31	-61%	182	192	-5%	101%	98%	3%		

Condo/Townhouse Year-over-Year - September 2020 vs. September 2019																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19	% Change	Sep-20	Sep-19
Monterey	87	120	-28%	37	33	12%	\$610,000	\$575,000	6%	\$663,641	\$685,595	-3%	\$24,554,750	\$22,624,660	9%	33	61	-46%	41	23	78%	99%	98%	1%		
San Benito	3	16	-81%	3	5	-40%	\$465,000	\$360,000	29%	\$419,833	\$387,860	8%	\$1,259,500	\$1,939,300	-35%	23	16	1%	5	3	67%	98%	98%	0%		
San Mateo	332	215	54%	129	77	68%	\$925,000	\$938,000	-1%	\$999,576	\$997,185	0%	\$128,945,347	\$76,783,288	68%	13	12	8%	225	190	18%	100%	103%	-3%		
Santa Clara	755	771	-2%	377	284	33%	\$800,200	\$840,000	-5%	\$885,661	\$882,476	0%	\$333,894,224	\$250,623,387	33%	15	24	-38%	525	418	26%	101%	100%	1%		
Santa Cruz	103	112	-8%	55	38	45%	\$729,000	\$615,000	19%	\$748,315	\$618,434	21%	\$41,157,375	\$23,500,500	75%	18	31	-42%	49	44	11%	101%	99%	2%		

Market Snapshot - September 2020 vs. August 2020

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change
Monterey	595	613	-3%	298	289	3%	\$861,250	\$830,000	4%	\$1,454,057	\$1,309,963	11%	\$433,309,207	\$378,579,418	14%	10	17	-41%	309	275	12%	99%	99%	0%
San Benito	106	123	-14%	67	68	-1%	\$687,000	\$625,000	10%	\$728,491	\$651,159	12%	\$48,808,940	\$44,278,866	10%	13	19	-32%	55	65	-15%	99%	100%	-1%
San Mateo	706	678	4%	430	392	10%	\$1,772,500	\$1,800,000	-2%	\$2,254,455	\$2,315,470	-3%	\$969,415,680	\$907,664,338	7%	11	12	-8%	589	556	6%	102%	102%	0%
Santa Clara	1196	1173	2%	978	950	3%	\$1,402,500	\$1,400,000	0%	\$1,774,243	\$1,709,862	4%	\$1,735,210,396	\$1,624,369,425	7%	9	10	-10%	1244	1130	10%	103%	102%	1%
Santa Cruz	323	352	-8%	196	153	28%	\$1,062,500	\$1,050,000	1%	\$1,217,296	\$1,226,878	-1%	\$238,590,123	\$187,712,450	27%	12	14	-14%	182	158	15%	101%	100%	1%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change	Sep-20	Aug-20	% Change
Monterey	87	95	-8%	37	42	-12%	\$610,000	\$627,500	-3%	\$663,641	\$645,989	3%	\$24,554,750	\$27,131,575	-9%	33	26	27%	41	37	11%	99%	99%	0%
San Benito	3	3	0%	3	6	-50%	\$465,000	\$401,500	16%	\$419,833	\$408,500	3%	\$1,259,500	\$2,451,000	-49%	23	8	188%	5	5	0%	98%	102%	-4%
San Mateo	332	292	14%	129	119	8%	\$925,000	\$930,000	-1%	\$999,576	\$1,033,604	-3%	\$128,945,347	\$122,998,989	5%	13	12	8%	225	193	17%	100%	101%	-1%
Santa Clara	755	761	-1%	377	323	17%	\$800,200	\$825,000	-3.0%	\$885,661	\$892,934	-1%	\$333,894,224	\$288,417,987	16%	15	13	15%	525	510	3%	101%	101%	0%
Santa Cruz	103	104	-1%	55	48	15%	\$729,000	\$748,500	-3%	\$748,315	\$747,921	0%	\$41,157,375	\$35,900,250	15%	18	19	-5%	49	50	-2%	101%	99%	2%