

# Market Snapshot - April 2021 vs. April 2020



Single Family Homes Year-over-Year - April 2021 vs. April 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change
Monterey	437	620	-30%	227	133	71%	\$840,000	\$660,000	27%	\$1,525,474	\$1,110,248	37%	\$346,282,663	\$147,663,028	135%	8	10	-20%	286	152	88%	101%	98%	3%
San Benito	103	138	-25%	64	29	121%	\$722,500	\$620,000	17%	\$790,336	\$653,737	21%	\$50,581,511	\$18,958,392	167%	8	36	-78%	82	41	100%	103%	99%	4%
San Mateo	424	510	-17%	462	196	136%	\$2,001,000	\$1,635,000	22%	\$2,479,591	\$2,014,223	23%	\$1,145,571,405	\$394,787,818	190%	8	8	0%	546	307	78%	110%	104%	6%
Santa Clara	933	1114	-16%	1252	567	121%	\$1,650,000	\$1,388,888	19%	\$1,974,814	\$1,612,873	22%	\$2,472,467,981	\$914,499,334	170%	7	8	-13%	1480	719	106%	110%	103%	7%
Santa Cruz	278	357	-22%	204	94	117%	\$1,265,000	\$949,500	33%	\$1,377,098	\$1,086,380	27%	\$280,928,055	\$102,119,770	175%	8	9	-11%	262	141	86%	108%	99%	9%

Condo/Townhouse Year-over-Year - April 2021 vs. April 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change	Apr-21	Apr-20	% Change
Monterey	69	89	-22%	38	12	217%	\$677,250	\$472,500	43%	\$804,692	\$615,333	31%	\$30,578,306	\$7,384,000	314%	12	33	-64%	57	17	235%	100%	98%	2%
San Benito	6	6	0%	4	0	N/A	\$438,500	\$0	N/A	\$459,250	\$0	N/A	\$1,837,000	\$0	N/A	7	0	1%	8	2	300%	103%	0%	N/A
San Mateo	178	131	36%	151	76	99%	\$957,000	\$1,045,000	-8%	\$1,051,350	\$1,095,721	0%	\$158,753,885	\$83,274,806	91%	10	10	0%	180	78	131%	103%	103%	0%
Santa Clara	529	460	15%	570	210	171%	\$888,500	\$819,000	8%	\$953,419	\$903,493	6%	\$543,449,251	\$189,733,635	186%	8	8	0%	607	260	133%	105%	102%	3%
Santa Cruz	59	114	-48%	53	24	121%	\$709,000	\$617,500	15%	\$753,367	\$656,919	15%	\$39,928,500	\$15,766,076	153%	8	10	-20%	60	33	82%	103%	101%	2%

# Market Snapshot - April 2021 vs. March 2021



## Single Family Homes - Current Month vs. Prior Month - April 2021 vs. March 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change
Monterey	437	405	8%	227	220	3%	\$840,000	\$947,500	-11%	\$1,525,474	\$1,564,449	-2%	\$346,282,663	\$344,178,800	1%	8	10	-20%	286	239	20%	101%	100%	1%
San Benito	103	98	5%	64	53	21%	\$722,500	\$765,000	-6%	\$790,336	\$817,254	-3%	\$50,581,511	\$43,314,488	17%	8	7	14%	82	63	30%	103%	103%	0%
San Mateo	424	374	13%	462	366	26%	\$2,001,000	\$1,985,000	1%	\$2,479,591	\$2,442,638	2%	\$1,145,571,405	\$894,005,572	28%	8	8	0%	546	498	10%	110%	107%	3%
Santa Clara	933	788	18%	1252	924	35%	\$1,650,000	\$1,600,000	3%	\$1,974,814	\$1,941,713	2%	\$2,472,467,981	\$1,794,143,192	38%	7	7	0%	1480	1274	16%	110%	109%	1%
Santa Cruz	278	233	19%	204	150	36%	\$1,265,000	\$1,107,500	14%	\$1,377,098	\$1,254,661	10%	\$280,928,055	\$188,199,220	49%	8	9	-11%	262	209	25%	108%	105%	3%

## Condo/Townhouse - Current Month vs. Prior Month - April 2021 vs. March 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change	Apr-21	Mar-21	% Change
Monterey	69	49	41%	38	44	-14%	\$677,250	\$609,000	11%	\$804,692	\$828,640	-3%	\$30,578,306	\$36,460,188	-16%	12	9	33%	57	35	63%	100%	101%	-1%
San Benito	6	5	20%	4	3	33%	\$438,500	\$395,000	11%	\$459,250	\$434,166	6%	\$1,837,000	\$1,302,500	41%	7	7	0%	8	3	167%	103%	102%	1%
San Mateo	178	179	-1%	151	133	14%	\$957,000	\$920,000	4%	\$1,051,350	\$986,693	7%	\$158,753,885	\$131,230,279	21%	10	11	-9%	180	174	3%	103%	102%	1%
Santa Clara	529	543	-3%	570	458	24%	\$888,500	\$874,000	1.7%	\$953,419	\$964,746	-1%	\$543,449,251	\$441,853,813	23%	8	9	-11%	607	616	-1%	105%	103%	2%
Santa Cruz	59	53	11%	53	52	2%	\$709,000	\$638,500	11%	\$753,367	\$690,547	9%	\$39,928,500	\$35,908,478	11%	8	9	-11%	60	49	22%	103%	102%	1%