

Market Snapshot - August 2021 vs. August 2020



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change
Monterey	485	608	-20%	266	290	-8%	\$820,000	\$830,000	-1%	\$1,197,571	\$1,306,525	-8%	\$318,554,084	\$378,892,318	-16%	9	15	-40%	309	271	14%	102%	99%	3%
San Benito	118	124	-5%	67	68	-1%	\$775,000	\$625,000	24%	\$853,177	\$651,159	31%	\$57,162,880	\$44,278,866	29%	11	13	-15%	74	66	12%	101%	100%	1%
San Mateo	541	762	-29%	466	407	14%	\$1,850,000	\$1,800,000	3%	\$2,214,130	\$2,284,133	-3%	\$1,031,784,744	\$929,642,226	11%	9	12	-25%	506	581	-13%	109%	102%	7%
Santa Clara	921	1241	-26%	1107	971	14%	\$1,650,000	\$1,400,000	18%	\$2,030,626	\$1,696,764	20%	\$2,247,903,326	\$1,647,558,192	36%	8	9	-11%	1128	1142	-1%	109%	102%	7%
Santa Cruz	316	347	-9%	217	153	42%	\$1,255,000	\$1,050,000	20%	\$1,352,498	\$1,226,878	10%	\$293,492,235	\$187,712,450	56%	11	14	-21%	214	157	36%	104%	100%	4%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change	Aug-21	Aug-20	% Change
Monterey	62	94	-34%	43	43	0%	\$665,000	\$615,000	8%	\$722,322	\$643,501	12%	\$31,059,858	\$27,670,575	12%	6	19	-68%	50	37	35%	103%	99%	4%
San Benito	2	4	-50%	5	6	-17%	\$525,000	\$401,500	31%	\$547,900	\$408,500	34%	\$2,739,500	\$2,451,000	12%	6	5	20%	6	6	0%	104%	102%	2%
San Mateo	246	317	-22%	191	122	57%	\$988,000	\$927,500	7%	\$1,068,551	\$1,025,606	0%	\$204,093,309	\$125,123,989	63%	10	12	-17%	193	206	-6%	104%	101%	3%
Santa Clara	595	826	-28%	534	331	61%	\$915,200	\$820,000	12%	\$989,490	\$890,092	11%	\$528,387,801	\$294,620,512	79%	10	13	-23%	581	541	7%	104%	101%	3%
Santa Cruz	69	104	-34%	42	51	-18%	\$775,000	\$755,000	3%	\$817,463	\$752,779	9%	\$34,333,452	\$38,391,750	-11%	11	19	-42%	55	48	15%	104%	99%	5%

Market Snapshot - August 2021 vs. July 2021



Single Family Homes - Current Month vs. Prior Month - August 2021 vs. July 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change
Monterey	485	472	3%	266	243	9%	\$820,000	\$827,000	-1%	\$1,197,571	\$1,464,118	-18%	\$318,554,084	\$355,780,868	-10%	9	9	0%	309	284	9%	102%	102%	0%
San Benito	118	119	-1%	67	65	3%	\$775,000	\$785,000	-1%	\$853,177	\$863,715	-1%	\$57,162,880	\$56,141,526	2%	11	10	10%	74	72	3%	101%	102%	-1%
San Mateo	541	575	-6%	466	513	-9%	\$1,850,000	\$2,000,000	-8%	\$2,214,130	\$2,517,958	-12%	\$1,031,784,744	\$1,291,712,898	-20%	9	9	0%	506	585	-14%	109%	110%	-1%
Santa Clara	921	1024	-10%	1107	1229	-10%	\$1,650,000	\$1,655,000	0%	\$2,030,626	\$2,028,298	0%	\$2,247,903,326	\$2,492,779,189	-10%	8	8	0%	1128	1369	-18%	109%	109%	0%
Santa Cruz	316	342	-8%	217	188	15%	\$1,255,000	\$1,192,500	5%	\$1,352,498	\$1,348,600	0%	\$293,492,235	\$253,536,924	16%	11	10	10%	214	261	-18%	104%	105%	-1%

Condo/Townhouse - Current Month vs. Prior Month - August 2021 vs. July 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change	Aug-21	Jul-21	% Change
Monterey	62	59	5%	43	36	19%	\$665,000	\$632,500	5%	\$722,322	\$750,733	-4%	\$31,059,858	\$27,026,400	15%	6	7	-14%	50	39	28%	103%	103%	0%
San Benito	2	3	-33%	5	2	150%	\$525,000	\$550,400	-5%	\$547,900	\$550,400	0%	\$2,739,500	\$1,100,800	149%	6	6	0%	6	6	0%	104%	104%	0%
San Mateo	246	260	-5%	191	156	22%	\$988,000	\$911,000	8%	\$1,068,551	\$1,033,726	3%	\$204,093,309	\$161,261,398	27%	10	9	11%	193	233	-17%	104%	105%	-1%
Santa Clara	595	663	-10%	534	558	-4%	\$915,200	\$900,000	1.7%	\$989,490	\$968,696	2%	\$528,387,801	\$540,532,872	-2%	10	9	11%	581	637	-9%	104%	104%	0%
Santa Cruz	69	64	8%	42	47	-11%	\$775,000	\$700,000	11%	\$817,463	\$832,484	-2%	\$34,333,452	\$39,126,750	-12%	11	8	38%	55	63	-13%	104%	106%	-2%