

# Market Snapshot - December 2021 vs. December 2020

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change
Monterey	254	448	-43%	254	255	0%	\$858,500	\$776,000	11%	\$1,536,665	\$1,341,303	15%	\$390,313,131	\$342,032,407	14%	13	9	44%	130	208	-38%	101%	100%	1%
San Benito	60	77	-22%	70	46	52%	\$793,500	\$729,500	9%	\$843,743	\$830,903	2%	\$59,062,041	\$38,221,551	55%	16	9	78%	23	40	-43%	101%	100%	1%
San Mateo	183	377	-51%	385	439	-12%	\$1,800,000	\$1,640,000	10%	\$2,632,246	\$2,016,780	31%	\$1,013,414,958	\$885,366,672	14%	11	13	-15%	155	228	-32%	110%	102%	8%
Santa Clara	231	676	-66%	807	937	-14%	\$1,692,000	\$1,357,000	25%	\$2,093,772	\$1,685,436	24%	\$1,689,674,684	\$1,579,254,284	7%	8	9	-11%	407	656	-38%	111%	104%	7%
Santa Cruz	94	227	-59%	133	171	-22%	\$1,200,000	\$1,075,000	12%	\$1,343,802	\$1,244,756	8%	\$178,725,692	\$212,853,430	-16%	12	10	20%	58	128	-55%	104%	102%	2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change	Dec-21	Dec-20	% Change
Monterey	24	45	-47%	31	40	-23%	\$680,000	\$479,500	42%	\$797,615	\$611,325	30%	\$24,726,077	\$24,453,000	1%	13	14	-7%	14	27	-48%	102%	99%	3%
San Benito	3	1	200%	1	2	-50%	\$463,000	\$481,250	-4%	\$463,000	\$481,250	-4%	\$463,000	\$962,500	-52%	25	8	213%	2	0	200%	105%	99%	6%
San Mateo	104	216	-52%	157	163	-4%	\$880,000	\$820,000	7%	\$1,005,809	\$902,349	11%	\$157,912,143	\$147,082,919	7%	14	27	-48%	66	85	-22%	103%	99%	4%
Santa Clara	157	473	-67%	387	376	3%	\$925,000	\$830,000	11%	\$1,032,481	\$898,228	15%	\$399,570,172	\$337,733,857	18%	11	15	-27%	210	290	-28%	104%	100%	4%
Santa Cruz	21	67	-69%	36	56	-36%	\$668,500	\$629,000	6%	\$692,914	\$711,738	-3%	\$24,944,913	\$39,857,343	-37%	8	12	-33%	17	37	-54%	104%	100%	4%

# Market Snapshot - December 2021 vs. November 2021

## Single Family Homes - Current Month vs. Prior Month - December 2021 vs. November 2021

County	Inventory			Closed Sales			Median Price			ec			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change
Monterey	254	390	-35%	254	238	7%	\$858,500	\$825,000	4%	\$1,536,665	\$1,438,746	7%	\$390,313,131	\$342,421,679	14%	13	12	8%	130	190	-32%	101%	101%	0%
San Benito	60	96	-38%	70	72	-3%	\$793,500	\$809,000	-2%	\$843,743	\$839,888	0%	\$59,062,041	\$60,471,978	-2%	16	11	45%	23	50	-54%	101%	101%	0%
San Mateo	183	356	-49%	385	487	-21%	\$1,800,000	\$2,002,000	-10%	\$2,632,246	\$2,531,367	4%	\$1,013,414,958	\$1,232,775,787	-18%	11	9	22%	155	337	-54%	110%	110%	0%
Santa Clara	231	428	-46%	807	1013	-20%	\$1,692,000	\$1,660,000	2%	\$2,093,772	\$2,070,751	1%	\$1,689,674,684	\$2,097,671,209	-19%	8	8	0%	407	651	-37%	111%	110%	1%
Santa Cruz	94	188	-50%	133	162	-18%	\$1,200,000	\$1,262,500	-5%	\$1,343,802	\$1,399,490	-4%	\$178,725,692	\$226,717,495	-21%	12	10	20%	58	113	-49%	104%	104%	0%

## Condo/Townhouse - Current Month vs. Prior Month - December 2021 vs. November 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change	Dec-21	Nov-21	% Change
Monterey	24	40	-40%	31	38	-18%	\$680,000	\$650,000	5%	\$797,615	\$684,164	17%	\$24,726,077	\$25,998,251	-5%	13	11	18%	14	25	-44%	102%	101%	1%
San Benito	3	1	200%	1	2	-50%	\$463,000	\$539,500	-14%	\$463,000	\$539,500	-14%	\$463,000	\$1,079,000	-67%	25	37	-32%	2	2	0%	105%	94%	12%
San Mateo	104	195	-47%	157	145	8%	\$880,000	\$925,000	-5%	\$1,005,809	\$1,026,576	-2%	\$157,912,143	\$148,853,546	6%	14	13	8%	66	113	-42%	103%	103%	0%
Santa Clara	157	311	-50%	387	493	-22%	\$925,000	\$923,600	0.2%	\$1,032,481	\$996,748	4%	\$399,570,172	\$491,396,960	-19%	11	11	0%	210	302	-30%	104%	104%	0%
Santa Cruz	21	40	-48%	36	40	-10%	\$668,500	\$797,000	-16%	\$692,914	\$854,847	-19%	\$24,944,913	\$34,193,888	-27%	8	8	0%	17	35	-51%	104%	104%	0%