

Market Snapshot - February 2021 vs. February 2020

Single Family Homes Year-over-Year - February 2021 vs. February 2020																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change
Monterey	452	654	7%	176	148	19%	\$835,000	\$690,000	21%	\$1,401,806	\$1,061,779	32%	\$246,718,000	\$157,143,314	57%	16	28	-43%	206	219	-6%	99%	98%	1%
San Benito	98	129	-24%	34	27	26%	\$700,000	\$595,000	18%	\$708,216	\$638,652	11%	\$24,079,369	\$17,243,614	40%	11	55	-80%	76	72	6%	102%	98%	4%
San Mateo	426	402	6%	246	222	11%	\$1,905,000	\$1,550,000	23%	\$2,447,197	\$2,125,256	15%	\$602,010,480	\$471,806,962	28%	9	11	-18%	413	394	5%	105%	105%	0%
Santa Clara	917	795	15%	604	488	24%	\$1,486,250	\$1,332,500	12%	\$1,829,325	\$1,580,165	16%	\$1,104,912,480	\$771,120,593	43%	8	8	0%	1054	939	12%	106%	104%	2%
Santa Cruz	250	289	-13%	114	88	30%	\$1,058,000	\$897,500	18%	\$1,159,202	\$953,258	22%	\$132,149,075	\$83,886,781	58%	15	25	-40%	158	177	-11%	102%	99%	3%

Condo/Townhouse Year-over-Year - February 2021 vs. February 2020																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change	Feb-21	Feb-20	% Change
Monterey	59	103	-43%	28	18	56%	\$415,000	\$527,500	-21%	\$612,460	\$538,155	14%	\$17,148,894	\$9,686,800	77%	9	50	-82%	35	52	-33%	101%	98%	3%
San Benito	4	2	100%	4	5	-20%	\$454,500	\$525,000	-13%	\$452,875	\$478,000	-5%	\$1,811,500	\$2,390,000	-24%	4	149	1%	3	2	50%	101%	100%	1%
San Mateo	204	125	63%	106	74	43%	\$850,000	\$950,500	-11%	\$942,477	\$971,926	0%	\$99,902,650	\$71,922,588	39%	16	15	7%	145	150	-3%	101%	103%	-2%
Santa Clara	557	317	76%	344	264	30%	\$850,000	\$792,500	7%	\$931,400	\$879,871	6%	\$320,401,863	\$232,285,978	38%	12	12	0%	508	382	33%	102%	102%	0%
Santa Cruz	59	107	-45%	39	29	34%	\$625,000	\$550,000	14%	\$672,912	\$655,323	3%	\$26,243,573	\$19,004,370	38%	19	26	-27%	43	55	-22%	101%	99%	2%

Market Snapshot - February 2021 vs. January 2021

Single Family Homes - Current Month vs. Prior Month - February 2021 vs. January 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change
Monterey	452	462	-2%	176	169	4%	\$835,000	\$852,000	-2%	\$1,401,806	\$1,241,787	13%	\$246,718,000	\$209,862,151	18%	16	11	45%	206	205	0%	99%	101%	-2%
San Benito	98	71	38%	34	49	-31%	\$700,000	\$690,000	1%	\$708,216	\$799,613	-11%	\$24,079,369	\$39,181,040	-39%	11	18	-39%	76	40	90%	102%	101%	1%
San Mateo	426	399	7%	246	243	1%	\$1,905,000	\$1,600,000	19%	\$2,447,197	\$2,028,718	21%	\$602,010,480	\$492,978,575	22%	9	14	-36%	413	374	10%	105%	103%	2%
Santa Clara	917	811	13%	604	621	-3%	\$1,486,250	\$1,375,000	8%	\$1,829,325	\$1,634,686	12%	\$1,104,912,480	\$1,015,140,226	9%	8	9	-11%	1054	858	23%	106%	104%	2%
Santa Cruz	250	223	12%	114	126	-10%	\$1,058,000	\$1,112,500	-5%	\$1,159,202	\$1,247,142	-7%	\$132,149,075	\$157,139,964	-16%	15	12	25%	158	135	17%	102%	102%	0%

Condo/Townhouse - Current Month vs. Prior Month - February 2021 vs. January 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change	Feb-21	Jan-21	% Change
Monterey	59	53	11%	28	27	4%	\$415,000	\$589,500	-30%	\$612,460	\$749,731	-18%	\$17,148,894	\$20,242,750	-15%	9	16	-44%	35	42	-17%	101%	100%	1%
San Benito	4	4	0%	4	0	0%	\$454,500	\$0	0%	\$452,875	\$0	0%	\$1,811,500	\$0	0%	4	0	0%	3	6	-50%	101%	0%	0%
San Mateo	204	195	5%	106	93	14%	\$850,000	\$840,000	1%	\$942,477	\$931,294	1%	\$99,902,650	\$86,610,357	15%	16	24	-33%	145	158	-8%	101%	99%	2%
Santa Clara	557	526	6%	344	270	27%	\$850,000	\$831,000	2.3%	\$931,400	\$892,348	4%	\$320,401,863	\$240,934,088	33%	12	22	-45%	508	486	5%	102%	100%	2%
Santa Cruz	59	73	-19%	39	30	30%	\$625,000	\$671,500	-7%	\$672,912	\$682,538	-1%	\$26,243,573	\$20,476,149	28%	19	11	73%	43	40	8%	101%	101%	0%