

# Market Snapshot - March 2021 vs. March 2020

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change
Monterey	421	647	-35%	215	184	17%	\$950,000	\$675,000	41%	\$1,573,336	\$1,089,031	44%	\$338,267,300	\$200,381,853	69%	12	20	-40%	248	239	4%	100%	98%	2%
San Benito	105	135	-22%	53	41	29%	\$765,000	\$605,000	26%	\$817,254	\$652,829	25%	\$43,314,488	\$26,765,994	62%	8	28	-71%	65	56	16%	103%	99%	4%
San Mateo	428	437	-2%	362	281	29%	\$1,985,000	\$1,750,000	13%	\$2,448,603	\$2,145,718	14%	\$886,394,572	\$602,946,762	47%	8	10	-20%	528	374	41%	107%	106%	1%
Santa Clara	933	917	2%	914	638	43%	\$1,600,000	\$1,400,000	14%	\$1,937,822	\$1,686,841	15%	\$1,771,169,318	\$1,076,204,643	65%	8	8	0%	1373	901	52%	109%	106%	3%
Santa Cruz	259	322	-20%	149	103	45%	\$1,100,000	\$925,000	19%	\$1,253,686	\$971,720	29%	\$186,799,220	\$100,087,203	87%	11	11	0%	223	178	25%	105%	101%	4%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change	Mar-21	Mar-20	% Change
Monterey	50	91	-45%	44	38	16%	\$609,000	\$445,000	37%	\$828,640	\$534,570	55%	\$36,460,188	\$20,313,660	79%	10	7	43%	36	35	3%	101%	100%	1%
San Benito	6	4	50%	3	4	-25%	\$395,000	\$433,750	-9%	\$434,166	\$424,350	2%	\$1,302,500	\$1,697,400	-23%	7	35	1%	4	4	0%	102%	99%	3%
San Mateo	196	110	78%	130	116	12%	\$920,000	\$1,015,000	-9%	\$989,171	\$1,056,070	0%	\$128,592,279	\$122,504,174	5%	12	10	20%	181	100	81%	102%	104%	-2%
Santa Clara	602	383	57%	449	295	52%	\$875,000	\$790,000	11%	\$966,044	\$867,311	11%	\$433,753,995	\$255,857,004	70%	11	9	22%	649	391	66%	103%	103%	0%
Santa Cruz	57	107	-47%	51	30	70%	\$637,000	\$595,750	7%	\$687,028	\$601,401	14%	\$35,038,478	\$18,042,042	94%	9	14	-36%	50	35	43%	102%	100%	2%

# Market Snapshot - March 2021 vs. February 2021

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change
Monterey	421	453	-7%	215	179	20%	\$950,000	\$825,000	15%	\$1,573,336	\$1,390,296	13%	\$338,267,300	\$248,863,000	36%	12	16	-25%	248	206	20%	100%	99%	1%
San Benito	105	99	6%	53	34	56%	\$765,000	\$700,000	9%	\$817,254	\$708,216	15%	\$43,314,488	\$24,079,369	80%	8	11	-27%	65	76	-14%	103%	102%	1%
San Mateo	428	417	3%	362	247	47%	\$1,985,000	\$1,900,000	4%	\$2,448,603	\$2,443,767	0%	\$886,394,572	\$603,610,480	47%	8	9	-11%	528	408	29%	107%	105%	2%
Santa Clara	933	902	3%	914	610	50%	\$1,600,000	\$1,485,000	8%	\$1,937,822	\$1,827,002	6%	\$1,771,169,318	\$1,114,471,821	59%	8	9	-11%	1373	1040	32%	109%	106%	3%
Santa Cruz	259	247	5%	149	114	31%	\$1,100,000	\$1,058,000	4%	\$1,253,686	\$1,159,202	8%	\$186,799,220	\$132,149,075	41%	11	15	-27%	223	154	45%	105%	102%	3%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change	Mar-21	Feb-21	% Change
Monterey	50	59	-15%	44	29	52%	\$609,000	\$415,000	47%	\$828,640	\$601,461	38%	\$36,460,188	\$17,442,394	109%	10	9	11%	36	35	3%	101%	101%	0%
San Benito	6	4	50%	3	4	-25%	\$395,000	\$454,500	-13%	\$434,166	\$452,875	-4%	\$1,302,500	\$1,811,500	-28%	7	4	75%	4	3	33%	102%	101%	1%
San Mateo	196	204	-4%	130	106	23%	\$920,000	\$850,000	8%	\$989,171	\$942,477	5%	\$128,592,279	\$99,902,650	29%	12	16	-25%	181	145	25%	102%	101%	1%
Santa Clara	602	553	9%	449	348	29%	\$875,000	\$852,000	2.7%	\$966,044	\$934,697	3%	\$433,753,995	\$325,274,863	33%	11	13	-15%	649	505	29%	103%	102%	1%
Santa Cruz	57	60	-5%	51	39	31%	\$637,000	\$625,000	2%	\$687,028	\$672,912	2%	\$35,038,478	\$26,243,573	34%	9	19	-53%	50	43	16%	102%	101%	1%