

Market Snapshot - October 2021 vs. October 2020



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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change
Monterey	460	566	-19%	226	285	-21%	\$869,000	\$849,000	2%	\$1,402,015	\$1,369,399	2%	\$316,855,442	\$390,278,815	-19%	11	11	0%	249	298	-16%	100%	99%	1%
San Benito	131	117	12%	64	56	14%	\$772,500	\$638,000	21%	\$800,541	\$698,220	15%	\$51,234,632	\$39,100,336	31%	8	9	-11%	84	77	9%	102%	101%	1%
San Mateo	494	778	-37%	478	534	-10%	\$1,915,000	\$1,656,629	16%	\$2,493,261	\$2,068,823	21%	\$1,191,779,139	\$1,104,751,688	8%	9	10	-10%	487	615	-21%	109%	103%	6%
Santa Clara	734	1217	-40%	1095	1118	-2%	\$1,620,000	\$1,430,000	13%	\$2,002,423	\$1,700,536	18%	\$2,192,653,819	\$1,901,199,416	15%	8	9	-11%	970	1290	-25%	109%	103%	6%
Santa Cruz	238	346	-31%	163	182	-10%	\$1,120,000	\$1,055,500	6%	\$1,278,528	\$1,200,704	6%	\$208,400,080	\$218,528,194	-5%	12	9	33%	149	212	-30%	104%	102%	2%

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

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change	Oct-21	Oct-20	% Change
Monterey	46	77	-40%	42	43	-2%	\$614,950	\$529,000	16%	\$700,997	\$703,870	0%	\$29,441,890	\$30,266,450	-3%	11	22	-50%	38	38	0%	100%	99%	1%
San Benito	2	4	-50%	4	5	-20%	\$564,500	\$397,000	42%	\$552,250	\$391,600	41%	\$2,209,000	\$1,958,000	13%	6	10	-40%	2	2	0%	103%	101%	2%
San Mateo	266	391	-32%	161	144	12%	\$895,000	\$915,000	-2%	\$1,010,816	\$1,024,868	0%	\$162,741,425	\$147,581,064	10%	15	15	0%	187	219	-15%	104%	101%	3%
Santa Clara	488	838	-42%	479	433	11%	\$925,000	\$820,000	13%	\$999,875	\$891,090	12%	\$478,940,448	\$385,842,367	24%	11	14	-21%	473	612	-23%	104%	101%	3%
Santa Cruz	37	110	-66%	43	50	-14%	\$699,000	\$613,000	14%	\$813,662	\$647,579	26%	\$34,987,500	\$32,378,990	8%	12	9	33%	31	65	-52%	104%	100%	4%

Market Snapshot - October 2021 vs. September 2021

Single Family Homes - Current Month vs. Prior Month - October 2021 vs. September 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change
Monterey	460	470	-2%	226	232	-3%	\$869,000	\$825,000	5%	\$1,402,015	\$1,315,350	7%	\$316,855,442	\$305,161,371	4%	11	10	10%	249	240	4%	100%	102%	-2%
San Benito	131	130	1%	64	63	2%	\$772,500	\$790,000	-2%	\$800,541	\$834,214	-4%	\$51,234,632	\$52,555,490	-3%	8	10	-20%	84	69	22%	102%	102%	0%
San Mateo	494	571	-13%	478	505	-5%	\$1,915,000	\$1,875,000	2%	\$2,493,261	\$2,416,547	3%	\$1,191,779,139	\$1,220,356,492	-2%	9	10	-10%	487	555	-12%	109%	108%	1%
Santa Clara	734	920	-20%	1095	1101	-1%	\$1,620,000	\$1,610,000	1%	\$2,002,423	\$2,045,223	-2%	\$2,192,653,819	\$2,251,791,510	-3%	8	9	-11%	970	1166	-17%	109%	108%	1%
Santa Cruz	238	294	-19%	163	187	-13%	\$1,120,000	\$1,190,000	-6%	\$1,278,528	\$1,321,974	-3%	\$208,400,080	\$247,209,164	-16%	12	11	9%	149	172	-13%	104%	104%	0%

Condo/Townhouse - Current Month vs. Prior Month - October 2021 vs. September 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change	Oct-21	Sep-21	% Change
Monterey	46	52	-12%	42	34	24%	\$614,950	\$662,000	-7%	\$700,997	\$823,438	-15%	\$29,441,890	\$27,996,900	5%	11	8	38%	38	32	19%	100%	101%	-1%
San Benito	2	4	-50%	4	4	0%	\$564,500	\$455,000	24%	\$552,250	\$486,250	14%	\$2,209,000	\$1,945,000	14%	6	6	0%	2	3	-33%	103%	106%	-3%
San Mateo	266	254	5%	161	165	-2%	\$895,000	\$925,000	-3%	\$1,010,816	\$1,007,643	0%	\$162,741,425	\$166,261,112	-2%	15	12	25%	187	194	-4%	104%	105%	-1%
Santa Clara	488	609	-20%	479	521	-8%	\$925,000	\$910,000	1.6%	\$999,875	\$970,961	3%	\$478,940,448	\$505,870,772	-5%	11	9	22%	473	585	-19%	104%	103%	1%
Santa Cruz	37	53	-30%	43	61	-30%	\$699,000	\$700,000	0%	\$813,662	\$752,039	8%	\$34,987,500	\$45,874,382	-24%	12	11	9%	31	45	-31%	104%	102%	2%