

Market Snapshot - January 2022 vs. January 2021

Single Family Homes Year-over-Year - January 2022 vs. January 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change
Monterey	262	449	-42%	158	172	-8%	\$875,000	\$850,000	3%	\$1,594,970	\$1,230,727	30%	\$252,005,290	\$211,685,151	19%	10	9	11%	197	208	-5%	102%	101%	1%
San Benito	64	69	-7%	36	51	-29%	\$842,500	\$690,000	22%	\$994,592	\$790,804	26%	\$35,805,320	\$40,331,040	-11%	12	15	-20%	39	38	3%	100%	101%	-1%
San Mateo	250	454	-45%	219	266	-18%	\$1,888,000	\$1,512,500	25%	\$2,615,634	\$1,970,460	33%	\$572,824,008	\$524,142,575	9%	10	13	-23%	313	399	-22%	110%	103%	7%
Santa Clara	381	794	-52%	491	646	-24%	\$1,688,888	\$1,360,000	24%	\$2,050,668	\$1,621,846	26%	\$1,006,878,074	\$1,047,713,026	-4%	7	9	-22%	696	867	-20%	113%	104%	9%
Santa Cruz	126	219	-42%	86	126	-32%	\$1,250,000	\$1,112,500	12%	\$1,395,064	\$1,247,142	12%	\$119,975,560	\$157,139,964	-24%	14	11	27%	118	131	-10%	104%	102%	2%

Condo/Townhouse Year-over-Year - January 2022 vs. January 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change	Jan-22	Jan-21	% Change
Monterey	31	54	-43%	15	28	-46%	\$730,000	\$582,250	25%	\$1,087,600	\$743,491	46%	\$16,314,000	\$20,817,750	-22%	12	14	-14%	31	42	-26%	103%	100%	3%
San Benito	4	5	-20%	4	0	n/a	\$526,500	\$0	n/a	\$499,000	\$0	n/a	\$1,996,000	\$0	n/a	10	0	n/a	4	7	200%	100%	0%	n/a
San Mateo	155	246	-37%	104	105	-1%	\$905,000	\$820,000	10%	\$993,003	\$907,984	9%	\$103,272,338	\$95,338,357	8%	17	27	-37%	155	191	-19%	103%	99%	4%
Santa Clara	432	557	-22%	255	281	-9%	\$850,000	\$832,000	2%	\$948,486	\$890,868	6%	\$241,864,171	\$250,333,920	-3%	8	19	-58%	432	526	-18%	106%	100%	6%
Santa Cruz	25	72	-65%	21	31	-32%	\$860,000	\$643,000	34%	\$924,433	\$677,295	36%	\$19,413,100	\$20,996,149	-8%	10	8	25%	25	39	-36%	104%	101%	3%

Market Snapshot - January 2022 vs. December 2021

Single Family Homes - Current Month vs. Prior Month - January 2022 vs. December 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change
Monterey	262	258	2%	158	255	-38%	\$875,000	\$850,000	3%	\$1,594,970	\$1,533,110	4%	\$252,005,290	\$390,943,131	-36%	10	13	-23%	197	131	50%	102%	101%	1%
San Benito	64	65	-2%	36	72	-50%	\$842,500	\$796,000	6%	\$994,592	\$844,889	18%	\$35,805,320	\$60,832,041	-41%	12	16	-25%	39	24	63%	100%	101%	-1%
San Mateo	250	184	36%	219	388	-44%	\$1,888,000	\$1,800,000	5%	\$2,615,634	\$2,620,466	0%	\$572,824,008	\$1,016,740,958	-44%	10	11	-9%	313	156	101%	110%	110%	0%
Santa Clara	381	237	61%	491	811	-39%	\$1,688,888	\$1,692,000	0%	\$2,050,668	\$2,090,190	-2%	\$1,006,878,074	\$1,695,144,684	-41%	7	8	-13%	696	412	69%	113%	111%	2%
Santa Cruz	126	97	30%	86	133	-35%	\$1,250,000	\$1,200,000	4%	\$1,395,064	\$1,343,802	4%	\$119,975,560	\$178,725,692	-33%	14	12	17%	118	59	100%	104%	104%	0%

Condo/Townhouse - Current Month vs. Prior Month - January 2022 vs. December 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change	Jan-22	Dec-21	% Change
Monterey	31	14	121%	15	31	-52%	\$730,000	\$680,000	7%	\$1,087,600	\$797,615	36%	\$16,314,000	\$24,726,077	-34%	12	13	-8%	31	14	121%	103%	102%	1%
San Benito	4	2	100%	4	1	300%	\$526,500	\$463,000	14%	\$499,000	\$463,000	8%	\$1,996,000	\$463,000	331%	10	25	-60%	4	2	100%	100%	105%	-5%
San Mateo	155	66	135%	104	160	-35%	\$905,000	\$880,000	3%	\$993,003	\$1,004,325	-1%	\$103,272,338	\$160,692,143	-36%	17	15	13%	155	66	135%	103%	103%	0%
Santa Clara	432	213	103%	255	392	-35%	\$850,000	\$922,500	-7.9%	\$948,486	\$1,029,056	-8%	\$241,864,171	\$403,390,172	-40%	8	11	-27%	432	213	103%	106%	104%	2%
Santa Cruz	25	17	47%	21	36	-42%	\$860,000	\$668,500	29%	\$924,433	\$692,914	33%	\$19,413,100	\$24,944,913	-22%	10	8	25%	25	17	47%	104%	104%	0%