

# Market Snapshot - August 2022 vs. August 2021



Single Family Homes Year-over-Year August-22 vs. August-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change
Monterey	510	479	6%	179	281	-36%	\$835,000	\$823,284	1%	\$1,243,488	\$1,177,969	6%	\$222,584,479	\$331,009,521	-33%	19	9	111%	249	315	-21%	98%	102%	-4%
San Benito	153	110	39%	26	69	-62%	\$780,500	\$775,000	1%	\$1,035,053	\$853,968	21%	\$26,911,400	\$58,923,802	-54%	32	11	191%	64	74	-14%	99%	102%	-3%
San Mateo	521	477	9%	339	473	-28%	\$1,850,000	\$1,850,000	0%	\$2,343,263	\$2,217,400	6%	\$794,366,197	\$1,048,830,543	-24%	15	9	67%	400	512	-22%	101%	109%	-7%
Santa Clara	1095	852	29%	794	1112	-29%	\$1,625,000	\$1,647,500	-1%	\$1,942,121	\$2,025,898	-4%	\$1,542,044,406	\$2,252,799,326	-32%	17	8	113%	865	1138	-24%	100%	109%	-8%
Santa Cruz	280	292	-4%	146	217	-33%	\$1,300,000	\$1,255,000	4%	\$1,433,534	\$1,351,789	6%	\$209,296,036	\$293,338,270	-29%	18	11	64%	163	214	-24%	100%	104%	-4%

Condo/Townhouse Year-over-Year - August 2022 vs. August 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change	Aug-22	Aug-21	% Change
Monterey	34	62	-45%	28	43	-35%	\$532,500	\$665,000	-20%	\$760,875	\$722,322	5%	\$21,304,500	\$31,059,858	-31%	18	6	200%	34	51	-33%	99%	103%	-4%
San Benito	0	1	-100%	2	5	-60%	\$497,450	\$525,000	-5%	\$497,450	\$547,900	-9%	\$994,900	\$2,739,500	-64%	5	6	-17%	0	6	200%	100%	104%	-4%
San Mateo	143	219	-35%	127	196	-35%	\$899,888	\$984,000	-9%	\$1,025,666	\$1,067,394	-4%	\$130,259,689	\$209,209,309	-38%	14	11	27%	143	195	-27%	101%	104%	-3%
Santa Clara	369	524	-30%	313	541	-42%	\$900,000	\$915,400	-2%	\$985,198	\$990,982	-1%	\$308,367,087	\$536,121,786	-42%	18	10	80%	369	586	-37%	100%	104%	-4%
Santa Cruz	41	68	-40%	38	42	-10%	\$805,500	\$775,000	4%	\$838,430	\$817,463	3%	\$31,860,350	\$34,333,452	-7%	16	11	45%	41	55	-25%	100%	104%	-4%

# Market Snapshot - August 2022 vs. July 2022



Single Family Homes - Current Month vs. Prior Month August-22 vs. July-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change
Monterey	510	512	0%	179	175	2%	\$835,000	\$900,000	-7%	\$1,243,488	\$1,288,065	-3%	\$222,584,479	\$225,411,501	-1%	19	14	36%	249	229	9%	98%	100%	-2%
San Benito	153	151	1%	26	44	-41%	\$780,500	\$829,000	-6%	\$1,035,053	\$894,125	16%	\$26,911,400	\$39,341,532	-32%	32	22	45%	64	69	-7%	99%	99%	0%
San Mateo	521	597	-13%	339	333	2%	\$1,850,000	\$1,800,000	3%	\$2,343,263	\$2,369,080	-1%	\$794,366,197	\$788,903,843	1%	15	12	25%	400	449	-11%	101%	104%	-3%
Santa Clara	1095	1339	-18%	794	654	21%	\$1,625,000	\$1,720,000	-6%	\$1,942,121	\$2,139,568	-9%	\$1,542,044,406	\$1,399,278,109	10%	17	14	21%	865	1030	-16%	100%	101%	-1%
Santa Cruz	280	305	-8%	146	119	23%	\$1,300,000	\$1,250,000	4%	\$1,433,534	\$1,379,071	4%	\$209,296,036	\$164,109,550	28%	18	14	29%	163	163	0%	100%	102%	-2%

Condo/Townhouse - Current Month vs. Prior Month - August 2022 vs. July 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change	Aug-22	Jul-22	% Change
Monterey	34	30	13%	28	18	56%	\$532,500	\$750,000	-29%	\$760,875	\$1,132,722	-33%	\$21,304,500	\$20,389,000	4%	18	5	260%	34	30	13%	99%	100%	-1%
San Benito	0	1	-100%	2	4	-50%	\$497,450	\$609,500	-18%	\$497,450	\$609,500	-18%	\$994,900	\$2,438,000	-59%	5	17	-71%	0	1	-100%	100%	101%	-1%
San Mateo	143	159	-10%	127	111	14%	\$899,888	\$895,000	1%	\$1,025,666	\$998,871	3%	\$130,259,689	\$110,874,765	17%	14	14	0%	143	159	-10%	101%	102%	-1%
Santa Clara	369	428	-14%	313	326	-4%	\$900,000	\$947,000	-5.0%	\$985,198	\$1,040,956	-5%	\$308,367,087	\$339,351,930	-9%	18	14	29%	369	428	-14%	100%	102%	-2%
Santa Cruz	41	49	-16%	38	31	23%	\$805,500	\$745,000	8%	\$838,430	\$850,151	-1%	\$31,860,350	\$26,354,699	21%	16	10	60%	41	49	-16%	100%	105%	-5%