



Market Snapshot - Dec 2022 vs. Dec 2021

Single Family Homes Year-over-Year December-22 vs. December-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change
Monterey	335	249	35%	112	257	-56%	\$778,250	\$850,000	-8%	\$1,244,617	\$1,546,574	-20%	\$139,397,211	\$397,469,631	-65%	33	13	154%	90	132	-32%	98%	101%	-3%
San Benito	99	67	48%	44	72	-39%	\$790,250	\$796,000	-1%	\$851,328	\$844,889	1%	\$37,458,446	\$60,832,041	-38%	45	16	181%	28	25	12%	96%	101%	-5%
San Mateo	267	164	63%	242	389	-38%	\$1,545,000	\$1,800,000	-14%	\$2,003,321	\$2,617,148	-23%	\$484,803,922	\$1,018,070,958	-52%	26	11	136%	122	159	-23%	99%	110%	-10%
Santa Clara	480	231	108%	458	812	-44%	\$1,464,750	\$1,686,000	-13%	\$1,747,232	\$2,088,599	-16%	\$800,232,324	\$1,695,942,684	-53%	17	8	113%	251	414	-39%	99%	111%	-11%
Santa Cruz	200	94	113%	84	133	-37%	\$1,163,500	\$1,200,000	-3%	\$1,444,570	\$1,343,802	7%	\$121,343,959	\$178,725,692	-32%	26	12	117%	56	59	-5%	98%	104%	-6%

Condo/Townhouse Year-over-Year December 2022 vs. December 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change	Dec-22	Dec-21	% Change
Monterey	11	25	-56%	13	30	-57%	\$590,000	\$677,500	-13%	\$618,153	\$801,535	-23%	\$8,035,999	\$24,046,077	-67%	38	13	192%	11	15	-27%	100%	102%	-2%
San Benito	2	2	0%	0	1	-100%	\$0	\$463,000	n/a	\$0	\$463,000	n/a	\$0	\$463,000	n/a	0	25	n/a	2	2	0%	0%	105%	n/a
San Mateo	37	102	-64%	59	160	-63%	\$825,000	\$880,000	-6%	\$937,428	\$1,004,325	-7%	\$55,308,300	\$160,692,143	-66%	37	15	147%	37	67	-45%	97%	103%	-6%
Santa Clara	104	147	-29%	205	395	-48%	\$879,000	\$920,000	-4%	\$961,482	\$1,026,304	-6%	\$197,103,847	\$405,390,172	-51%	21	11	91%	104	214	-51%	99%	104%	-5%
Santa Cruz	13	20	-35%	21	36	-42%	\$812,000	\$668,500	21%	\$811,619	\$692,914	17%	\$17,044,000	\$24,944,913	-32%	16	8	100%	13	17	-24%	100%	104%	-4%



Market Snapshot - Dec 2022 vs. Nov 2022

Single Family Homes - Current Month vs. Prior Month																								
December-22									vs. November-22															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change
Monterey	335	403	-17%	112	126	-11%	\$778,250	\$815,000	-5%	\$1,244,617	\$1,521,681	-18%	\$139,397,211	\$191,731,917	-27%	33	32	3%	90	126	-29%	98%	98%	0%
San Benito	99	136	-27%	44	23	91%	\$790,250	\$718,712	10%	\$851,328	\$779,780	9%	\$37,458,446	\$17,934,949	109%	45	41	10%	28	34	-18%	96%	97%	-1%
San Mateo	267	485	-45%	242	253	-4%	\$1,545,000	\$1,710,000	-10%	\$2,003,321	\$2,415,151	-17%	\$484,803,922	\$611,033,228	-21%	26	18	44%	122	210	-42%	99%	99%	0%
Santa Clara	480	785	-39%	458	528	-13%	\$1,464,750	\$1,575,000	-7%	\$1,747,232	\$1,927,062	-9%	\$800,232,324	\$1,017,489,137	-21%	17	13	31%	251	491	-49%	99%	100%	-1%
Santa Cruz	200	250	-20%	84	88	-5%	\$1,163,500	\$1,230,000	-5%	\$1,444,570	\$1,325,448	9%	\$121,343,959	\$116,639,451	4%	26	17	53%	56	93	-40%	98%	101%	-3%

Condo/Townhouse - Current Month vs. Prior Month - December 2022 vs. November 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change	Dec-22	Nov-22	% Change
Monterey	11	21	-48%	13	17	-24%	\$590,000	\$630,000	-6%	\$618,153	\$946,450	-35%	\$8,035,999	\$16,089,650	-50%	38	15	153%	11	21	-48%	100%	98%	2%
San Benito	2	3	300%	0	1	100%	\$0	\$689,000	n/a	\$0	\$689,000	n/a	\$0	\$689,000	n/a	0	1	n/a	2	3	300%	0%	100%	n/a
San Mateo	37	62	-40%	59	91	-35%	\$825,000	\$900,000	-8%	\$937,428	\$981,097	-4%	\$55,308,300	\$89,279,875	-38%	37	36	3%	37	62	-40%	97%	98%	-1%
Santa Clara	104	183	-43%	205	236	-13%	\$879,000	\$881,500	-0.3%	\$961,482	\$955,404	1%	\$197,103,847	\$225,475,439	-13%	21	23	-9%	104	183	-43%	99%	99%	0%
Santa Cruz	13	17	-24%	21	19	11%	\$812,000	\$805,000	1%	\$811,619	\$906,008	-10%	\$17,044,000	\$17,214,164	-1%	16	12	33%	13	17	-24%	100%	99%	1%