



# Market Snapshot - July 2022 vs. July 2021

Single Family Homes Year-over-Year July-22 vs. July-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change
Monterey	507	457	11%	174	246	-29%	\$904,500	\$826,500	9%	\$1,291,502	\$1,455,349	-11%	\$224,721,501	\$358,015,868	-37%	14	9	56%	229	286	-20%	100%	102%	-2%
San Benito	151	113	34%	44	65	-32%	\$829,000	\$785,000	6%	\$894,125	\$863,715	4%	\$39,341,532	\$56,141,526	-30%	22	10	120%	69	72	-4%	99%	102%	-3%
San Mateo	590	514	15%	330	514	-36%	\$1,804,995	\$2,000,000	-10%	\$2,377,534	\$2,515,221	-5%	\$784,586,543	\$1,292,823,898	-39%	12	9	33%	446	585	-24%	104%	110%	-5%
Santa Clara	1329	939	42%	653	1226	-47%	\$1,720,000	\$1,653,500	4%	\$2,139,742	\$2,027,246	6%	\$1,397,251,646	\$2,485,404,189	-44%	14	8	75%	1027	1367	-25%	101%	109%	-7%
Santa Cruz	302	315	-4%	119	188	-37%	\$1,250,000	\$1,192,500	5%	\$1,379,071	\$1,348,600	2%	\$164,109,550	\$253,536,924	-35%	14	10	40%	163	260	-37%	102%	105%	-3%

Condo/Townhouse Year-over-Year - July 2022 vs. July 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change	Jul-22	Jul-21	% Change
Monterey	30	58	-48%	18	36	-50%	\$750,000	\$632,500	19%	\$1,132,722	\$750,733	51%	\$20,389,000	\$27,026,400	-25%	5	7	-29%	30	40	-25%	100%	103%	-3%
San Benito	1	3	-67%	4	2	100%	\$609,500	\$550,400	11%	\$609,500	\$550,400	11%	\$2,438,000	\$1,100,800	121%	17	6	183%	1	6	200%	101%	104%	-3%
San Mateo	159	229	-31%	111	156	-29%	\$895,000	\$911,000	-2%	\$998,871	\$1,035,893	-4%	\$110,874,765	\$161,599,398	-31%	14	9	56%	159	232	-31%	102%	105%	-3%
Santa Clara	425	565	-25%	326	558	-42%	\$947,000	\$900,000	5%	\$1,040,956	\$968,696	7%	\$339,351,930	\$540,532,872	-37%	14	9	56%	425	636	-33%	102%	104%	-2%
Santa Cruz	49	63	-22%	31	47	-34%	\$745,000	\$700,000	6%	\$850,151	\$832,484	2%	\$26,354,699	\$39,126,750	-33%	10	8	25%	49	64	-23%	105%	106%	-1%



# Market Snapshot - July 2022 vs. June 2022

Single Family Homes - Current Month vs. Prior Month																								
July-22									vs. June-22															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change
Monterey	507	465	9%	174	214	-19%	\$904,500	\$852,000	6%	\$1,291,502	\$1,310,079	-1%	\$224,721,501	\$280,357,036	-20%	14	12	17%	229	268	-15%	100%	100%	0%
San Benito	151	125	21%	44	43	2%	\$829,000	\$859,000	-3%	\$894,125	\$960,943	-7%	\$39,341,532	\$41,320,575	-5%	22	17	29%	69	58	19%	99%	99%	0%
San Mateo	590	592	0%	330	374	-12%	\$1,804,995	\$2,050,000	-12%	\$2,377,534	\$2,537,415	-6%	\$784,586,543	\$948,993,389	-17%	12	9	33%	446	558	-20%	104%	109%	-5%
Santa Clara	1329	1266	5%	653	923	-29%	\$1,720,000	\$1,810,000	-5%	\$2,139,742	\$2,212,482	-3%	\$1,397,251,646	\$2,042,121,548	-32%	14	9	56%	1027	1179	-13%	101%	106%	-5%
Santa Cruz	302	288	5%	119	143	-17%	\$1,250,000	\$1,325,000	-6%	\$1,379,071	\$1,478,658	-7%	\$164,109,550	\$211,448,208	-22%	14	11	27%	163	184	-11%	102%	104%	-2%

Condo/Townhouse - Current Month vs. Prior Month - July 2022 vs. June 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change	Jul-22	Jun-22	% Change
Monterey	30	31	-3%	18	29	-38%	\$750,000	\$550,000	36%	\$1,132,722	\$864,955	31%	\$20,389,000	\$25,083,704	-19%	5	10	-50%	30	31	-3%	100%	102%	-2%
San Benito	1	4	-75%	4	5	-20%	\$609,500	\$659,000	-8%	\$609,500	\$661,400	-8%	\$2,438,000	\$3,307,000	-26%	17	2	750%	1	4	-75%	101%	97%	4%
San Mateo	159	182	-13%	111	129	-14%	\$895,000	\$940,000	-5%	\$998,871	\$1,061,028	-6%	\$110,874,765	\$136,872,684	-19%	14	10	40%	159	182	-13%	102%	103%	-1%
Santa Clara	425	554	-23%	326	396	-18%	\$947,000	\$960,000	-1.4%	\$1,040,956	\$1,043,780	0%	\$339,351,930	\$413,337,152	-18%	14	9	56%	425	554	-23%	102%	105%	-3%
Santa Cruz	49	37	32%	31	35	-11%	\$745,000	\$800,000	-7%	\$850,151	\$858,164	-1%	\$26,354,699	\$30,035,760	-12%	10	9	11%	49	37	32%	105%	102%	3%