

# Market Snapshot - Nov 2022 vs. Nov 2021



Single Family Homes Year-over-Year November-22 vs. November-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change
Monterey	406	379	7%	124	238	-48%	\$815,000	\$827,000	-1%	\$1,532,967	\$1,439,166	7%	\$190,087,917	\$342,521,679	-45%	32	12	167%	126	190	-34%	98%	101%	-3%
San Benito	135	99	36%	23	72	-68%	\$718,712	\$809,000	-11%	\$779,780	\$839,888	-7%	\$17,934,949	\$60,471,978	-70%	41	11	273%	35	49	-29%	97%	101%	-4%
San Mateo	481	325	48%	253	489	-48%	\$1,710,000	\$2,000,000	-15%	\$2,415,151	\$2,525,850	-4%	\$611,033,228	\$1,235,140,787	-51%	18	9	100%	208	338	-38%	99%	110%	-10%
Santa Clara	774	408	90%	528	1015	-48%	\$1,575,000	\$1,660,000	-5%	\$1,927,024	\$2,069,613	-7%	\$1,017,469,137	\$2,100,657,888	-52%	13	8	63%	488	655	-25%	100%	110%	-9%
Santa Cruz	249	173	44%	87	163	-47%	\$1,240,000	\$1,265,000	-2%	\$1,327,120	\$1,398,880	-5%	\$115,459,451	\$228,017,495	-49%	17	10	70%	93	111	-16%	101%	104%	-3%

Condo/Townhouse Year-over-Year November 2022 vs. November 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change	Nov-22	Nov-21	% Change
Monterey	21	40	-48%	16	38	-58%	\$648,750	\$650,000	0%	\$987,165	\$684,164	44%	\$15,794,650	\$25,998,251	-39%	16	11	45%	21	26	-19%	98%	101%	-3%
San Benito	3	1	200%	1	2	-50%	\$689,000	\$539,500	28%	\$689,000	\$539,500	28%	\$689,000	\$1,079,000	-36%	1	37	-97%	3	2	200%	100%	94%	6%
San Mateo	61	184	-67%	89	146	-39%	\$879,000	\$922,500	-5%	\$971,333	\$1,024,236	-5%	\$86,448,675	\$149,538,546	-42%	36	13	177%	61	113	-46%	98%	103%	-5%
Santa Clara	180	277	-35%	230	497	-54%	\$884,000	\$923,600	-4%	\$954,240	\$997,138	-4%	\$219,475,278	\$495,577,692	-56%	22	11	100%	180	303	-41%	99%	104%	-5%
Santa Cruz	16	38	-58%	18	41	-56%	\$856,430	\$779,000	10%	\$920,231	\$849,363	8%	\$16,564,164	\$34,823,888	-52%	12	8	50%	16	35	-54%	99%	104%	-5%



# Market Snapshot - Nov 2022 vs. Oct 2022

Single Family Homes - Current Month vs. Prior Month																								
November-22									vs. October-22															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change
Monterey	406	450	-10%	124	152	-18%	\$815,000	\$864,200	-6%	\$1,532,967	\$1,433,600	7%	\$190,087,917	\$217,907,214	-13%	32	19	68%	126	146	-14%	98%	99%	-1%
San Benito	135	147	-8%	23	40	-43%	\$718,712	\$763,000	-6%	\$779,780	\$855,182	-9%	\$17,934,949	\$34,207,300	-48%	41	33	24%	35	67	-48%	97%	98%	-1%
San Mateo	481	608	-21%	253	297	-15%	\$1,710,000	\$1,800,000	-5%	\$2,415,151	\$2,325,231	4%	\$611,033,228	\$690,593,873	-12%	18	14	29%	208	368	-43%	99%	100%	-1%
Santa Clara	774	920	-16%	528	684	-23%	\$1,575,000	\$1,586,500	-1%	\$1,927,024	\$1,948,207	-1%	\$1,017,469,137	\$1,332,573,838	-24%	13	14	-7%	488	647	-25%	100%	100%	0%
Santa Cruz	249	282	-12%	87	101	-14%	\$1,240,000	\$1,349,000	-8%	\$1,327,120	\$1,450,447	-9%	\$115,459,451	\$146,495,233	-21%	17	20	-15%	93	124	-25%	101%	100%	1%

Condo/Townhouse - Current Month vs. Prior Month - November 2022 vs. October 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change	Nov-22	Oct-22	% Change
Monterey	21	25	-16%	16	22	-27%	\$648,750	\$587,000	11%	\$987,165	\$692,545	43%	\$15,794,650	\$15,236,000	4%	16	14	14%	21	25	-16%	98%	101%	-3%
San Benito	3	1	300%	1	0	100%	\$689,000	\$0	n/a	\$689,000	\$0	n/a	\$689,000	\$0	n/a	1	0	n/a	3	1	300%	100%	0%	n/a
San Mateo	61	90	-32%	89	100	-11%	\$879,000	\$921,750	-5%	\$971,333	\$1,045,198	-7%	\$86,448,675	\$104,519,881	-17%	36	27	33%	61	90	-32%	98%	100%	-2%
Santa Clara	180	302	-40%	230	249	-8%	\$884,000	\$890,000	-0.7%	\$954,240	\$960,834	-1%	\$219,475,278	\$239,247,805	-8%	22	16	38%	180	302	-40%	99%	100%	-1%
Santa Cruz	16	25	-36%	18	22	-18%	\$856,430	\$822,500	4%	\$920,231	\$988,431	-7%	\$16,564,164	\$21,745,500	-24%	12	22	-45%	16	25	-36%	99%	99%	0%