

Market Snapshot - Oct 2022 vs. Oct 2021



Single Family Homes Year-over-Year																								
October-22 vs. October-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change
Monterey	448	453	-1%	152	240	-37%	\$864,200	\$857,500	1%	\$1,433,600	\$1,366,182	5%	\$217,907,214	\$327,883,842	-34%	19	11	73%	146	256	-43%	99%	101%	-2%
San Benito	145	124	17%	40	65	-38%	\$763,000	\$770,000	-1%	\$855,182	\$799,132	7%	\$34,207,300	\$51,943,632	-34%	33	8	313%	67	84	-20%	98%	102%	-4%
San Mateo	608	432	41%	296	486	-39%	\$1,810,500	\$1,900,500	-5%	\$2,328,357	\$2,477,178	-6%	\$689,193,873	\$1,203,908,639	-43%	14	10	40%	365	488	-25%	100%	109%	-8%
Santa Clara	911	648	41%	681	1104	-38%	\$1,588,000	\$1,620,000	-2%	\$1,947,797	\$1,998,677	-3%	\$1,326,449,838	\$2,206,539,819	-40%	14	8	75%	638	977	-35%	100%	109%	-8%
Santa Cruz	283	217	30%	101	164	-38%	\$1,349,000	\$1,127,500	20%	\$1,450,447	\$1,278,441	13%	\$146,495,233	\$209,664,460	-30%	20	12	67%	124	150	-17%	100%	104%	-4%

Condo/Townhouse Year-over-Year - October 2022 vs. October 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change	Oct-22	Oct-21	% Change
Monterey	25	47	-47%	22	42	-48%	\$587,000	\$614,950	-5%	\$692,545	\$700,997	-1%	\$15,236,000	\$29,441,890	-48%	14	11	27%	25	39	-36%	101%	100%	1%
San Benito	1	2	-50%	0	4	-100%	\$0	\$564,500	-100%	\$0	\$552,250	-100%	\$0	\$2,209,000	-100%	0	6	-100%	1	2	200%	0%	103%	-100%
San Mateo	90	249	-64%	100	168	-40%	\$921,750	\$897,500	3%	\$1,045,198	\$1,012,847	3%	\$104,519,881	\$170,158,425	-39%	27	15	80%	90	187	-52%	100%	104%	-4%
Santa Clara	301	442	-32%	248	482	-49%	\$891,500	\$925,000	-4%	\$961,644	\$999,585	-4%	\$238,487,805	\$481,800,448	-51%	16	11	45%	301	473	-36%	100%	104%	-4%
Santa Cruz	25	35	-29%	22	43	-49%	\$822,500	\$699,000	18%	\$988,431	\$813,662	21%	\$21,745,500	\$34,987,500	-38%	22	12	83%	25	31	-19%	99%	104%	-5%



Market Snapshot - Oct 2022 vs. Sep 2022

Single Family Homes - Current Month vs. Prior Month																								
October-22									vs. September-22															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change
Monterey	448	471	-5%	152	194	-22%	\$864,200	\$822,500	5%	\$1,433,600	\$1,433,119	0%	\$217,907,214	\$278,025,245	-22%	19	17	12%	146	196	-26%	99%	99%	0%
San Benito	145	152	-5%	40	45	-11%	\$763,000	\$750,000	2%	\$855,182	\$776,755	10%	\$34,207,300	\$34,953,984	-2%	33	34	-3%	67	59	14%	98%	99%	-1%
San Mateo	608	597	2%	296	366	-19%	\$1,810,500	\$1,737,500	4%	\$2,328,357	\$2,341,166	-1%	\$689,193,873	\$856,867,117	-20%	14	17	-18%	365	470	-22%	100%	101%	-1%
Santa Clara	911	1047	-13%	681	822	-17%	\$1,588,000	\$1,650,000	-4%	\$1,947,797	\$1,951,550	0%	\$1,326,449,838	\$1,604,174,577	-17%	14	17	-18%	638	853	-25%	100%	100%	0%
Santa Cruz	283	289	-2%	101	132	-23%	\$1,349,000	\$1,199,500	12%	\$1,450,447	\$1,456,270	0%	\$146,495,233	\$192,227,739	-24%	20	18	11%	124	148	-16%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - October 2022 vs. September 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change	Oct-22	Sep-22	% Change
Monterey	25	31	-19%	22	28	-21%	\$587,000	\$795,000	-26%	\$692,545	\$890,397	-22%	\$15,236,000	\$24,931,125	-39%	14	12	17%	25	31	-19%	101%	100%	1%
San Benito	1	3	300%	0	1	-100%	\$0	\$635,000	-100%	\$0	\$635,000	-100%	\$0	\$635,000	-100%	0	49	-100%	1	3	300%	0%	98%	-100%
San Mateo	90	156	-42%	100	99	1%	\$921,750	\$930,000	-1%	\$1,045,198	\$1,008,144	4%	\$104,519,881	\$99,806,300	5%	27	24	13%	90	156	-42%	100%	100%	0%
Santa Clara	301	348	-14%	248	355	-30%	\$891,500	\$920,000	-3.1%	\$961,644	\$998,386	-4%	\$238,487,805	\$354,427,125	-33%	16	20	-20%	301	348	-14%	100%	100%	0%
Santa Cruz	25	23	9%	22	40	-45%	\$822,500	\$900,000	-9%	\$988,431	\$885,375	12%	\$21,745,500	\$35,415,000	-39%	22	14	57%	25	23	9%	99%	101%	-2%