



# Market Snapshot - Sep 2022 vs. Sep 2021

Single Family Homes Year-over-Year September-22 vs. September-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change
Monterey	466	460	1%	191	236	-19%	\$825,000	\$825,000	0%	\$1,442,854	\$1,307,882	10%	\$275,585,245	\$308,660,371	-11%	16	10	60%	196	247	-21%	99%	102%	-3%
San Benito	151	122	24%	45	63	-29%	\$750,000	\$790,000	-5%	\$776,755	\$834,214	-7%	\$34,953,984	\$52,555,490	-33%	34	10	240%	59	69	-14%	99%	102%	-3%
San Mateo	594	496	20%	359	507	-29%	\$1,750,000	\$1,875,000	-7%	\$2,347,512	\$2,411,929	-3%	\$842,757,117	\$1,222,848,492	-31%	17	10	70%	467	553	-16%	101%	108%	-6%
Santa Clara	1044	823	27%	815	1101	-26%	\$1,650,000	\$1,610,000	2%	\$1,954,417	\$2,045,180	-4%	\$1,592,850,577	\$2,251,743,510	-29%	17	9	89%	853	1162	-27%	100%	108%	-7%
Santa Cruz	286	267	7%	132	185	-29%	\$1,199,500	\$1,180,000	2%	\$1,456,270	\$1,294,373	13%	\$192,227,739	\$239,459,164	-20%	18	11	64%	147	172	-15%	100%	104%	-4%

Condo/Townhouse Year-over-Year - September 2022 vs. September 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change	Sep-22	Sep-21	% Change
Monterey	30	51	-41%	28	35	-20%	\$795,000	\$699,000	14%	\$890,397	\$821,340	8%	\$24,931,125	\$28,746,900	-13%	12	8	50%	30	32	-6%	100%	101%	-1%
San Benito	3	4	-25%	1	4	-75%	\$635,000	\$455,000	40%	\$635,000	\$486,250	31%	\$635,000	\$1,945,000	-67%	49	6	717%	3	3	200%	98%	106%	-8%
San Mateo	157	237	-34%	96	165	-42%	\$937,500	\$925,000	1%	\$1,008,419	\$1,007,643	0%	\$96,808,300	\$166,261,112	-42%	23	12	92%	157	196	-20%	100%	105%	-5%
Santa Clara	347	535	-35%	352	521	-32%	\$920,000	\$910,000	1%	\$1,001,525	\$971,018	3%	\$352,537,125	\$505,900,772	-30%	20	9	122%	347	586	-41%	100%	103%	-3%
Santa Cruz	23	54	-57%	40	61	-34%	\$900,000	\$700,000	29%	\$885,375	\$752,039	18%	\$35,415,000	\$45,874,382	-23%	14	11	27%	23	45	-49%	101%	102%	-1%

# Market Snapshot - Sep 2022 vs. August 2022



Single Family Homes - Current Month vs. Prior Month																								
September-22 vs. August-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change
Monterey	466	514	-9%	191	180	6%	\$825,000	\$832,500	-1%	\$1,442,854	\$1,238,455	17%	\$275,585,245	\$222,921,979	24%	16	19	-16%	196	250	-22%	99%	98%	1%
San Benito	151	154	-2%	45	26	73%	\$750,000	\$780,500	-4%	\$776,755	\$1,035,053	-25%	\$34,953,984	\$26,911,400	30%	34	32	6%	59	64	-8%	99%	99%	0%
San Mateo	594	530	12%	359	340	6%	\$1,750,000	\$1,840,500	-5%	\$2,347,512	\$2,341,518	0%	\$842,757,117	\$796,116,197	6%	17	15	13%	467	407	15%	101%	101%	0%
Santa Clara	1044	1108	-6%	815	797	2%	\$1,650,000	\$1,625,000	2%	\$1,954,417	\$1,939,563	1%	\$1,592,850,577	\$1,545,831,906	3%	17	17	0%	853	870	-2%	100%	100%	0%
Santa Cruz	286	283	1%	132	146	-10%	\$1,199,500	\$1,300,000	-8%	\$1,456,270	\$1,433,534	2%	\$192,227,739	\$209,296,036	-8%	18	18	0%	147	163	-10%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - September 2022 vs. August 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change	Sep-22	Aug-22	% Change
Monterey	30	34	-12%	28	28	0%	\$795,000	\$532,500	49%	\$890,397	\$760,875	17%	\$24,931,125	\$21,304,500	17%	12	18	-33%	30	34	-12%	100%	99%	1%
San Benito	3	0	300%	1	2	-50%	\$635,000	\$497,450	28%	\$635,000	\$497,450	28%	\$635,000	\$994,900	-36%	49	5	880%	3	0	300%	98%	100%	-2%
San Mateo	157	144	9%	96	132	-27%	\$937,500	\$900,000	4%	\$1,008,419	\$1,027,146	-2%	\$96,808,300	\$135,583,297	-29%	23	14	64%	157	144	9%	100%	101%	-1%
Santa Clara	347	373	-7%	352	316	11%	\$920,000	\$900,000	2.2%	\$1,001,525	\$987,123	1%	\$352,537,125	\$311,931,087	13%	20	18	11%	347	373	-7%	100%	100%	0%
Santa Cruz	23	41	-44%	40	38	5%	\$900,000	\$805,500	12%	\$885,375	\$838,430	6%	\$35,415,000	\$31,860,350	11%	14	16	-13%	23	41	-44%	101%	100%	1%