

# Market Snapshot - April 2022 vs. April 2021



Single Family Homes Year-over-Year April-22 vs. April-21																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change
<b>Monterey</b>	352	427	-18%	178	235	-24%	\$888,000	\$810,000	10%	\$1,476,800	\$1,515,424	-3%	\$262,870,544	\$356,124,663	-26%	9	8	13%	266	275	-3%	103%	101%	2%
<b>San Benito</b>	109	99	10%	52	66	-21%	\$860,000	\$717,500	20%	\$955,136	\$781,235	22%	\$49,667,089	\$51,561,511	-4%	9	8	13%	89	75	19%	102%	103%	-1%
<b>San Mateo</b>	414	501	-17%	445	537	-17%	\$2,250,000	\$1,880,000	20%	\$2,714,093	\$2,335,104	16%	\$1,207,771,449	\$1,253,951,003	-4%	8	8	0%	560	591	-5%	114%	110%	4%
<b>Santa Clara</b>	884	911	-3%	1051	1327	-21%	\$1,950,000	\$1,610,000	21%	\$2,309,927	\$1,948,312	19%	\$2,427,733,441	\$2,585,411,229	-6%	7	7	0%	1280	1473	-13%	116%	110%	5%
<b>Santa Cruz</b>	211	263	-20%	180	210	-14%	\$1,410,000	\$1,252,500	13%	\$1,575,410	\$1,368,438	15%	\$283,573,924	\$287,372,055	-1%	8	8	0%	202	245	-18%	110%	108%	2%

Condo/Townhouse Year-over-Year - April 2022 vs. April 2021																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change	Apr-22	Apr-21	% Change
<b>Monterey</b>	37	72	-49%	36	40	-10%	\$727,500	\$642,250	13%	\$759,295	\$785,957	-3%	\$27,334,650	\$31,438,306	-13%	7	12	-42%	37	58	-36%	102%	100%	2%
<b>San Benito</b>	6	7	-14%	3	5	-40%	\$469,000	\$465,000	1%	\$500,500	\$471,400	6%	\$1,501,500	\$2,357,000	-36%	7	7	0%	6	8	200%	103%	103%	0%
<b>San Mateo</b>	186	241	-23%	166	184	-10%	\$1,086,250	\$937,000	16%	\$1,140,081	\$1,018,955	12%	\$189,253,512	\$187,487,855	1%	9	11	-18%	186	222	-16%	107%	103%	4%
<b>Santa Clara</b>	597	554	8%	556	607	-8%	\$1,040,000	\$890,500	17%	\$1,116,656	\$956,568	17%	\$620,860,797	\$580,637,216	7%	7	9	-22%	597	635	-6%	112%	104%	8%
<b>Santa Cruz</b>	38	58	-34%	41	53	-23%	\$945,000	\$709,000	33%	\$1,041,177	\$753,367	38%	\$42,688,294	\$39,928,500	7%	8	8	0%	38	59	-36%	110%	103%	7%

# Market Snapshot - April 2022 vs. March 2022



Single Family Homes - Current Month vs. Prior Month April-22 vs. March-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change
Monterey	352	295	19%	178	216	-18%	\$888,000	\$918,500	-3%	\$1,476,800	\$1,605,003	-8%	\$262,870,544	\$346,680,792	-24%	9	9	0%	266	249	7%	103%	102%	1%
San Benito	109	72	51%	52	53	-2%	\$860,000	\$835,000	3%	\$955,136	\$888,894	7%	\$49,667,089	\$47,111,399	5%	9	14	-36%	89	61	46%	102%	103%	-1%
San Mateo	414	345	20%	445	419	6%	\$2,250,000	\$2,040,000	10%	\$2,714,093	\$2,621,152	4%	\$1,207,771,449	\$1,098,263,009	10%	8	8	0%	560	537	4%	114%	115%	-1%
Santa Clara	884	643	37%	1051	972	8%	\$1,950,000	\$1,920,000	2%	\$2,309,927	\$2,296,175	1%	\$2,427,733,441	\$2,231,883,053	9%	7	7	0%	1280	1344	-5%	116%	118%	-2%
Santa Cruz	211	190	11%	180	140	29%	\$1,410,000	\$1,600,000	-12%	\$1,575,410	\$1,647,749	-4%	\$283,573,924	\$230,684,929	23%	8	9	-11%	202	205	-1%	110%	110%	0%

Condo/Townhouse - Current Month vs. Prior Month - April 2022 vs. March 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change	Apr-22	Mar-22	% Change
Monterey	37	41	-10%	36	35	3%	\$727,500	\$750,000	-3%	\$759,295	\$715,430	6%	\$27,334,650	\$25,040,077	9%	7	7	0%	37	41	-10%	102%	101%	1%
San Benito	6	9	-33%	3	3	0%	\$469,000	\$500,000	-6%	\$500,500	\$516,666	-3%	\$1,501,500	\$1,550,000	-3%	7	3	133%	6	9	-33%	103%	96%	7%
San Mateo	186	200	-7%	166	174	-5%	\$1,086,250	\$938,500	16%	\$1,140,081	\$1,000,437	14%	\$189,253,512	\$174,076,069	9%	9	8	13%	186	200	-7%	107%	107%	0%
Santa Clara	597	650	-8%	556	527	6%	\$1,040,000	\$1,030,005	1.0%	\$1,116,656	\$1,103,057	1%	\$620,860,797	\$581,311,512	7%	7	7	0%	597	650	-8%	112%	111%	1%
Santa Cruz	38	41	-7%	41	34	21%	\$945,000	\$805,000	17%	\$1,041,177	\$865,733	20%	\$42,688,294	\$29,434,933	45%	8	8	0%	38	41	-7%	110%	107%	3%