

Market Snapshot - May 2022 vs. May 2021



Single Family Homes Year-over-Year																										
May-22 vs. May-21																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21
Monterey	439	439	0%	199	232	-14%	\$885,000	\$887,000	0%	\$1,584,199	\$1,576,901	0%	\$315,255,630	\$365,841,253	-14%	9	9	0%	321	285	13%	102%	101%	1%		
San Benito	119	97	23%	57	64	-11%	\$831,000	\$810,000	3%	\$919,647	\$866,086	6%	\$52,419,927	\$55,429,513	-5%	11	9	22%	72	80	-10%	101%	104%	-3%		
San Mateo	478	485	-1%	467	517	-10%	\$2,081,000	\$1,935,000	8%	\$2,716,306	\$2,494,639	9%	\$1,268,514,915	\$1,289,728,757	-2%	8	8	0%	520	573	-9%	113%	109%	4%		
Santa Clara	1155	917	26%	960	1243	-23%	\$1,900,000	\$1,650,000	15%	\$2,278,206	\$2,025,239	12%	\$2,187,078,145	\$2,517,372,423	-13%	8	7	14%	1325	1393	-5%	112%	110%	2%		
Santa Cruz	291	327	-11%	156	200	-22%	\$1,312,500	\$1,300,000	1%	\$1,448,727	\$1,348,332	7%	\$226,001,504	\$269,666,406	-16%	9	10	-10%	226	274	-18%	109%	107%	2%		

Condo/Townhouse Year-over-Year - May 2022 vs. May 2021																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21	% Change	May-22	May-21
Monterey	27	72	-63%	27	43	-37%	\$640,000	\$605,000	6%	\$719,181	\$792,906	-9%	\$19,417,900	\$34,095,000	-43%	10	6	67%	27	45	-40%	102%	102%	0%		
San Benito	2	3	-33%	2	10	-80%	\$532,500	\$412,275	29%	\$532,500	\$419,554	27%	\$1,065,000	\$4,195,549	-75%	12	9	33%	2	4	200%	102%	104%	-2%		
San Mateo	198	223	-11%	153	169	-9%	\$1,040,000	\$960,000	8%	\$1,097,184	\$1,079,454	2%	\$167,869,256	\$182,427,826	-8%	9	9	0%	198	193	3%	107%	104%	3%		
Santa Clara	595	569	5%	482	540	-11%	\$1,062,500	\$888,500	20%	\$1,103,084	\$966,935	14%	\$531,686,489	\$522,145,420	2%	7	9	-22%	595	659	-10%	110%	104%	6%		
Santa Cruz	51	57	-11%	28	46	-39%	\$852,500	\$775,750	10%	\$942,404	\$869,350	8%	\$26,387,317	\$39,990,100	-34%	6	8	-25%	51	44	16%	110%	105%	5%		

Market Snapshot - May 2022 vs. April 2022



Single Family Homes - Current Month vs. Prior Month																								
May-22									vs.									April-22						
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change
Monterey	439	353	24%	199	180	11%	\$885,000	\$875,500	1%	\$1,584,199	\$1,468,391	8%	\$315,255,630	\$264,310,544	19%	9	9	0%	321	267	20%	102%	103%	-1%
San Benito	119	109	9%	57	53	8%	\$831,000	\$860,000	-3%	\$919,647	\$949,567	-3%	\$52,419,927	\$50,327,089	4%	11	9	22%	72	89	-19%	101%	102%	-1%
San Mateo	478	416	15%	467	450	4%	\$2,081,000	\$2,250,000	-8%	\$2,716,306	\$2,698,398	1%	\$1,268,514,915	\$1,214,279,449	4%	8	8	0%	520	571	-9%	113%	114%	-1%
Santa Clara	1155	885	31%	960	1053	-9%	\$1,900,000	\$1,950,000	-3%	\$2,278,206	\$2,308,530	-1%	\$2,187,078,145	\$2,430,882,441	-10%	8	7	14%	1325	1285	3%	112%	116%	-3%
Santa Cruz	291	214	36%	156	182	-14%	\$1,312,500	\$1,405,000	-7%	\$1,448,727	\$1,566,614	-8%	\$226,001,504	\$285,123,924	-21%	9	8	13%	226	204	11%	109%	110%	-1%

Condo/Townhouse - Current Month vs. Prior Month - May 2022 vs. April 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change	May-22	Apr-22	% Change
Monterey	27	37	-27%	27	36	-25%	\$640,000	\$727,500	-12%	\$719,181	\$759,295	-5%	\$19,417,900	\$27,334,650	-29%	10	7	43%	27	37	-27%	102%	102%	0%
San Benito	2	6	-67%	2	3	-33%	\$532,500	\$469,000	14%	\$532,500	\$500,500	6%	\$1,065,000	\$1,501,500	-29%	12	7	71%	2	6	-67%	102%	103%	-1%
San Mateo	198	187	6%	153	167	-8%	\$1,040,000	\$1,087,500	-4%	\$1,097,184	\$1,142,835	-4%	\$167,869,256	\$190,853,512	-12%	9	9	0%	198	187	6%	107%	107%	0%
Santa Clara	595	603	-1%	482	561	-14%	\$1,062,500	\$1,040,000	2.2%	\$1,103,084	\$1,118,326	-1%	\$531,686,489	\$627,381,219	-15%	7	7	0%	595	603	-1%	110%	112%	-2%
Santa Cruz	51	39	31%	28	42	-33%	\$852,500	\$928,500	-8%	\$942,404	\$1,031,864	-9%	\$26,387,317	\$43,338,294	-39%	6	8	-25%	51	39	31%	110%	110%	0%