

# Market Snapshot - Feb 2023 vs. Feb 2022



Single Family Homes Year-over-Year				February-23		vs.	February-22																		
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received			
	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	
Monterey	335	278	21%	101	163	-38%	\$780,000	\$880,000	-11%	\$1,198,287	\$1,894,078	-37%	\$121,027,018	\$308,734,831	-61%	22	10	120%	160	219	-27%	99%	101%	-2%	
San Benito	105	76	38%	31	42	-26%	\$750,000	\$862,500	-13%	\$769,789	\$909,223	-15%	\$23,863,477	\$38,187,405	-38%	42	19	121%	38	60	-37%	97%	102%	-5%	
San Mateo	310	294	5%	177	220	-20%	\$1,950,000	\$1,977,500	-1%	\$2,940,196	\$2,476,777	19%	\$520,414,713	\$544,891,120	-4%	12	7	71%	256	420	-39%	100%	115%	-13%	
Santa Clara	588	500	18%	353	538	-34%	\$1,480,000	\$1,803,000	-18%	\$1,874,486	\$2,159,789	-13%	\$661,693,562	\$1,161,966,924	-43%	10	7	43%	611	991	-38%	101%	117%	-14%	
Santa Cruz	182	155	17%	58	92	-37%	\$1,208,000	\$1,365,000	-12%	\$1,289,582	\$1,556,126	-17%	\$74,795,786	\$143,163,600	-48%	24	9	167%	99	155	-36%	99%	106%	-7%	

Condo/Townhouse Year-over-Year February 2023 vs. February 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change	Feb-23	Feb-22	% Change
Monterey	27	32	-16%	24	32	-25%	\$642,500	\$595,000	8%	\$778,666	\$715,743	9%	\$18,688,000	\$22,903,804	-18%	36	9	300%	27	29	-7%	98%	101%	-3%
San Benito	5	0	n/a	0	3	n/a	\$0	\$540,000	n/a	\$0	\$577,333	n/a	\$0	\$1,732,000	n/a	0	3	n/a	5	3	n/a	0%	104%	n/a
San Mateo	105	141	-26%	72	112	-36%	\$982,500	\$1,017,500	-3%	\$1,023,281	\$1,137,201	-10%	\$73,676,290	\$127,366,596	-42%	26	8	225%	105	173	-39%	99%	107%	-7%
Santa Clara	240	240	0%	183	356	-49%	\$850,000	\$985,000	-14%	\$926,817	\$1,068,491	-13%	\$169,607,616	\$380,383,144	-55%	9	7	29%	240	531	-55%	101%	109%	-7%
Santa Cruz	24	32	-25%	14	19	-26%	\$837,500	\$769,000	9%	\$818,750	\$846,855	-3%	\$11,462,500	\$16,090,248	-29%	13	5	160%	24	35	-31%	100%	107%	-7%

# Market Snapshot - Feb 2023 vs. Jan 2023



Single Family Homes - Current Month vs. Prior Month																								February-23			vs.	January-23																
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																						
	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change																				
Monterey	335	349	-4%	101	99	2%	\$780,000	\$850,000	-8%	\$1,198,287	\$1,319,167	-9%	\$121,027,018	\$130,597,627	-7%	22	36	-39%	160	134	19%	99%	98%	1%																				
San Benito	105	105	0%	31	22	41%	\$750,000	\$745,000	1%	\$769,789	\$771,616	0%	\$23,863,477	\$16,975,566	41%	42	29	45%	38	49	-22%	97%	99%	-2%																				
San Mateo	310	316	-2%	177	160	11%	\$1,950,000	\$1,480,000	32%	\$2,940,196	\$2,194,917	34%	\$520,414,713	\$351,186,875	48%	12	29	-59%	256	225	14%	100%	99%	1%																				
Santa Clara	588	569	3%	353	299	18%	\$1,480,000	\$1,508,000	-2%	\$1,874,486	\$1,920,754	-2%	\$661,693,562	\$574,305,600	15%	10	22	-55%	611	479	28%	101%	99%	2%																				
Santa Cruz	182	172	6%	58	62	-6%	\$1,208,000	\$1,160,000	4%	\$1,289,582	\$1,258,306	2%	\$74,795,786	\$78,015,000	-4%	24	35	-31%	99	49	102%	99%	96%	3%																				

Condo/Townhouse - Current Month vs. Prior Month - February 2023 vs. January 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change	Feb-23	Jan-23	% Change
Monterey	27	18	50%	24	17	41%	\$642,500	\$642,900	0%	\$778,666	\$843,536	-8%	\$18,688,000	\$14,340,117	30%	36	24	50%	27	18	50%	98%	99%	-1%
San Benito	5	2	150%	0	1	100%	\$0	\$470,000	n/a	\$0	\$470,000	n/a	\$0	\$470,000	n/a	0	3	n/a	5	2	150%	0%	n/a	n/a
San Mateo	105	98	7%	72	48	50%	\$982,500	\$855,000	15%	\$1,023,281	\$953,127	7%	\$73,676,290	\$45,750,098	61%	26	37	-30%	105	98	7%	99%	99%	0%
Santa Clara	240	245	-2%	183	123	49%	\$850,000	\$850,000	0.0%	\$926,817	\$946,834	-2%	\$169,607,616	\$116,460,622	46%	9	20	-55%	240	245	-2%	101%	99%	2%
Santa Cruz	24	18	33%	14	10	40%	\$837,500	\$816,000	3%	\$818,750	\$842,083	-3%	\$11,462,500	\$8,420,831	36%	13	12	8%	24	18	33%	100%	99%	1%