



Market Snapshot - Jan 2023 vs. Jan 2022

Single Family Homes Year-over-Year January-23 vs. January-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change
Monterey	347	252	38%	98	162	-40%	\$849,500	\$864,325	-2%	\$1,317,088	\$1,575,035	-16%	\$129,074,627	\$255,155,790	-49%	37	10	270%	134	196	-32%	98%	102%	-4%
San Benito	103	67	54%	22	39	-44%	\$745,000	\$835,000	-11%	\$771,616	\$981,183	-21%	\$16,975,566	\$38,266,153	-56%	29	13	123%	49	39	26%	99%	100%	-1%
San Mateo	313	235	33%	159	218	-27%	\$1,480,000	\$1,891,500	-22%	\$2,201,489	\$2,623,412	-16%	\$350,036,875	\$571,904,008	-39%	31	10	210%	225	318	-29%	99%	110%	-10%
Santa Clara	557	381	46%	297	493	-40%	\$1,510,000	\$1,688,000	-11%	\$1,924,833	\$2,046,669	-6%	\$571,675,600	\$1,009,008,074	-43%	22	7	214%	475	710	-33%	99%	113%	-12%
Santa Cruz	173	123	41%	62	86	-28%	\$1,160,000	\$1,250,000	-7%	\$1,258,306	\$1,395,064	-10%	\$78,015,000	\$119,975,560	-35%	35	14	150%	49	117	-58%	96%	104%	-8%

Condo/Townhouse Year-over-Year January 2023 vs. January 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change	Jan-23	Jan-22	% Change
Monterey	18	36	-50%	16	16	0%	\$643,700	\$727,500	-12%	\$870,944	\$1,062,125	-18%	\$13,935,117	\$16,994,000	-18%	33	12	175%	18	31	-42%	99%	103%	-4%
San Benito	2	2	0%	1	4	-75%	\$470,000	\$526,500	-11%	\$470,000	\$499,000	-6%	\$470,000	\$1,996,000	-76%	3	10	-70%	2	4	-50%	100%	100%	0%
San Mateo	96	126	-24%	47	107	-56%	\$860,000	\$910,000	-5%	\$963,831	\$1,002,428	-4%	\$45,300,098	\$107,259,838	-58%	38	16	138%	96	158	-39%	99%	103%	-4%
Santa Clara	243	187	30%	122	258	-53%	\$857,500	\$850,000	1%	\$950,463	\$945,229	1%	\$115,956,519	\$243,869,171	-52%	20	9	122%	243	438	-45%	99%	106%	-7%
Santa Cruz	18	26	-31%	10	21	-52%	\$816,000	\$860,000	-5%	\$842,083	\$924,433	-9%	\$8,420,831	\$19,413,100	-57%	12	10	20%	18	28	-36%	99%	104%	-5%

Market Snapshot - Jan 2023 vs. Dec 2022



Single Family Homes - Current Month vs. Prior Month January-23 vs. December-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change
Monterey	347	335	4%	98	115	-15%	\$849,500	\$763,000	11%	\$1,317,088	\$1,227,280	7%	\$129,074,627	\$141,137,211	-9%	37	33	12%	134	92	46%	98%	98%	0%
San Benito	103	100	3%	22	44	-50%	\$745,000	\$790,250	-6%	\$771,616	\$851,328	-9%	\$16,975,566	\$37,458,446	-55%	29	45	-36%	49	28	75%	99%	96%	3%
San Mateo	313	272	15%	159	247	-36%	\$1,480,000	\$1,540,000	-4%	\$2,201,489	\$2,013,041	9%	\$350,036,875	\$497,221,215	-30%	31	26	19%	225	123	83%	99%	99%	0%
Santa Clara	557	497	12%	297	461	-36%	\$1,510,000	\$1,464,500	3%	\$1,924,833	\$1,745,731	10%	\$571,675,600	\$804,782,324	-29%	22	17	29%	475	253	88%	99%	99%	0%
Santa Cruz	173	201	-14%	62	85	-27%	\$1,160,000	\$1,152,000	1%	\$1,258,306	\$1,436,575	-12%	\$78,015,000	\$122,108,959	-36%	35	24	46%	49	57	-14%	96%	98%	-2%

Condo/Townhouse - Current Month vs. Prior Month - January 2023 vs. December 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change	Jan-23	Dec-22	% Change
Monterey	18	12	50%	16	13	23%	\$643,700	\$590,000	9%	\$870,944	\$618,153	41%	\$13,935,117	\$8,035,999	73%	33	38	-13%	18	12	50%	99%	100%	-1%
San Benito	2	2	0%	1	0	100%	\$470,000	\$0	n/a	\$470,000	\$0	n/a	\$470,000	\$0	n/a	3	0	n/a	2	2	0%	100%	n/a	n/a
San Mateo	96	37	159%	47	59	-20%	\$860,000	\$825,000	4%	\$963,831	\$937,428	3%	\$45,300,098	\$55,308,300	-18%	38	37	3%	96	37	159%	99%	97%	2%
Santa Clara	243	106	129%	122	206	-41%	\$857,500	\$872,000	-1.7%	\$950,463	\$959,970	-1%	\$115,956,519	\$197,753,847	-41%	20	22	-9%	243	106	129%	99%	99%	0%
Santa Cruz	18	14	29%	10	22	-55%	\$816,000	\$813,500	0%	\$842,083	\$816,090	3%	\$8,420,831	\$17,954,000	-53%	12	16	-25%	18	14	29%	99%	100%	-1%