

# Market Snapshot - March 2023 vs. March 2022



Single Family Homes Year-over-Year																									March-23			vs.	March-22		
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received									
	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change							
Monterey	319	280	14%	155	217	-29%	\$900,000	\$912,000	-1%	\$1,357,568	\$1,600,556	-15%	\$210,423,049	\$347,320,792	-39%	15	9	67%	161	248	-35%	98%	102%	-4%							
San Benito	89	68	31%	36	53	-32%	\$762,390	\$835,000	-9%	\$821,253	\$888,894	-8%	\$29,565,109	\$47,111,399	-37%	30	14	114%	41	62	-34%	99%	103%	-4%							
San Mateo	334	309	8%	252	421	-40%	\$1,787,250	\$2,035,000	-12%	\$2,350,291	\$2,615,584	-10%	\$592,273,341	\$1,101,161,032	-46%	12	8	50%	326	539	-40%	103%	115%	-10%							
Santa Clara	609	591	3%	642	972	-34%	\$1,682,500	\$1,920,000	-12%	\$2,038,734	\$2,296,175	-11%	\$1,308,867,286	\$2,231,883,053	-41%	9	7	29%	798	1346	-41%	103%	118%	-13%							
Santa Cruz	196	180	9%	96	140	-31%	\$1,190,000	\$1,600,000	-26%	\$1,313,754	\$1,647,749	-20%	\$126,120,419	\$230,684,929	-45%	13	9	44%	127	204	-38%	101%	110%	-8%							

Condo/Townhouse Year-over-Year March 2023 vs. March 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change	Mar-23	Mar-22	% Change
Monterey	37	27	37%	28	36	-22%	\$631,000	\$750,000	-16%	\$816,249	\$716,391	14%	\$22,854,977	\$25,790,077	-11%	12	7	71%	37	41	-10%	99%	101%	-2%
San Benito	3	3	n/a	0	3	n/a	\$0	\$500,000	n/a	\$0	\$516,666	n/a	\$0	\$1,550,000	n/a	0	3	n/a	3	9	n/a	0%	96%	n/a
San Mateo	88	152	-42%	101	174	-42%	\$1,060,000	\$938,500	13%	\$1,130,848	\$1,000,437	13%	\$114,215,727	\$174,076,069	-34%	13	8	63%	88	200	-56%	100%	107%	-7%
Santa Clara	351	266	32%	272	528	-48%	\$947,694	\$1,027,778	-8%	\$1,007,386	\$1,102,502	-9%	\$274,009,221	\$582,121,512	-53%	9	7	29%	351	651	-46%	101%	112%	-10%
Santa Cruz	19	30	-37%	20	34	-41%	\$880,000	\$805,000	9%	\$864,131	\$865,733	0%	\$17,282,625	\$29,434,933	-41%	11	8	38%	19	42	-55%	100%	107%	-7%



# Market Snapshot - March 2023 vs. Feb 2023

Single Family Homes - Current Month vs. Prior Month																								March-23			vs.			February-23																
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received																								
	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change																						
Monterey	319	336	-5%	155	102	52%	\$900,000	\$775,500	16%	\$1,357,568	\$1,191,931	14%	\$210,423,049	\$121,577,018	73%	15	22	-32%	161	161	0%	98%	99%	-1%																						
San Benito	89	106	-16%	36	31	16%	\$762,390	\$750,000	2%	\$821,253	\$769,789	7%	\$29,565,109	\$23,863,477	24%	30	42	-29%	41	38	8%	99%	97%	2%																						
San Mateo	334	314	6%	252	178	42%	\$1,787,250	\$1,950,000	-8%	\$2,350,291	\$2,934,633	-20%	\$592,273,341	\$522,364,713	13%	12	12	0%	326	262	24%	103%	100%	3%																						
Santa Clara	609	597	2%	642	357	80%	\$1,682,500	\$1,480,000	14%	\$2,038,734	\$1,869,901	9%	\$1,308,867,286	\$667,554,950	96%	9	10	-10%	798	624	28%	103%	101%	2%																						
Santa Cruz	196	182	8%	96	58	66%	\$1,190,000	\$1,208,000	-1%	\$1,313,754	\$1,289,582	2%	\$126,120,419	\$74,795,786	69%	13	24	-46%	127	102	25%	101%	99%	2%																						

Condo/Townhouse - Current Month vs. Prior Month - March 2023 vs. February 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change	Mar-23	Feb-23	% Change
Monterey	37	27	37%	28	24	17%	\$631,000	\$642,500	-2%	\$816,249	\$778,666	5%	\$22,854,977	\$18,688,000	22%	12	36	-67%	37	27	37%	99%	98%	1%
San Benito	3	5	-40%	0	0	100%	\$0	\$0	n/a	\$0	\$0	n/a	\$0	\$0	n/a	0	0	n/a	3	5	-40%	0%	n/a	n/a
San Mateo	88	105	-16%	101	72	40%	\$1,060,000	\$982,500	8%	\$1,130,848	\$1,023,281	11%	\$114,215,727	\$73,676,290	55%	13	26	-50%	88	105	-16%	100%	99%	1%
Santa Clara	351	245	43%	272	186	46%	\$947,694	\$857,500	10.5%	\$1,007,386	\$927,327	9%	\$274,009,221	\$172,482,936	59%	9	9	0%	351	245	43%	101%	101%	0%
Santa Cruz	19	24	-21%	20	14	43%	\$880,000	\$837,500	5%	\$864,131	\$818,750	6%	\$17,282,625	\$11,462,500	51%	11	13	-15%	19	24	-21%	100%	100%	0%