



Market Snapshot - May 2023 vs. May 2022

Single Family Homes Year-over-Year May-23 vs. May-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change
Monterey	342	428	-20%	156	201	-22%	\$870,368	\$900,000	-3%	\$1,491,960	\$1,578,187	-5%	\$232,745,836	\$317,215,630	-27%	10	9	11%	208	323	-36%	99%	102%	-3%
San Benito	99	117	-15%	42	57	-26%	\$752,000	\$831,000	-10%	\$798,797	\$919,647	-13%	\$33,549,478	\$52,419,927	-36%	18	11	64%	67	72	-7%	100%	101%	-1%
San Mateo	421	439	-4%	339	469	-28%	\$1,900,000	\$2,080,000	-9%	\$2,300,924	\$2,702,920	-15%	\$780,013,473	\$1,267,669,915	-38%	9	8	13%	427	524	-19%	104%	113%	-8%
Santa Clara	675	1080	-38%	822	966	-15%	\$1,757,500	\$1,900,000	-8%	\$2,119,178	\$2,275,555	-7%	\$1,741,964,806	\$2,198,186,145	-21%	8	8	0%	930	1327	-30%	105%	112%	-6%
Santa Cruz	281	267	5%	123	158	-22%	\$1,352,000	\$1,312,500	3%	\$1,552,680	\$1,444,946	7%	\$190,979,750	\$228,301,504	-16%	11	9	22%	195	226	-14%	100%	109%	-8%

Condo/Townhouse Year-over-Year May 2023 vs. May 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change	May-23	May-22	% Change
Monterey	30	28	7%	28	27	4%	\$620,000	\$640,000	-3%	\$798,925	\$719,181	11%	\$22,369,900	\$19,417,900	15%	27	10	170%	30	27	11%	100%	102%	-2%
San Benito	2	6	n/a	4	2	100%	\$535,000	\$532,500	0%	\$517,250	\$532,500	-3%	\$2,069,000	\$1,065,000	94%	55	12	358%	2	2	0%	99%	102%	-3%
San Mateo	131	220	-40%	107	155	-31%	\$915,000	\$1,040,000	-12%	\$1,078,375	\$1,097,215	-2%	\$115,386,227	\$170,068,479	-32%	11	9	22%	131	200	-35%	103%	107%	-4%
Santa Clara	368	477	-23%	317	486	-35%	\$960,000	\$1,060,000	-9%	\$1,036,018	\$1,100,856	-6%	\$328,417,981	\$535,016,489	-39%	9	7	29%	368	601	-39%	103%	110%	-6%
Santa Cruz	37	54	-31%	24	28	-14%	\$718,750	\$852,500	-16%	\$711,538	\$942,404	-24%	\$17,076,919	\$26,387,317	-35%	15	6	150%	37	51	-27%	100%	110%	-9%



Market Snapshot - May 2023 vs. April 2023

Single Family Homes - Current Month vs. Prior Month																								
County	May-23						vs.						April-23											
	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change
Monterey	342	318	8%	156	131	19%	\$870,368	\$900,000	-3%	\$1,491,960	\$1,286,764	16%	\$232,745,836	\$168,566,095	38%	10	17	-41%	208	161	29%	99%	99%	0%
San Benito	99	88	13%	42	32	31%	\$752,000	\$792,500	-5%	\$798,797	\$858,421	-7%	\$33,549,478	\$27,469,488	22%	18	29	-38%	67	38	76%	100%	99%	1%
San Mateo	421	395	7%	339	234	45%	\$1,900,000	\$1,790,000	6%	\$2,300,924	\$2,447,598	-6%	\$780,013,473	\$572,738,019	36%	9	11	-18%	427	388	10%	104%	103%	1%
Santa Clara	675	675	0%	822	586	40%	\$1,757,500	\$1,764,500	0%	\$2,119,178	\$2,084,790	2%	\$1,741,964,806	\$1,221,687,189	43%	8	8	0%	930	823	13%	105%	105%	0%
Santa Cruz	281	240	17%	123	76	62%	\$1,352,000	\$1,349,500	0%	\$1,552,680	\$1,411,795	10%	\$190,979,750	\$107,296,450	78%	11	16	-31%	195	150	30%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - May 2023 vs. April 2023																								
County	May-23						vs.						April-23											
	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change	May-23	Apr-23	% Change
Monterey	30	26	15%	28	27	4%	\$620,000	\$585,000	6%	\$798,925	\$651,611	23%	\$22,369,900	\$17,593,500	3%	27	15	80%	30	26	15%	100%	99%	1%
San Benito	2	0	n/a	4	4	100%	\$535,000	\$484,500	10%	\$517,250	\$503,500	3%	\$2,069,000	\$2,014,000	3%	55	16	244%	2	0	n/a	99%	n/a	n/a
San Mateo	131	135	-3%	107	70	53%	\$915,000	\$857,500	7%	\$1,078,375	\$1,010,116	7%	\$115,386,227	\$70,708,165	63%	11	14	-21%	131	135	-3%	103%	102%	1%
Santa Clara	368	318	16%	317	247	28%	\$960,000	\$940,000	2.1%	\$1,036,018	\$1,044,360	-1%	\$328,417,981	\$257,957,107	27%	9	8	13%	368	318	16%	103%	103%	0%
Santa Cruz	37	26	42%	24	17	41%	\$718,750	\$950,000	-24%	\$711,538	\$950,033	-25%	\$17,076,919	\$16,150,563	6%	15	11	36%	37	26	42%	100%	103%	-3%