



Market Snapshot - Aug 2023 vs. Aug 2022

Single Family Homes Year-over-Year August-23 vs. August-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change
Monterey	392	511	-23%	171	180	-5%	\$889,000	\$832,500	7%	\$1,372,415	\$1,238,455	11%	\$234,682,994	\$222,921,979	5%	13	19	-32%	214	251	-15%	100%	98%	2%
San Benito	112	154	-27%	46	26	77%	\$815,219	\$780,500	4%	\$869,148	\$1,035,053	-16%	\$39,980,816	\$26,911,400	49%	35	32	9%	57	63	-10%	100%	99%	1%
San Mateo	422	534	-21%	316	341	-7%	\$1,800,000	\$1,831,000	-2%	\$2,576,338	\$2,339,270	10%	\$814,122,863	\$797,691,197	2%	12	15	-20%	401	405	-1%	103%	101%	2%
Santa Clara	654	1114	-41%	687	797	-14%	\$1,825,000	\$1,625,000	12%	\$2,215,565	\$1,933,452	15%	\$1,522,093,227	\$1,540,961,906	-1%	8	17	-53%	834	867	-4%	105%	100%	5%
Santa Cruz	291	284	2%	126	146	-14%	\$1,200,000	\$1,300,000	-8%	\$1,300,675	\$1,433,534	-9%	\$163,885,057	\$209,296,036	-22%	15	18	-17%	167	163	2%	100%	100%	0%

Condo/Townhouse Year-over-Year August 2023 vs. August 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change	Aug-23	Aug-22	% Change
Monterey	50	53	-6%	21	29	-28%	\$805,000	\$540,000	49%	\$981,791	\$756,696	30%	\$20,617,625	\$21,944,207	-6%	8	17	-53%	33	34	-3%	102%	99%	3%
San Benito	5	5	0%	1	2	-50%	\$470,000	\$497,450	-6%	\$470,000	\$497,450	-6%	\$470,000	\$994,900	-53%	13	5	160%	4	0	n/a	100%	100%	0%
San Mateo	176	236	-25%	93	132	-30%	\$1,050,000	\$900,000	17%	\$1,074,853	\$1,028,252	5%	\$99,961,409	\$135,729,297	-26%	14	14	0%	126	144	-13%	101%	101%	0%
Santa Clara	309	492	-37%	313	318	-2%	\$950,000	\$900,000	6%	\$1,022,143	\$987,204	4%	\$319,930,962	\$313,931,087	2%	9	18	-50%	377	375	1%	103%	100%	3%
Santa Cruz	72	66	9%	30	38	-21%	\$796,500	\$805,500	-1%	\$848,366	\$838,430	1%	\$25,451,000	\$31,860,350	-20%	9	16	-44%	52	41	27%	101%	100%	1%

Market Snapshot - Aug 2023 vs. Jul 2023



Single Family Homes - Current Month vs. Prior Month August-23 vs. July-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change
Monterey	392	390	1%	171	142	20%	\$889,000	\$944,500	-6%	\$1,372,415	\$1,628,546	-16%	\$234,682,994	\$231,253,667	1%	13	12	8%	214	183	17%	100%	99%	1%
San Benito	112	117	-4%	46	33	39%	\$815,219	\$775,000	5%	\$869,148	\$859,238	1%	\$39,980,816	\$28,354,879	41%	35	23	52%	57	52	10%	100%	101%	-1%
San Mateo	422	425	-1%	316	278	14%	\$1,800,000	\$1,812,500	-1%	\$2,576,338	\$2,354,980	9%	\$814,122,863	\$654,684,488	24%	12	11	9%	401	340	18%	103%	104%	-1%
Santa Clara	654	613	7%	687	612	12%	\$1,825,000	\$1,777,500	3%	\$2,215,565	\$2,084,346	6%	\$1,522,093,227	\$1,275,620,261	19%	8	8	0%	834	685	22%	105%	106%	-1%
Santa Cruz	291	294	-1%	126	125	1%	\$1,200,000	\$1,300,000	-8%	\$1,300,675	\$1,490,218	-13%	\$163,885,057	\$186,277,263	-12%	15	14	7%	167	146	14%	100%	102%	-2%

Condo/Townhouse - Current Month vs. Prior Month - August 2023 vs. July 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change	Aug-23	Jul-23	% Change
Monterey	50	36	39%	21	17	24%	\$805,000	\$875,000	-8%	\$981,791	\$967,117	2%	\$20,617,625	\$16,441,000	-80%	8	14	-43%	33	18	83%	102%	99%	3%
San Benito	5	3	67%	1	4	100%	\$470,000	\$612,000	-23%	\$470,000	\$598,500	-21%	\$470,000	\$2,394,000	-80%	13	11	18%	4	1	300%	100%	102%	-2%
San Mateo	176	177	-1%	93	88	6%	\$1,050,000	\$923,500	14%	\$1,074,853	\$995,073	8%	\$99,961,409	\$87,566,509	14%	14	15	-7%	126	116	9%	101%	103%	-2%
Santa Clara	309	313	-1%	313	258	21%	\$950,000	\$956,545	-0.7%	\$1,022,143	\$1,034,163	-1%	\$319,930,962	\$266,814,166	20%	9	9	0%	377	359	5%	103%	103%	0%
Santa Cruz	72	65	11%	30	22	36%	\$796,500	\$805,000	-1%	\$848,366	\$792,733	7%	\$25,451,000	\$17,440,129	46%	9	11	-18%	52	51	2%	101%	101%	0%