



Market Snapshot - July 2023 vs. July 2022

Single Family Homes Year-over-Year July-23 vs. July-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change
Monterey	384	511	-25%	142	174	-18%	\$944,500	\$904,500	4%	\$1,628,546	\$1,293,025	26%	\$231,253,667	\$224,986,501	3%	12	14	-14%	182	228	-20%	99%	100%	-1%
San Benito	115	152	-24%	33	44	-25%	\$775,000	\$829,000	-7%	\$859,238	\$894,125	-4%	\$28,354,879	\$39,341,532	-28%	23	22	5%	52	69	-25%	101%	99%	2%
San Mateo	425	603	-30%	278	334	-17%	\$1,800,000	\$1,800,000	0%	\$2,349,944	\$2,368,574	-1%	\$653,284,488	\$791,103,843	-17%	11	12	-8%	340	450	-24%	104%	104%	0%
Santa Clara	608	1346	-55%	607	653	-7%	\$1,775,000	\$1,720,000	3%	\$2,087,209	\$2,132,814	-2%	\$1,266,936,261	\$1,392,728,109	-9%	8	14	-43%	680	1030	-34%	106%	101%	5%
Santa Cruz	295	305	-3%	125	119	5%	\$1,300,000	\$1,250,000	4%	\$1,490,218	\$1,379,071	8%	\$186,277,263	\$164,109,550	14%	14	14	0%	147	163	-10%	102%	102%	0%

Condo/Townhouse Year-over-Year July 2023 vs. July 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change	Jul-23	Jul-22	% Change
Monterey	36	49	-27%	17	18	-6%	\$875,000	\$750,000	17%	\$967,117	\$1,132,722	-15%	\$16,441,000	\$20,389,000	-19%	14	5	180%	18	30	-40%	99%	100%	-1%
San Benito	3	5	-40%	4	4	0%	\$612,000	\$609,500	0%	\$598,500	\$609,500	-2%	\$2,394,000	\$2,438,000	-2%	11	17	-35%	1	1	0%	102%	101%	1%
San Mateo	175	262	-33%	88	111	-21%	\$923,500	\$895,000	3%	\$995,073	\$998,871	0%	\$87,566,509	\$110,874,765	-21%	15	14	7%	116	160	-28%	103%	102%	1%
Santa Clara	308	586	-47%	258	326	-21%	\$961,500	\$947,000	2%	\$1,035,601	\$1,040,956	-1%	\$267,185,166	\$339,351,930	-21%	9	14	-36%	354	428	-17%	103%	102%	1%
Santa Cruz	64	74	-14%	22	31	-29%	\$805,000	\$745,000	8%	\$792,733	\$850,151	-7%	\$17,440,129	\$26,354,699	-34%	11	10	10%	51	49	4%	101%	105%	-4%



Market Snapshot - July 2023 vs. June 2023

Single Family Homes - Current Month vs. Prior Month																																	
July-23									vs.																June-23								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received											
	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change									
Monterey	384	372	3%	142	164	-13%	\$944,500	\$796,373	19%	\$1,628,546	\$1,324,762	23%	\$231,253,667	\$217,261,098	6%	12	11	9%	182	217	-16%	99%	100%	-1%									
San Benito	115	103	12%	33	49	-33%	\$775,000	\$755,145	3%	\$859,238	\$871,204	-1%	\$28,354,879	\$42,689,039	-34%	23	13	77%	52	58	-10%	101%	100%	1%									
San Mateo	425	432	-2%	278	371	-25%	\$1,800,000	\$1,950,000	-8%	\$2,349,944	\$2,634,558	-11%	\$653,284,488	\$977,421,249	-33%	11	10	10%	340	413	-18%	104%	103%	1%									
Santa Clara	608	608	0%	607	802	-24%	\$1,775,000	\$1,800,000	-1%	\$2,087,209	\$2,164,365	-4%	\$1,266,936,261	\$1,735,820,938	-27%	8	8	0%	680	779	-13%	106%	105%	1%									
Santa Cruz	295	299	-1%	125	152	-18%	\$1,300,000	\$1,200,000	8%	\$1,490,218	\$1,378,536	8%	\$186,277,263	\$209,537,547	-11%	14	11	27%	147	191	-23%	102%	102%	0%									

Condo/Townhouse - Current Month vs. Prior Month - July 2023 vs. June 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change	Jul-23	Jun-23	% Change
Monterey	36	41	-12%	17	30	-43%	\$875,000	\$767,500	14%	\$967,117	\$882,577	10%	\$16,441,000	\$26,477,331	99%	14	14	0%	18	25	-28%	99%	99%	0%
San Benito	3	6	-50%	4	2	100%	\$612,000	\$600,500	2%	\$598,500	\$600,500	0%	\$2,394,000	\$1,201,000	99%	11	53	-79%	1	4	-75%	102%	95%	7%
San Mateo	175	168	4%	88	115	-23%	\$923,500	\$980,000	-6%	\$995,073	\$1,049,351	-5%	\$87,566,509	\$120,675,449	-27%	15	10	50%	116	126	-8%	103%	103%	0%
Santa Clara	308	277	11%	258	317	-19%	\$961,500	\$1,050,000	-8.4%	\$1,035,601	\$1,084,655	-5%	\$267,185,166	\$343,835,786	-22%	9	8	13%	354	360	-2%	103%	104%	-1%
Santa Cruz	64	46	39%	22	28	-21%	\$805,000	\$791,000	2%	\$792,733	\$824,743	-4%	\$17,440,129	\$23,092,826	-24%	11	9	22%	51	30	70%	101%	102%	-1%