

# Market Snapshot - June 2023 vs. June 2022



Single Family Homes Year-over-Year      June-23      vs.      June-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change
Monterey	370	466	-21%	160	215	-26%	\$800,000	\$850,000	-6%	\$1,340,834	\$1,307,590	3%	\$214,533,598	\$281,132,036	-24%	11	12	-8%	215	268	-20%	100%	101%	-1%
San Benito	104	125	-17%	48	43	12%	\$757,073	\$859,000	-12%	\$876,438	\$960,943	-9%	\$42,069,039	\$41,320,575	2%	14	17	-18%	58	58	0%	100%	99%	1%
San Mateo	430	600	-28%	369	374	-1%	\$1,950,000	\$2,050,000	-5%	\$2,636,087	\$2,537,415	4%	\$972,716,249	\$948,993,389	2%	10	9	11%	406	557	-27%	103%	109%	-6%
Santa Clara	598	1270	-53%	795	922	-14%	\$1,808,000	\$1,810,000	0%	\$2,168,567	\$2,212,758	-2%	\$1,724,010,938	\$2,040,163,298	-15%	8	9	-11%	768	1179	-35%	105%	106%	-1%
Santa Cruz	301	288	5%	150	143	5%	\$1,200,000	\$1,325,000	-9%	\$1,382,727	\$1,478,658	-6%	\$207,409,159	\$211,448,208	-2%	11	11	0%	191	183	4%	102%	104%	-2%

Condo/Townhouse Year-over-Year June 2023 vs. June 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change	Jun-23	Jun-22	% Change
Monterey	41	36	14%	30	29	3%	\$767,500	\$550,000	40%	\$882,577	\$864,955	2%	\$26,477,331	\$25,083,704	6%	14	10	40%	25	32	-22%	99%	102%	-3%
San Benito	6	7	-14%	2	5	-60%	\$600,500	\$659,000	-9%	\$600,500	\$661,400	-9%	\$1,201,000	\$3,307,000	-64%	53	2	2550%	4	4	0%	95%	97%	-2%
San Mateo	167	240	-30%	114	129	-12%	\$982,500	\$940,000	5%	\$1,052,696	\$1,061,028	-1%	\$120,007,449	\$136,872,684	-12%	10	10	0%	126	183	-31%	103%	103%	0%
Santa Clara	274	574	-52%	311	396	-21%	\$1,040,000	\$960,000	8%	\$1,083,080	\$1,043,780	4%	\$336,837,898	\$413,337,152	-19%	8	9	-11%	354	555	-36%	104%	105%	-1%
Santa Cruz	46	62	-26%	28	35	-20%	\$791,000	\$800,000	-1%	\$824,743	\$858,164	-4%	\$23,092,826	\$30,035,760	-23%	9	9	0%	30	37	-19%	102%	102%	0%



# Market Snapshot - June 2023 vs. May 2023

Single Family Homes - Current Month vs. Prior Month																									
June-23									vs. May-23																
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received			
	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	
Monterey	370	342	8%	160	159	1%	\$800,000	\$865,735	-8%	\$1,340,834	\$1,475,552	-9%	\$214,533,598	\$234,612,836	-9%	11	10	10%	215	209	3%	100%	99%	1%	
San Benito	104	100	4%	48	43	12%	\$757,073	\$735,679	3%	\$876,438	\$797,329	10%	\$42,069,039	\$34,285,157	23%	14	18	-22%	58	67	-13%	100%	100%	0%	
San Mateo	430	423	2%	369	340	9%	\$1,950,000	\$1,900,000	3%	\$2,636,087	\$2,379,451	11%	\$972,716,249	\$809,013,473	20%	10	9	11%	406	435	-7%	103%	104%	-1%	
Santa Clara	598	681	-12%	795	822	-3%	\$1,808,000	\$1,757,500	3%	\$2,168,567	\$2,119,221	2%	\$1,724,010,938	\$1,741,999,806	-1%	8	8	0%	768	943	-19%	105%	105%	0%	
Santa Cruz	301	279	8%	150	125	20%	\$1,200,000	\$1,353,000	-11%	\$1,382,727	\$1,555,638	-11%	\$207,409,159	\$194,454,750	7%	11	11	0%	191	195	-2%	102%	100%	2%	

Condo/Townhouse - Current Month vs. Prior Month - June 2023 vs. May 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change	Jun-23	May-23	% Change
Monterey	41	42	-2%	30	28	7%	\$767,500	\$620,000	24%	\$882,577	\$798,925	10%	\$26,477,331	\$22,369,900	-42%	14	27	-48%	25	30	-17%	99%	100%	-1%
San Benito	6	3	100%	2	4	100%	\$600,500	\$535,000	12%	\$600,500	\$517,250	16%	\$1,201,000	\$2,069,000	-42%	53	55	-4%	4	2	100%	95%	99%	-4%
San Mateo	167	155	8%	114	107	7%	\$982,500	\$915,000	7%	\$1,052,696	\$1,078,375	-2%	\$120,007,449	\$115,386,227	4%	10	11	-9%	126	132	-5%	103%	103%	0%
Santa Clara	274	266	3%	311	318	-2%	\$1,040,000	\$960,000	8.3%	\$1,083,080	\$1,034,600	5%	\$336,837,898	\$329,002,981	2%	8	9	-11%	354	371	-5%	104%	103%	1%
Santa Cruz	46	45	2%	28	24	17%	\$791,000	\$743,750	6%	\$824,743	\$719,871	15%	\$23,092,826	\$17,276,919	34%	9	15	-40%	30	37	-19%	102%	101%	1%