



# Market Snapshot - April 2023 vs. April 2022

Single Family Homes Year-over-Year April-23 vs. April-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change
Monterey	315	343	-8%	128	179	-28%	\$900,000	\$875,000	3%	\$1,280,781	\$1,467,377	-13%	\$163,940,095	\$262,660,544	-38%	17	9	89%	159	268	-41%	99%	103%	-4%
San Benito	85	102	-17%	32	53	-40%	\$792,500	\$860,000	-8%	\$858,421	\$949,567	-10%	\$27,469,488	\$50,327,089	-45%	29	9	222%	38	89	-57%	99%	102%	-3%
San Mateo	389	372	5%	226	451	-50%	\$1,825,000	\$2,250,000	-19%	\$2,447,531	\$2,696,295	-9%	\$553,142,019	\$1,216,029,449	-55%	11	8	38%	379	572	-34%	103%	114%	-10%
Santa Clara	670	827	-19%	582	1055	-45%	\$1,771,500	\$1,950,000	-9%	\$2,087,357	\$2,308,163	-10%	\$1,214,842,189	\$2,435,112,441	-50%	8	7	14%	814	1288	-37%	105%	116%	-9%
Santa Cruz	239	199	20%	76	182	-58%	\$1,349,500	\$1,405,000	-4%	\$1,411,795	\$1,566,614	-10%	\$107,296,450	\$285,123,924	-62%	16	8	100%	149	203	-27%	100%	110%	-9%

Condo/Townhouse Year-over-Year April 2023 vs. April 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change	Apr-23	Apr-22	% Change
Monterey	26	30	-13%	27	36	-25%	\$585,000	\$727,500	-20%	\$651,611	\$759,295	-14%	\$17,593,500	\$27,334,650	-36%	15	7	114%	26	37	-30%	99%	102%	-3%
San Benito	0	7	n/a	4	3	33%	\$484,500	\$469,000	3%	\$503,500	\$500,500	1%	\$2,014,000	\$1,501,500	34%	16	7	129%	0	6	-100%	100%	103%	-3%
San Mateo	132	166	-20%	70	167	-58%	\$857,500	\$1,087,500	-21%	\$1,010,116	\$1,145,320	-12%	\$70,708,165	\$191,268,512	-63%	14	9	56%	132	186	-29%	102%	107%	-5%
Santa Clara	319	365	-13%	240	561	-57%	\$929,000	\$1,040,000	-11%	\$1,033,842	\$1,118,326	-8%	\$248,122,240	\$627,381,219	-60%	8	7	14%	319	604	-47%	103%	112%	-8%
Santa Cruz	26	32	-19%	17	42	-60%	\$950,000	\$928,500	2%	\$950,033	\$1,031,864	-8%	\$16,150,563	\$43,338,294	-63%	11	8	38%	26	39	-33%	103%	110%	-6%

# Market Snapshot - April 2023 vs. March 2023



Single Family Homes - Current Month vs. Prior Month																										
County	April-23			vs.			March-23																			
	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23
Monterey	315	320	-2%	128	157	-18%	\$900,000	\$895,500	1%	\$1,280,781	\$1,348,681	-5%	\$163,940,095	\$211,743,049	-23%	17	15	13%	159	163	-2%	99%	98%	1%		
San Benito	85	91	-7%	32	36	-11%	\$792,500	\$762,390	4%	\$858,421	\$821,253	5%	\$27,469,488	\$29,565,109	-7%	29	30	-3%	38	41	-7%	99%	99%	0%		
San Mateo	389	337	15%	226	254	-11%	\$1,825,000	\$1,767,250	3%	\$2,447,531	\$2,341,536	5%	\$553,142,019	\$594,750,341	-7%	11	12	-8%	379	336	13%	103%	103%	0%		
Santa Clara	670	616	9%	582	643	-9%	\$1,771,500	\$1,680,000	5%	\$2,087,357	\$2,037,507	2%	\$1,214,842,189	\$1,310,117,286	-7%	8	9	-11%	814	804	1%	105%	103%	2%		
Santa Cruz	239	197	21%	76	98	-22%	\$1,349,500	\$1,177,500	15%	\$1,411,795	\$1,301,195	8%	\$107,296,450	\$127,517,205	-16%	16	13	23%	149	128	16%	100%	101%	-1%		

Condo/Townhouse - Current Month vs. Prior Month - April 2023 vs. March 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change	Apr-23	Mar-23	% Change
	Monterey	26	37	-30%	27	29	-7%	\$585,000	\$640,000	-9%	\$651,611	\$813,102	-20%	\$17,593,500	\$23,579,977	-25%	15	11	36%	26	37	-30%	99%	99%
San Benito	0	3	-100%	4	0	100%	\$484,500	\$0	n/a	\$503,500	\$0	n/a	\$2,014,000	\$0	n/a	16	0	n/a	0	3	-100%	100%	n/a	n/a
San Mateo	132	89	48%	70	102	-31%	\$857,500	\$1,060,000	-19%	\$1,010,116	\$1,130,497	-11%	\$70,708,165	\$115,310,727	-39%	14	13	8%	132	89	48%	102%	100%	2%
Santa Clara	319	354	-10%	240	274	-12%	\$929,000	\$947,694	-2.0%	\$1,033,842	\$1,007,151	3%	\$248,122,240	\$275,959,421	-10%	8	9	-11%	319	354	-10%	103%	101%	2%
Santa Cruz	26	19	37%	17	21	-19%	\$950,000	\$865,000	10%	\$950,033	\$861,791	10%	\$16,150,563	\$18,097,625	-11%	11	11	0%	26	19	37%	103%	100%	3%