

Market Snapshot - October 2019 vs. October 2018



Single Family Homes Year-over-Year - October 2019 vs. October 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change
Monterey	846	879	-4%	221	217	2%	\$641,560	\$610,000	5%	\$931,331	\$892,047	4%	\$205,824,293	\$193,574,317	6%	26	27	-4%	253	275	-8%	98%	99%	-1%
San Benito	129	150	-14%	50	45	11%	\$604,944	\$599,000	1%	\$644,511	\$652,238	-1%	\$32,225,599	\$29,350,753	10%	22	22	0%	58	48	21%	99%	100%	-1%
San Mateo	646	653	-1%	385	436	-12%	\$1,559,999	\$1,576,250	-1%	\$1,955,542	\$1,962,375	0%	\$752,883,719	\$855,595,819	-12%	12	13	-8%	433	463	-6%	104%	107%	-3%
Santa Clara	1428	1645	-13%	812	834	-3%	\$1,234,750	\$1,288,500	-4%	\$1,567,813	\$1,619,193	-3%	\$1,273,064,880	\$1,350,407,440	-6%	20	14	43%	883	1068	-17%	100%	102%	-2%
Santa Cruz	530	533	-1%	137	174	-21%	\$867,000	\$885,000	-2%	\$971,427	\$965,896	1%	\$133,085,544	\$168,066,064	-21%	36	21	71%	162	203	-20%	98%	99%	-1%

Condo/Townhouse Year-over-Year - October 2019 vs. October 2018

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change	Oct-19	Oct-18	% Change
Monterey	104	118	-12%	43	47	-9%	\$470,000	\$388,000	21%	\$617,416	\$512,140	21%	\$26,548,900	\$24,070,597	10%	36	19	89%	34	37	-8%	98%	98%	0%
San Benito	15	16	-6%	2	5	-60%	\$454,000	\$376,000	21%	\$454,000	\$397,000	14%	\$908,000	\$1,985,000	-54%	7	31	-77%	6	8	-25%	99%	99%	0%
San Mateo	217	154	41%	116	112	4%	\$901,000	\$903,500	0%	\$995,113	\$1,000,026	0%	\$115,433,184	\$112,002,913	3%	14	13	8%	143	112	28%	102%	105%	-3%
Santa Clara	658	652	1%	352	307	15%	\$805,000	\$925,000	-13%	\$866,589	\$972,704	-11%	\$305,039,487	\$298,620,412	2%	24	14	71%	374	426	-12%	100%	103%	-3%
Santa Cruz	113	144	-22%	45	41	10%	\$680,000	\$565,000	20%	\$718,801	\$606,605	18%	\$32,346,060	\$24,870,813	30%	19	35	-46%	57	48	19%	99%	99%	0%

Market Snapshot - October 2019 vs. September 2019



Single Family Homes - Current Month vs. Prior Month - October 2019 vs. September 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change
Monterey	846	889	-5%	221	188	18%	\$641,560	\$656,500	-2%	\$931,331	\$1,012,446	-8%	\$205,824,293	\$190,340,003	8%	26	27	-4%	253	269	-6%	98%	98%	0%
San Benito	129	147	-12%	50	50	0%	\$604,944	\$605,204	0%	\$644,511	\$671,951	-4%	\$32,225,599	\$33,597,593	-4%	22	23	-4%	58	50	16%	99%	99%	0%
San Mateo	646	688	-6%	385	312	23%	\$1,559,999	\$1,470,000	6%	\$1,955,542	\$1,740,519	12%	\$752,883,719	\$543,042,195	39%	12	14	-14%	433	553	-22%	104%	104%	0%
Santa Clara	1428	1628	-12%	812	736	10%	\$1,234,750	\$1,227,000	1%	\$1,567,813	\$1,515,514	3%	\$1,273,064,880	\$1,115,418,579	14%	20	18	11%	883	982	-10%	100%	100%	0%
Santa Cruz	530	573	-8%	137	154	-11%	\$867,000	\$792,500	9%	\$971,427	\$944,424	3%	\$133,085,544	\$145,441,397	-8%	36	31	16%	162	192	-16%	98%	98%	0%

Condo/Townhouse - Current Month vs. Prior Month - October 2019 vs. September 2019

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change	Oct-19	Sep-19	% Change
Monterey	104	119	-13%	43	33	30%	\$470,000	\$575,000	-18%	\$617,416	\$685,595	-10%	\$26,548,900	\$22,624,660	17%	36	61	-41%	34	23	48%	98%	98%	0%
San Benito	15	16	-6%	2	5	-60%	\$454,000	\$360,000	26%	\$454,000	\$387,860	17%	\$908,000	\$1,939,300	-53%	7	16	-56%	6	3	100%	99%	98%	1%
San Mateo	217	217	0%	116	77	51%	\$901,000	\$938,000	-4%	\$995,113	\$997,185	0%	\$115,433,184	\$76,783,288	50%	14	12	17%	143	190	-25%	102%	103%	-1%
Santa Clara	658	767	-14%	352	282	25%	\$805,000	\$840,000	-4.2%	\$866,589	\$883,514	-2%	\$305,039,487	\$249,151,116	22%	24	24	0%	374	418	-11%	100%	100%	0%
Santa Cruz	113	112	1%	45	38	18%	\$680,000	\$615,000	11%	\$718,801	\$618,434	16%	\$32,346,060	\$23,500,500	38%	19	31	-39%	57	44	30%	99%	99%	0%