

Market Snapshot - January 2021 vs. January 2020

Single Family Homes Year-over-Year - January 2021 vs. January 2020																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change
Monterey	460	639	-28%	165	143	15%	\$865,000	\$650,000	33%	\$1,259,287	\$914,552	38%	\$207,782,444	\$130,781,008	59%	11	43	-74%	205	229	-10%	101%	97%	4%
San Benito	73	106	-31%	47	33	42%	\$700,000	\$575,035	22%	\$806,405	\$603,153	34%	\$37,901,040	\$19,904,075	90%	18	33	-45%	41	47	-13%	101%	99%	2%
San Mateo	401	313	28%	241	179	35%	\$1,605,000	\$1,415,000	13%	\$2,035,263	\$1,880,744	8%	\$490,498,575	\$336,653,314	46%	14	21	-33%	376	283	33%	103%	102%	1%
Santa Clara	808	643	26%	616	422	46%	\$1,375,000	\$1,200,000	15%	\$1,635,644	\$1,451,974	13%	\$1,007,556,726	\$612,733,183	64%	9	21	-57%	861	645	33%	104%	101%	3%
Santa Cruz	225	232	-3%	124	96	29%	\$1,110,000	\$869,500	28%	\$1,239,515	\$964,995	28%	\$153,699,864	\$92,639,538	66%	11	67	-84%	136	98	39%	102%	97%	5%

Condo/Townhouse Year-over-Year - January 2021 vs. January 2020																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change	Jan-21	Jan-20	% Change
Monterey	53	76	-30%	27	21	29%	\$589,500	\$472,500	25%	\$749,731	\$548,023	37%	\$20,242,750	\$11,508,500	76%	16	30	-47%	42	32	31%	100%	99%	1%
San Benito	4	8	-50%	0	3	-100%	\$0	\$378,500	-100%	\$0	\$379,466	-100%	\$0	\$1,138,400	-100%	0	151	1%	6	1	500%	0%	99%	-100%
San Mateo	195	100	95%	93	75	24%	\$840,000	\$850,000	-1%	\$931,294	\$912,965	0%	\$86,610,357	\$68,472,427	26%	24	22	9%	158	104	52%	99%	102%	-3%
Santa Clara	527	305	73%	268	207	29%	\$831,000	\$780,000	7%	\$893,877	\$833,823	7%	\$239,559,098	\$172,601,438	39%	22	32	-31%	487	333	46%	101%	100%	1%
Santa Cruz	73	92	-21%	30	25	20%	\$671,500	\$620,000	8%	\$682,538	\$674,429	1%	\$20,476,149	\$16,860,742	21%	11	13	-15%	40	50	-20%	101%	100%	1%

Market Snapshot - January 2021 vs. December 2020

Single Family Homes - Current Month vs. Prior Month - January 2021 vs. December 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change
Monterey	460	462	0%	165	251	-34%	\$865,000	\$785,000	10%	\$1,259,287	\$1,352,651	-7%	\$207,782,444	\$339,515,407	-39%	11	10	10%	205	216	-5%	101%	100%	1%
San Benito	73	79	-8%	47	45	4%	\$700,000	\$735,000	-5%	\$806,405	\$833,801	-3%	\$37,901,040	\$37,521,084	1%	18	9	100%	41	42	-2%	101%	100%	1%
San Mateo	401	343	17%	241	411	-41%	\$1,605,000	\$1,699,000	-6%	\$2,035,263	\$2,070,036	-2%	\$490,498,575	\$850,785,172	-42%	14	13	8%	376	225	67%	103%	102%	1%
Santa Clara	808	689	17%	616	903	-32%	\$1,375,000	\$1,373,000	0%	\$1,635,644	\$1,701,322	-4%	\$1,007,556,726	\$1,536,294,633	-34%	9	9	0%	861	679	27%	104%	104%	0%
Santa Cruz	225	237	-5%	124	170	-27%	\$1,110,000	\$1,070,000	4%	\$1,239,515	\$1,237,379	0%	\$153,699,864	\$210,354,430	-27%	11	11	0%	136	137	-1%	102%	102%	0%

Condo/Townhouse - Current Month vs. Prior Month - January 2021 vs. December 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change	Jan-21	Dec-20	% Change
Monterey	53	45	18%	27	40	-33%	\$589,500	\$479,500	23%	\$749,731	\$611,325	23%	\$20,242,750	\$24,453,000	-17%	16	21	-24%	42	27	56%	100%	99%	1%
San Benito	4	1	300%	0	2	-100%	\$0	\$481,250	-100%	\$0	\$481,250	-100%	\$0	\$962,500	-100%	0	8	-100%	6	0	#DIV/0!	0%	99%	-100%
San Mateo	195	199	-2%	93	145	-36%	\$840,000	\$820,000	2%	\$931,294	\$907,384	3%	\$86,610,357	\$131,570,715	-34%	24	29	-17%	158	84	88%	99%	99%	0%
Santa Clara	527	464	14%	268	361	-26%	\$831,000	\$825,000	0.7%	\$893,877	\$894,442	0%	\$239,559,098	\$322,893,862	-26%	22	16	38%	487	294	66%	101%	100%	1%
Santa Cruz	73	67	9%	30	54	-44%	\$671,500	\$629,000	7%	\$682,538	\$713,184	-4%	\$20,476,149	\$38,511,953	-47%	11	13	-15%	40	36	11%	101%	100%	1%