

Market Snapshot - July 2021 vs. July 2020



Single Family Homes Year-over-Year - July 2021 vs. July 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change
Monterey	492	670	-27%	243	324	-25%	\$827,000	\$749,000	10%	\$1,464,118	\$1,166,483	26%	\$355,780,868	\$377,940,667	-6%	9	17	-47%	299	327	-9%	102%	98%	4%
San Benito	125	131	-5%	64	75	-15%	\$781,000	\$665,000	17%	\$863,383	\$689,318	25%	\$55,256,526	\$51,698,909	7%	10	27	-63%	78	71	10%	102%	99%	3%
San Mateo	598	708	-16%	510	464	10%	\$2,012,500	\$1,652,155	22%	\$2,524,907	\$2,155,598	17%	\$1,287,702,898	\$1,000,197,831	29%	9	11	-18%	604	539	12%	110%	101%	9%
Santa Clara	1143	1238	-8%	1227	1045	17%	\$1,655,000	\$1,375,000	20%	\$2,029,155	\$1,728,396	17%	\$2,489,774,091	\$1,806,174,727	38%	8	10	-20%	1457	1178	24%	109%	102%	7%
Santa Cruz	361	389	-7%	188	227	-17%	\$1,192,500	\$980,000	22%	\$1,348,600	\$1,185,595	14%	\$253,536,924	\$269,130,119	-6%	10	13	-23%	273	212	29%	105%	100%	5%

Condo/Townhouse Year-over-Year - July 2021 vs. July 2020

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change	Jul-21	Jul-20	% Change
Monterey	61	99	-38%	36	46	-22%	\$632,500	\$494,500	28%	\$750,733	\$577,813	30%	\$27,026,400	\$26,579,400	2%	7	20	-65%	40	37	8%	103%	99%	4%
San Benito	3	6	-50%	2	5	-60%	\$550,400	\$375,000	47%	\$550,400	\$379,000	45%	\$1,100,800	\$1,895,000	-42%	6	52	-88%	6	4	50%	104%	100%	4%
San Mateo	264	284	-7%	154	126	22%	\$922,500	\$948,000	-3%	\$1,038,587	\$993,673	0%	\$159,942,398	\$125,202,874	28%	9	13	-31%	241	219	10%	105%	101%	4%
Santa Clara	677	751	-10%	556	381	46%	\$900,000	\$829,000	9%	\$968,944	\$902,235	7%	\$538,732,872	\$343,751,690	57%	9	15	-40%	664	557	19%	104%	101%	3%
Santa Cruz	67	131	-49%	47	65	-28%	\$700,000	\$655,000	7%	\$832,484	\$670,328	24%	\$39,126,750	\$43,571,368	-10%	8	17	-53%	66	62	6%	106%	99%	7%

Market Snapshot - July 2021 vs. June 2021



Single Family Homes - Current Month vs. Prior Month - July 2021 vs. June 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change
Monterey	492	476	3%	243	268	-9%	\$827,000	\$850,000	-3%	\$1,464,118	\$1,423,134	3%	\$355,780,868	\$381,400,002	-7%	9	9	0%	299	319	-6%	102%	103%	-1%
San Benito	125	119	5%	64	75	-15%	\$781,000	\$794,377	-2%	\$863,383	\$846,244	2%	\$55,256,526	\$63,468,370	-13%	10	8	25%	78	100	-22%	102%	103%	-1%
San Mateo	598	545	10%	510	568	-10%	\$2,012,500	\$2,050,000	-2%	\$2,524,907	\$2,598,103	-3%	\$1,287,702,898	\$1,475,722,839	-13%	9	8	13%	604	619	-2%	110%	111%	-1%
Santa Clara	1143	1001	14%	1227	1337	-8%	\$1,655,000	\$1,730,000	-4%	\$2,029,155	\$2,134,453	-5%	\$2,489,774,091	\$2,853,764,715	-13%	8	8	0%	1457	1402	4%	109%	110%	-1%
Santa Cruz	361	317	14%	188	221	-15%	\$1,192,500	\$1,175,000	1%	\$1,348,600	\$1,351,065	0%	\$253,536,924	\$298,585,434	-15%	10	9	11%	273	217	26%	105%	108%	-3%

Condo/Townhouse - Current Month vs. Prior Month - July 2021 vs. June 2021

County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change	Jul-21	Jun-21	% Change
Monterey	61	63	-3%	36	47	-23%	\$632,500	\$560,000	13%	\$750,733	\$648,722	16%	\$27,026,400	\$30,489,965	-11%	7	7	0%	40	45	-11%	103%	101%	2%
San Benito	3	1	200%	2	5	-60%	\$550,400	\$508,000	8%	\$550,400	\$501,000	10%	\$1,100,800	\$2,505,000	-56%	6	7	-14%	6	2	200%	104%	105%	-1%
San Mateo	264	232	14%	154	191	-19%	\$922,500	\$950,000	-3%	\$1,038,587	\$1,070,328	-3%	\$159,942,398	\$204,432,748	-22%	9	10	-10%	241	201	20%	105%	104%	1%
Santa Clara	677	634	7%	556	633	-12%	\$900,000	\$916,000	-1.7%	\$968,944	\$990,074	-2%	\$538,732,872	\$626,717,029	-14%	9	9	0%	664	703	-6%	104%	105%	-1%
Santa Cruz	67	53	26%	47	44	7%	\$700,000	\$745,250	-6%	\$832,484	\$785,691	6%	\$39,126,750	\$34,570,418	13%	8	8	0%	66	49	35%	106%	105%	1%