

# Market Snapshot - May 2021 vs. May 2020



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

| County      | Inventory |        |          | Closed Sales |        |          | Median Price |             |          | Average Price |             |          | Total Dollars   |               |          | Med Days on Market |        |          | New Listings |        |          | % to List Price Received |        |          |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-------------|----------|---------------|-------------|----------|-----------------|---------------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
|             | May-21    | May-20 | % Change | May-21       | May-20 | % Change | May-21       | May-20      | % Change | May-21        | May-20      | % Change | May-21          | May-20        | % Change | May-21             | May-20 | % Change | May-21       | May-20 | % Change | May-21                   | May-20 | % Change |
| Monterey    | 449       | 697    | -36%     | 224          | 91     | 146%     | \$887,500    | \$650,000   | 37%      | \$1,597,647   | \$757,452   | 111%     | \$357,873,089   | \$68,928,171  | 419%     | 9                  | 13     | -31%     | 295          | 252    | 17%      | 101%                     | 98%    | 3%       |
| San Benito  | 102       | 153    | -33%     | 59           | 23     | 157%     | \$810,000    | \$642,800   | 26%      | \$876,940     | \$667,749   | 31%      | \$51,739,513    | \$15,358,228  | 237%     | 9                  | 37     | -76%     | 82           | 52     | 58%      | 104%                     | 99%    | 5%       |
| San Mateo   | 367       | 579    | -37%     | 453          | 234    | 94%      | \$2,075,001  | \$1,643,750 | 26%      | \$2,626,074   | \$2,283,456 | 15%      | \$1,189,611,579 | \$534,328,730 | 123%     | 8                  | 12     | -33%     | 490          | 426    | 15%      | 109%                     | 101%   | 8%       |
| Santa Clara | 945       | 1337   | -29%     | 1151         | 498    | 131%     | \$1,675,000  | \$1,366,944 | 23%      | \$2,054,274   | \$1,659,150 | 24%      | \$2,364,469,523 | \$826,257,124 | 186%     | 7                  | 10     | -30%     | 1402         | 1038   | 35%      | 110%                     | 101%   | 9%       |
| Santa Cruz  | 343       | 448    | -23%     | 194          | 92     | 111%     | \$1,300,000  | \$850,000   | 53%      | \$1,351,651   | \$966,567   | 40%      | \$262,220,456   | \$88,924,198  | 195%     | 10                 | 18     | -44%     | 289          | 223    | 30%      | 107%                     | 99%    | 8%       |

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

| County      | Inventory |        |          | Closed Sales |        |          | Median Price |           |          | Average Price |             |          | Total Dollars |               |          | Med Days on Market |        |          | New Listings |        |          | % to List Price Received |        |          |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-----------|----------|---------------|-------------|----------|---------------|---------------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
|             | May-21    | May-20 | % Change | May-21       | May-20 | % Change | May-21       | May-20    | % Change | May-21        | May-20      | % Change | May-21        | May-20        | % Change | May-21             | May-20 | % Change | May-21       | May-20 | % Change | May-21                   | May-20 | % Change |
| Monterey    | 72        | 105    | -31%     | 42           | 12     | 250%     | \$622,500    | \$476,000 | 31%      | \$798,690     | \$561,166   | 42%      | \$33,545,000  | \$6,734,000   | 398%     | 6                  | 32     | -81%     | 45           | 31     | 45%      | 102%                     | 98%    | 4%       |
| San Benito  | 3         | 6      | -50%     | 8            | 2      | 300%     | \$412,275    | \$444,400 | -7%      | \$431,068     | \$444,400   | -3%      | \$3,448,549   | \$888,800     | 288%     | 9                  | 16     | 1%       | 4            | 2      | 100%     | 104%                     | 100%   | 4%       |
| San Mateo   | 165       | 168    | -2%      | 133          | 55     | 142%     | \$1,050,000  | \$890,000 | 18%      | \$1,147,747   | \$1,008,774 | 0%       | \$152,650,438 | \$55,482,576  | 175%     | 8                  | 7      | 14%      | 166          | 125    | 33%      | 104%                     | 100%   | 4%       |
| Santa Clara | 529       | 555    | -5%      | 489          | 154    | 218%     | \$900,000    | \$809,000 | 11%      | \$980,873     | \$877,852   | 12%      | \$479,647,092 | \$135,189,271 | 255%     | 9                  | 15     | -40%     | 624          | 368    | 70%      | 105%                     | 100%   | 5%       |
| Santa Cruz  | 57        | 130    | -56%     | 44           | 26     | 69%      | \$802,500    | \$616,500 | 30%      | \$882,729     | \$621,214   | 42%      | \$38,840,100  | \$16,151,574  | 140%     | 8                  | 15     | -47%     | 43           | 53     | -19%     | 105%                     | 98%    | 7%       |

# Market Snapshot - May 2021 vs. April 2021



## Single Family Homes - Current Month vs. Prior Month - May 2021 vs. April 2021

| County      | Inventory |        |          | Closed Sales |        |          | Median Price |             |          | Average Price |             |          | Total Dollars   |                 |          | Med Days on Market |        |          | New Listings |        |          | % to List Price Received |        |          |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-------------|----------|---------------|-------------|----------|-----------------|-----------------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
|             | May-21    | Apr-21 | % Change | May-21       | Apr-21 | % Change | May-21       | Apr-21      | % Change | May-21        | Apr-21      | % Change | May-21          | Apr-21          | % Change | May-21             | Apr-21 | % Change | May-21       | Apr-21 | % Change | May-21                   | Apr-21 | % Change |
| Monterey    | 449       | 423    | 6%       | 224          | 229    | -2%      | \$887,500    | \$830,000   | 7%       | \$1,597,647   | \$1,517,085 | 5%       | \$357,873,089   | \$347,412,663   | 3%       | 9                  | 8      | 13%      | 295          | 276    | 7%       | 101%                     | 101%   | 0%       |
| San Benito  | 102       | 101    | 1%       | 59           | 64     | -8%      | \$810,000    | \$720,000   | 13%      | \$876,940     | \$786,820   | 11%      | \$51,739,513    | \$50,356,511    | 3%       | 9                  | 8      | 13%      | 82           | 78     | 5%       | 104%                     | 103%   | 1%       |
| San Mateo   | 367       | 401    | -8%      | 453          | 465    | -3%      | \$2,075,001  | \$2,002,000 | 4%       | \$2,626,074   | \$2,480,003 | 6%       | \$1,189,611,579 | \$1,153,201,405 | 3%       | 8                  | 8      | 0%       | 490          | 530    | -8%      | 109%                     | 110%   | -1%      |
| Santa Clara | 945       | 868    | 9%       | 1151         | 1263   | -9%      | \$1,675,000  | \$1,650,000 | 2%       | \$2,054,274   | \$1,973,931 | 4%       | \$2,364,469,523 | \$2,493,075,448 | -5%      | 7                  | 7      | 0%       | 1402         | 1419   | -1%      | 110%                     | 110%   | 0%       |
| Santa Cruz  | 343       | 267    | 28%      | 194          | 205    | -5%      | \$1,300,000  | \$1,255,000 | 4%       | \$1,351,651   | \$1,372,361 | -2%      | \$262,220,456   | \$281,334,055   | -7%      | 10                 | 8      | 25%      | 289          | 250    | 16%      | 107%                     | 108%   | -1%      |

## Condo/Townhouse - Current Month vs. Prior Month - May 2021 vs. April 2021

| County      | Inventory |        |          | Closed Sales |        |          | Median Price |           |          | Average Price |             |          | Total Dollars |               |          | Med Days on Market |        |          | New Listings |        |          | % to List Price Received |        |          |
|-------------|-----------|--------|----------|--------------|--------|----------|--------------|-----------|----------|---------------|-------------|----------|---------------|---------------|----------|--------------------|--------|----------|--------------|--------|----------|--------------------------|--------|----------|
|             | May-21    | Apr-21 | % Change | May-21       | Apr-21 | % Change | May-21       | Apr-21    | % Change | May-21        | Apr-21      | % Change | May-21        | Apr-21        | % Change | May-21             | Apr-21 | % Change | May-21       | Apr-21 | % Change | May-21                   | Apr-21 | % Change |
| Monterey    | 72        | 69     | 4%       | 42           | 38     | 11%      | \$622,500    | \$677,250 | -8%      | \$798,690     | \$804,692   | -1%      | \$33,545,000  | \$30,578,306  | 10%      | 6                  | 12     | -50%     | 45           | 56     | -20%     | 102%                     | 100%   | 2%       |
| San Benito  | 3         | 6      | -50%     | 8            | 4      | 100%     | \$412,275    | \$438,500 | -6%      | \$431,068     | \$459,250   | -6%      | \$3,448,549   | \$1,837,000   | 88%      | 9                  | 7      | 29%      | 4            | 8      | -50%     | 104%                     | 103%   | 1%       |
| San Mateo   | 165       | 171    | -4%      | 133          | 152    | -13%     | \$1,050,000  | \$958,500 | 10%      | \$1,147,747   | \$1,052,920 | 9%       | \$152,650,438 | \$160,043,885 | -5%      | 8                  | 10     | -20%     | 166          | 174    | -5%      | 104%                     | 103%   | 1%       |
| Santa Clara | 529       | 500    | 6%       | 489          | 574    | -15%     | \$900,000    | \$890,000 | 1.1%     | \$980,873     | \$957,099   | 2%       | \$479,647,092 | \$549,375,126 | -13%     | 9                  | 8      | 13%      | 624          | 584    | 7%       | 105%                     | 105%   | 0%       |
| Santa Cruz  | 57        | 57     | 0%       | 44           | 53     | -17%     | \$802,500    | \$709,000 | 13%      | \$882,729     | \$753,367   | 17%      | \$38,840,100  | \$39,928,500  | -3%      | 8                  | 8      | 0%       | 43           | 59     | -27%     | 105%                     | 103%   | 2%       |