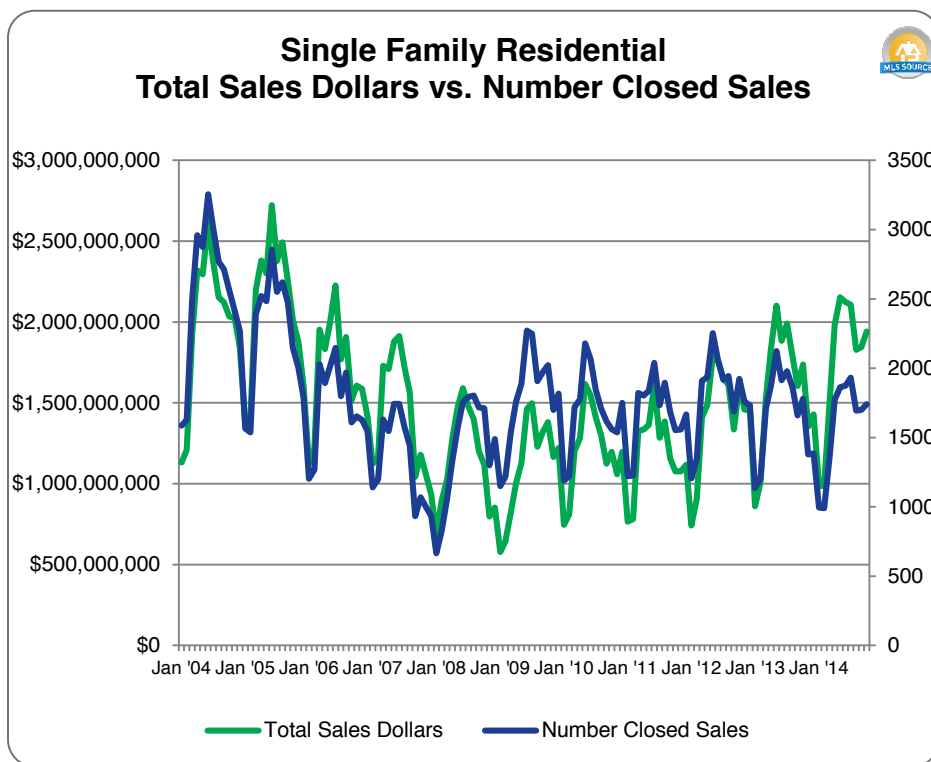




MLSListings Real Estate & Housing Update: October 2014

(Monterey, San Benito, San Mateo, Santa Clara and Santa Cruz Counties)

Silicon Valley Real Estate Median Price Continues to Rise



In all reported counties – Monterey, San Benito, San Mateo, Santa Clara and Santa Cruz – we are seeing the story play out in the prices.

Year-over-year sales of single family homes show some of the highest median prices of the year. San Mateo leads the climb with a **16%** increase over last year, followed closely by Santa Clara up **13%**, Monterey up **12%**, Santa Cruz up **11%** and San Benito up **5%**.

Total dollars sold for single family homes are also up. With the sale of a \$31M+ home in Monterey, the county saw an increase in total dollars of more than **75%** over October 2013. Santa Cruz has the next highest jump at a **16%**, followed by Santa Clara up **9%**, San Benito up **7%** and San Mateo up only **2%**.

This 10-year outlook shows how total sales dollars correlate to the number of closed sales in all of our reported counties – Monterey, San Benito, San Mateo, Santa Clara and Santa Cruz.

For more information visit www.MLSListings.com and click on the Media Center.

Single Family - October 2014 vs. October 2013

County	Inventory			Closed Sales			Median Price			Total Dollars		
	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change
Monterey	963	924	4%	232	194	20%	\$466,500	\$416,050	12%	\$208,991,274	\$118,409,152	76%
San Benito	180	140	29%	43	44	-2%	\$426,000	\$405,000	5%	\$20,616,749	\$19,235,300	7%
San Mateo	597	824	-28%	420	453	-7%	\$1,075,000	\$925,000	16%	\$559,620,969	\$549,794,814	2%
Santa Clara	1606	1704	-6%	883	926	-5%	\$880,000	\$780,000	13%	\$1,022,672,559	\$937,741,147	9%
Santa Cruz	535	641	-17%	163	162	1%	\$715,000	\$647,000	11%	\$129,553,388	\$111,415,501	16%

Condo/Townhouse - October 2014 vs. October 2013

(Some Counties may have too few sales to calculate the data)

County	Inventory			Closed Sales			Median Price			Total Dollars		
	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change	Oct 2014	Oct 2013	% Change
Monterey	104	80	30%	26	27	-4%	\$286,500	\$375,000	-24%	\$9,594,120	\$12,079,437	-21%
San Benito	15	3	400%	4	2	100%	\$265,750	\$215,250	23%	\$1,081,500	\$430,500	151%
San Mateo	188	224	-16%	129	133	-3%	\$625,000	\$598,500	4%	\$88,192,527	\$84,519,296	4%
Santa Clara	557	710	-22%	375	418	-10%	\$555,000	\$515,000	8%	\$230,440,488	\$230,960,953	0%
Santa Cruz	118	144	-18%	37	45	-18%	\$465,000	\$376,000	24%	\$17,738,400	\$19,438,000	-9%

Data supplied is for MLSListings Inc five reported counties: Monterey, San Benito, San Mateo, Santa Clara and Santa Cruz.

MLSListings data is tabulated the third of every month to the third of the following month; primarily to account for late corrections and additions by agents.

These updates are often not included in most market reports. The Market Indicators Report reflects the most current information on the date the report is generated.

A complete report for numbers indicated in summary can be found at mlslistings.com in the Media Center. Further media inquiry: please contact pr@mlslistings.com.