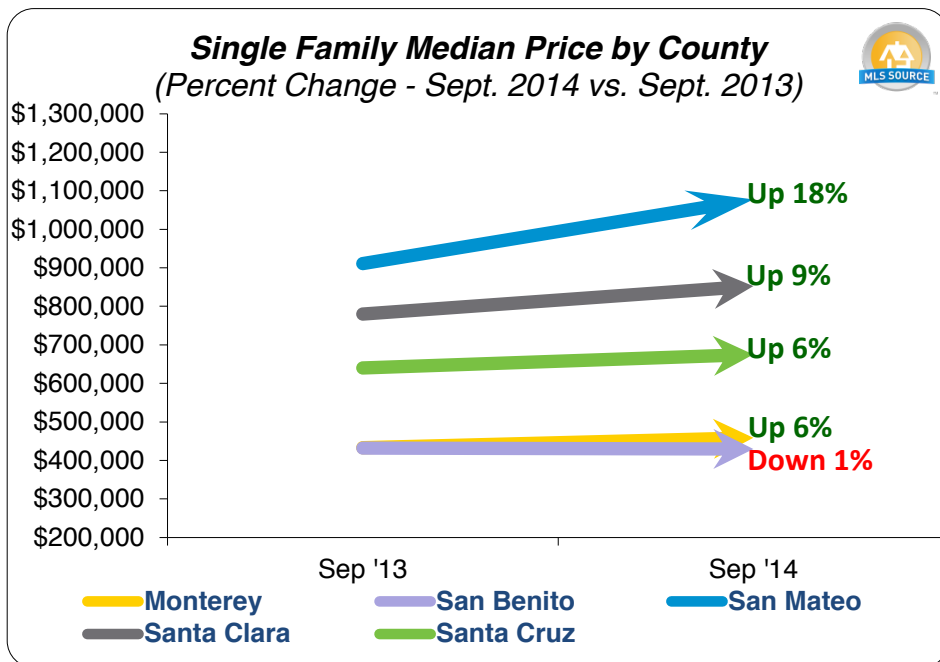




# MLSListings Real Estate & Housing Update: September 2014

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

## Silicon Valley Market Shows Sharp Year-Over-Year Median Price Increase



Year-over-year we are seeing that both single family and condo/townhome markets are showing large swings in closed sales and median price.

Single family home closed sales are down in Monterey and Santa Clara counties a small **2%** and **3%** respectively. While San Benito is up **6%**, San Mateo is up **13%** and Santa Cruz increased by **15%**. Median prices for single family homes are up in all counties with the exception of San Benito with a small **1%** drop. Monterey is up **6%**, San Mateo is up with the highest jump of **18%**, Santa Clara has a modest jump at **9%** and Santa Cruz saw a **5%** increase over Sept. 2013.

Year-over-year we have seen that almost all reported counties have seen an increase in median home prices. Single family residential median home prices are up as much as **18%** in San Mateo. Only San Benito showed a decrease in median home price, a mere **1%** drop.

The condo/townhome market is also going strong where median prices are up across all reported counties. Median price is up a modest **1%** and **4%** is Monterey and Santa Cruz respectively, while San Benito showed the largest swing at **41%** followed by San Mateo at **19%** and Santa Clara at **12%** increases.

For more information visit [www.MLSListings.com](http://www.MLSListings.com) and click on the Media Center.

County	Inventory			Closed Sales			Median Price			Total Dollars			Days on Market		
	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change
Monterey	991	945	5%	208	212	-2%	\$458,750	\$433,000	6%	\$165,826,383	\$144,686,100	15%	72	67	7%
San Benito	168	148	14%	36	34	6%	\$429,500	\$431,950	-1%	\$16,461,800	\$16,274,600	1%	31	57	-46%
San Mateo	695	882	-21%	398	353	13%	\$1,077,500	\$911,000	18%	\$560,139,883	\$445,454,772	26%	29	28	4%
Santa Clara	1765	1917	-8%	873	903	-3%	\$852,500	\$779,950	9%	\$968,634,492	\$891,757,932	9%	30	28	7%
Santa Cruz	601	656	-8%	183	159	15%	\$675,000	\$640,000	5%	\$143,874,632	\$106,896,835	35%	50	41	22%

County	Inventory			Closed Sales			Median Price			Total Dollars			Days on Market		
	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change	Sep 2014	Sep 2013	% Change
Monterey	117	86	36%	21	20	5%	\$365,000	\$361,000	1%	\$8,173,500	\$7,560,500	8%	72	51	41%
San Benito	13	6	117%	3	1	200%	\$325,000	\$230,000	41%	\$925,200	\$230,000	302%	12	10	20%
San Mateo	195	231	-16%	131	136	-4%	\$627,000	\$525,000	19%	\$96,838,149	\$76,534,952	27%	21	30	-30%
Santa Clara	622	770	-19%	372	396	-6%	\$535,000	\$477,444	12%	\$223,491,195	\$209,491,303	7%	24	26	-8%
Santa Cruz	123	165	-25%	45	44	2%	\$425,800	\$410,000	4%	\$20,645,020	\$19,579,385	5%	38	55	-31%

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](http://mlslistings.com) in the Media Center. Further media inquiry: please contact [pr@mlslistings.com](mailto:pr@mlslistings.com).