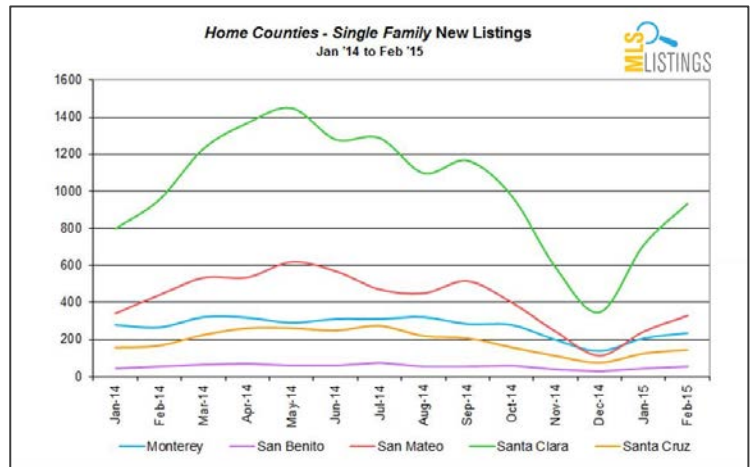
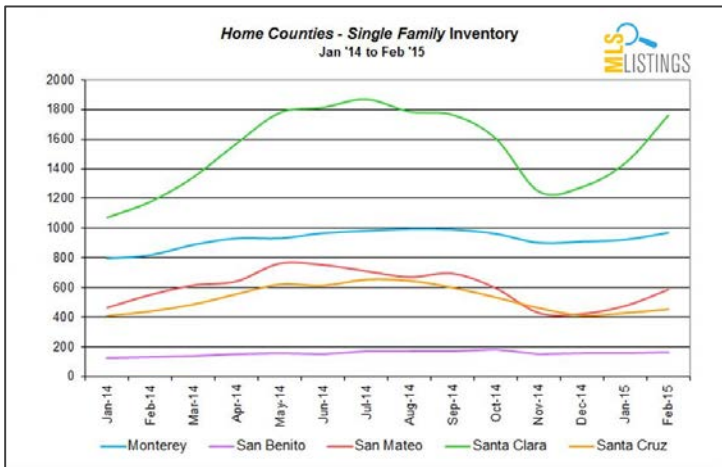


## Silicon Valley Housing Inventory & Median Prices on the Rise

February's inventory numbers showed gains in all reported counties when compared both month-over-month and year-over-year. Santa Clara County leads the way in year-over-year gains with a staggering **49%** jump, while San Mateo and Santa Clara Counties saw a **23%** and **22%** jump when compared month-over-month. New listings dropped in all reported counties when compared to last year's numbers. However, all counties saw double digit gains in new listings when compared to last month's totals with San Mateo showing a **35%** gain, Santa Clara a **32%** gain, San Benito rose **20%**, Santa Cruz up **16%** and Monterey up **14%**.

Median prices for single-family homes also rose in all reported counties in both year-over-year and month-over-month comparisons.

For more information visit the [Market Data Reports](#) page on our Media Center.



Single Family - February 2015 vs. February 2014																					
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Days on Market			New Listings		
	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change	Feb 2015	Feb 2014	% Change
Monterey	970	819	18%	129	136	-5%	\$515,000	\$500,000	3%	\$856,111	\$940,017	-9%	\$110,438,413	\$127,842,348	-14%	85	78	9%	235	266	-12%
San Benito	161	128	26%	32	38	-16%	\$436,500	\$397,000	10%	\$477,046	\$426,501	12%	\$15,265,476	\$16,207,051	-6%	63	67	-6%	55	56	-2%
San Mateo	587	552	6%	181	202	-10%	\$1,240,000	\$977,500	27%	\$1,477,993	\$1,248,928	18%	\$267,516,872	\$247,287,748	8%	40	37	8%	329	441	-25%
Santa Clara	1761	1178	49%	486	509	-5%	\$950,000	\$800,000	19%	\$1,325,526	\$1,038,448	28%	\$644,205,864	\$526,493,237	22%	35	32	9%	934	956	-2%
Santa Cruz	453	439	3%	93	105	-11%	\$697,000	\$598,000	17%	\$726,779	\$654,917	11%	\$67,590,496	\$68,766,370	-2%	59	79	-25%	145	167	-13%

Single Family - Current Month vs. Prior Month - February 2015 vs. January 2015																					
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Days on Market			New Listings		
	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change	Jan 2015	Feb 2015	% Change
Monterey	923	970	5%	155	129	-17%	\$422,500	\$515,000	22%	\$631,114	\$856,111	36%	\$97,882,743	\$110,438,413	13%	70	85	21%	206	235	14%
San Benito	155	161	4%	31	32	3%	\$430,000	\$436,500	2%	\$468,364	\$477,046	2%	\$14,519,308	\$15,265,476	5%	99	63	-36%	46	55	20%
San Mateo	476	587	23%	157	181	15%	\$975,000	\$1,240,000	27%	\$1,514,498	\$1,477,993	-2%	\$237,776,342	\$267,516,872	13%	35	40	14%	243	329	35%
Santa Clara	1438	1761	22%	448	486	8%	\$824,440	\$950,000	15%	\$1,161,925	\$1,325,526	14%	\$520,542,493	\$644,205,864	24%	44	35	-20%	709	934	32%
Santa Cruz	428	453	6%	90	93	3%	\$677,500	\$697,000	3%	\$723,639	\$726,779	0%	\$65,127,550	\$67,590,496	4%	68	59	-13%	125	145	16%

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).