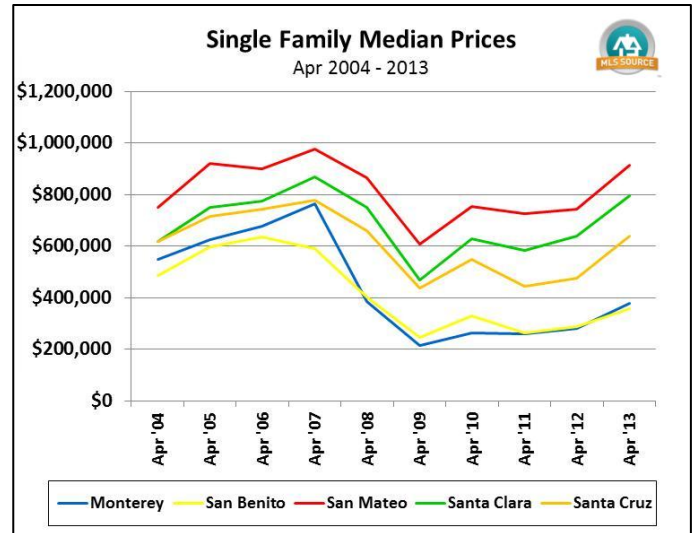
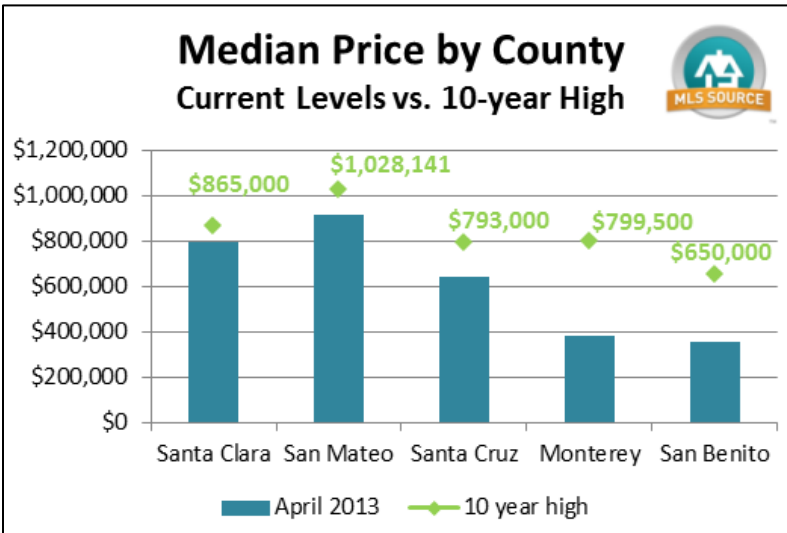


April Housing Update: Median Price Closing In on All-Time Highs; Days on Market Hits Decade-Low

Bay Area median prices continued to gain strength in April, with year-over-year increases ranging from 23% in San Mateo County to as much as 36% in Monterey County. With the steady gains, Santa Clara and San Mateo are closing in on all-time market highs, within 8% and 11% of peak, respectively. Others have further to go to reclaim market highs, including Santa Cruz (19%), Monterey (52%) and San Benito (45%).

Lack of inventory still remains a major factor impacting sales in all Counties except in San Mateo, where they remained flat. Overall inventory of both condos and townhomes has fallen 61% from two years ago across the five counties. Days on Market also hit decade-lows in April in all Counties, with 70% of sales in April selling in 20 days or less.

Condo/Townhouse sales are following the same trends as above with days on market even lower than Single Family Homes. Year over year, DOM is down 82% in San Benito County, down 65% in Santa Clara County, 48% in San Mateo County, 36% in Santa Cruz County, and down 22% in Monterey County. Data for month-over-month comparisons can be found on www.mlslistings.com.



Year over Year

Single Family - April 2013 vs. April 2012

County	Inventory			Closed Sales			Median Price			Days on Market			New Listings		
	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change
Monterey	833	1233	-32%	258	261	-1%	\$ 380,500	\$ 280,000	36%	79	111	-29%	323	331	-2%
San Benito	134	206	-35%	51	62	-18%	\$ 358,000	\$ 287,450	25%	43	93	-54%	64	65	-2%
San Mateo	774	1159	-33%	435	436	0%	\$ 915,000	\$ 745,000	23%	27	62	-56%	637	586	9%
Santa Clara	1514	2552	-41%	994	1023	-3%	\$ 795,000	\$ 639,500	24%	26	58	-55%	1372	1266	8%
Santa Cruz	587	795	-26%	139	152	-9%	\$ 641,000	\$ 477,500	34%	59	76	-22%	314	250	26%

Condo/Townhouse - April 2013 vs. April 2012

(Side note: Some Counties have no sales of condos/townhomes which makes it impossible to report the data)

County	Inventory			Closed Sales			Median Price			Days on Market			New Listings		
	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change	2013	2012	% Change
Monterey	80	121	-34%	25	29	-14%	\$ 308,500	\$ 287,000	7%	57	73	-22%	33	44	-25%
San Benito	4	12	-67%	2	5	-60%	\$ 250,000	\$ 214,900	16%	19	108	-82%	5	6	-17%
San Mateo	189	350	-46%	132	114	16%	\$ 567,500	\$ 406,500	40%	32	62	-48%	171	129	33%
Santa Clara	473	956	-51%	390	390	0%	\$ 509,450	\$ 347,500	47%	19	55	-65%	507	412	23%
Santa Cruz	177	246	-28%	42	45	-7%	\$ 357,000	\$ 310,000	15%	67	105	-36%	73	62	18%

Note: MLSListings data is tabulated from the 5th of the month to the 5th of the following month, primarily to account for late corrections and additions by agents; these updates often are not included in most market reports. MLSListings' Market Indicators report reflects the most current information on the day the reports are generated.

