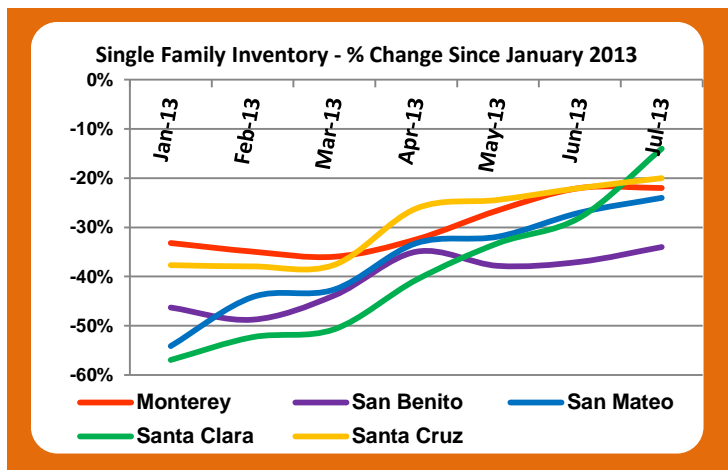


July Housing Update: Is Silicon Valley Returning To A Normal We Once Knew?

Remember when, the number one song of the day was, "Hey there Delilah" by the Plain White Tees and the movie to see at the Box Office was "The Departed." Most importantly, Apple introduced the iPhone! The year was 2007 and according to MLSListings, the average cost of a new house in the Silicon Valley was \$836,000.00.

In July 2013 single family sales stayed consistent with June according to the numbers released by MLSListings Inc. As compared to July 2012, inventory is on the decline in a big way. It's down a massive 34% in San Benito, with only slightly more modest changes in San Mateo at 24%, Monterey at 22%, Santa Cruz at 20% and Santa Clara at 14%. In July 2013, the median price saw double digits increases almost across the board as compared to a year ago. Monterey County single family median price is up 50% compared to last year, San Benito up 45%, Santa Clara up 21%, San Mateo up 15%, with Santa Cruz up 5%. Compared to July of 2012, Monterey, Santa Clara, and San Mateo County sales remained relatively flat, but there was a 10% gain in San Benito County, and Santa Cruz County sales jumped a whopping 28%.

Data for month-over-month comparisons can be found on www.mlslistings.com.



Single Family Sales - % Change Since January 2013					
	Monterey	San Benito	San Mateo	Santa Clara	Santa Cruz
Jan-13	-4%	-8%	5%	-11%	0%
Feb-13	-8%	-16%	-5%	-16%	2%
Mar-13	-2%	6%	-17%	-12%	-5%
Apr-13	-1%	-18%	0%	-3%	-9%
May-13	-17%	-13%	4%	-9%	6%
Jun-13	-14%	-6%	-10%	-8%	16%
Jul-13	0%	10%	2%	1%	28%

Single Family - July 2013 vs. July 2012																		
County	Inventory			Closed Sales			Median Price			Average Price			Days on Market			New Listings		
	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change
Monterey	953	1223	-22%	233	234	0%	\$420,000	\$280,750	50%	\$641,713	\$517,838	24%	47	79	-41%	282	350	-19%
San Benito	127	193	-34%	46	42	10%	\$397,500	\$275,000	45%	\$455,954	\$303,635	50%	29	41	-29%	60	56	7%
San Mateo	820	1083	-24%	467	459	2%	\$920,000	\$800,000	15%	\$1,278,795	\$1,040,047	23%	27	42	-36%	520	521	0%
Santa Clara	2093	2441	-14%	1033	1025	1%	\$841,000	\$695,000	21%	\$1,059,404	\$914,047	16%	26	43	-40%	1507	1206	25%
Santa Cruz	692	861	-20%	199	156	28%	\$610,000	\$579,000	5%	\$666,169	\$664,643	0%	43	64	-33%	275	278	-1%

Condo/Townhouse - July 2013 vs. July 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			Average Price			Days on Market			New Listings		
	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change	Jul 2013	Jul 2012	% Change
Monterey	81	135	-40%	28	30	-7%	\$342,500	\$299,500	14%	\$463,535	\$271,426	71%	60	122	-51%	36	44	-18%
San Benito	2	7	-71%	6	3	100%	\$297,500	\$125,000	138%	\$277,650	\$155,000	79%	20	28	-29%	2	0	n/a
San Mateo	238	324	-27%	152	126	21%	\$587,500	\$439,050	34%	\$609,920	\$471,440	29%	24	43	-44%	171	163	5%
Santa Clara	771	790	-2%	436	343	27%	\$494,150	\$385,000	28%	\$524,000	\$436,507	20%	19	53	-64%	612	424	44%
Santa Cruz	173	249	-31%	43	39	10%	\$352,000	\$305,000	15%	\$427,864	\$327,242	31%	143	67	113%	64	54	19%

Note: MLSListings data is tabulated from the 3rd of the month to the 3rd 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.