



Market Snapshot - Oct 2023 vs. Oct 2022

Single Family Homes Year-over-Year October-23 vs. October-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change
Monterey	348	445	-22%	144	151	-5%	\$1,096,500	\$865,000	27%	\$1,588,114	\$1,437,464	10%	\$228,688,555	\$217,057,214	5%	13	19	-32%	154	145	6%	99%	99%	0%
San Benito	111	148	-25%	32	40	-20%	\$773,750	\$763,000	1%	\$798,143	\$855,182	-7%	\$25,540,591	\$34,207,300	-25%	25	33	-24%	46	68	-32%	99%	98%	1%
San Mateo	537	611	-12%	300	297	1%	\$1,940,000	\$1,800,000	8%	\$2,519,350	\$2,325,231	8%	\$755,805,288	\$690,593,873	9%	11	14	-21%	356	367	-3%	103%	100%	3%
Santa Clara	684	931	-27%	645	684	-6%	\$1,800,000	\$1,586,500	13%	\$2,159,351	\$1,948,207	11%	\$1,392,781,803	\$1,332,573,838	5%	8	14	-43%	670	648	3%	105%	100%	5%
Santa Cruz	292	282	4%	112	101	11%	\$1,219,000	\$1,349,000	-10%	\$1,389,972	\$1,450,447	-4%	\$155,676,880	\$146,495,233	6%	13	20	-35%	139	125	11%	98%	100%	-2%

Condo/Townhouse Year-over-Year October 2023 vs. October 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change	Oct-23	Oct-22	% Change
Monterey	58	53	9%	19	22	-14%	\$705,000	\$587,000	20%	\$760,310	\$692,545	10%	\$14,445,890	\$15,236,000	-5%	16	14	14%	21	26	-19%	100%	101%	-1%
San Benito	3	5	-40%	2	0	N/A	\$622,750	\$0	N/A	\$622,750	\$0	N/A	\$1,245,500	\$0	N/A	34	0	N/A	3	1	200%	99%	0%	N/A
San Mateo	211	220	-4%	82	100	-18%	\$910,000	\$921,750	-1%	\$1,022,001	\$1,045,198	-2%	\$83,804,083	\$104,519,881	-20%	16	27	-41%	95	90	6%	101%	100%	1%
Santa Clara	427	456	-6%	267	251	6%	\$980,000	\$893,000	10%	\$1,081,139	\$963,980	12%	\$288,664,135	\$241,959,225	19%	10	16	-38%	349	302	16%	102%	100%	2%
Santa Cruz	63	50	26%	29	22	32%	\$725,000	\$822,500	-12%	\$893,689	\$988,431	-10%	\$25,917,000	\$21,745,500	19%	22	22	0%	30	25	20%	99%	99%	0%

Market Snapshot - Oct 2023 vs. Sep 2023



Single Family Homes - Current Month vs. Prior Month																								
October-23									vs.			September-23												
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change
Monterey	348	374	-7%	144	155	-7%	\$1,096,500	\$920,000	19%	\$1,588,114	\$1,471,046	8%	\$228,688,555	\$228,012,280	0%	13	14	-7%	154	161	-4%	99%	100%	-1%
San Benito	111	121	-8%	32	41	-22%	\$773,750	\$769,900	1%	\$798,143	\$867,853	-8%	\$25,540,591	\$35,581,980	-28%	25	20	25%	46	68	-32%	99%	100%	-1%
San Mateo	537	538	0%	300	307	-2%	\$1,940,000	\$1,835,000	6%	\$2,519,350	\$2,425,849	4%	\$755,805,288	\$744,735,912	14%	11	12	-9%	356	499	-29%	103%	103%	0%
Santa Clara	684	714	-4%	645	603	7%	\$1,800,000	\$1,840,000	-2%	\$2,159,351	\$2,185,552	-1%	\$1,392,781,803	\$1,317,887,873	6%	8	8	0%	670	781	-14%	105%	105%	0%
Santa Cruz	292	298	-2%	112	108	4%	\$1,219,000	\$1,192,500	2%	\$1,389,972	\$1,285,598	8%	\$155,676,880	\$138,844,686	12%	13	18	-28%	139	167	-17%	98%	100%	-2%

Condo/Townhouse - Current Month vs. Prior Month - October 2023 vs. September 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change	Oct-23	Sep-23	% Change
Monterey	58	59	-2%	19	18	6%	\$705,000	\$835,000	-16%	\$760,310	\$922,296	-18%	\$14,445,890	\$16,601,330	-13%	16	15	7%	21	32	-34%	100%	98%	2%
San Benito	3	5	-40%	2	0	N/A	\$622,750	\$0	N/A	\$622,750	\$0	N/A	\$1,245,500	\$0	N/A	34	0	N/A	3	3	0%	99%	0%	N/A
San Mateo	211	215	-2%	82	86	-5%	\$910,000	\$890,000	2%	\$1,022,001	\$980,864	4%	\$83,804,083	\$84,354,374	-1%	16	14	14%	95	139	-32%	101%	101%	0%
Santa Clara	427	384	11%	267	263	2%	\$980,000	\$1,026,000	-4.5%	\$1,081,139	\$1,087,783	-1%	\$288,664,135	\$286,087,000	1%	10	8	25%	349	392	-11%	102%	103%	-1%
Santa Cruz	63	69	-9%	29	34	-15%	\$725,000	\$769,500	-6%	\$893,689	\$873,746	2%	\$25,917,000	\$29,707,382	-13%	22	8	175%	30	37	-19%	99%	101%	-2%