



Market Snapshot - Dec 2023 vs. Dec 2022

Single Family Homes Year-over-Year December-23 vs. December-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change
Monterey	300	339	-12%	103	115	-10%	\$929,000	\$763,000	22%	\$1,304,891	\$1,227,280	6%	\$134,403,857	\$141,137,211	-5%	14	33	-58%	84	93	-10%	98%	98%	0%
San Benito	86	102	-16%	34	44	-23%	\$809,944	\$790,250	2%	\$856,018	\$851,328	1%	\$29,104,635	\$37,458,446	-22%	36	45	-20%	23	29	-21%	100%	96%	4%
San Mateo	190	278	-32%	252	247	2%	\$1,652,500	\$1,540,000	7%	\$2,276,111	\$2,013,041	13%	\$573,579,972	\$497,221,215	15%	18	26	-31%	84	124	-32%	102%	99%	3%
Santa Clara	319	503	-37%	455	461	-1%	\$1,700,000	\$1,464,500	16%	\$1,944,701	\$1,745,660	11%	\$884,839,085	\$804,749,324	10%	12	17	-29%	259	255	2%	103%	99%	4%
Santa Cruz	162	201	-19%	81	85	-5%	\$1,050,000	\$1,152,000	-9%	\$1,382,875	\$1,436,575	-4%	\$112,012,934	\$122,108,959	-8%	24	24	0%	46	57	-19%	98%	98%	0%

Condo/Townhouse Year-over-Year December 2023 vs. December 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change	Dec-23	Dec-22	% Change
Monterey	44	41	7%	10	13	-23%	\$669,750	\$590,000	14%	\$746,350	\$618,153	21%	\$7,463,500	\$8,035,999	-7%	27	38	-29%	10	12	-17%	98%	100%	-2%
San Benito	12	5	140%	0	0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	\$0	\$0	N/A	0	0	N/A	3	2	50%	0%	0%	N/A
San Mateo	124	131	-5%	64	59	8%	\$826,500	\$825,000	0%	\$924,737	\$937,428	-1%	\$59,183,221	\$55,308,300	7%	34	37	-8%	34	37	-8%	100%	97%	3%
Santa Clara	215	225	-4%	204	206	-1%	\$880,000	\$872,000	1%	\$976,573	\$957,299	2%	\$199,220,983	\$197,203,782	1%	18	22	-18%	112	106	6%	100%	99%	1%
Santa Cruz	55	31	77%	25	22	14%	\$780,000	\$813,500	-4%	\$896,543	\$816,090	10%	\$22,413,585	\$17,954,000	25%	18	16	13%	17	14	21%	98%	100%	-2%



Market Snapshot - Dec 2023 vs. Nov 2023

Single Family Homes - Current Month vs. Prior Month																								
December-23									vs. November-23															
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change
Monterey	300	346	-13%	103	126	-18%	\$929,000	\$937,000	-1%	\$1,304,891	\$1,556,143	-16%	\$134,403,857	\$196,074,051	-31%	14	20	-30%	84	157	-46%	98%	99%	-1%
San Benito	86	115	-25%	34	35	-3%	\$809,944	\$795,000	2%	\$856,018	\$846,634	1%	\$29,104,635	\$29,632,221	-2%	36	20	80%	23	51	-55%	100%	99%	1%
San Mateo	190	399	-52%	252	283	-11%	\$1,652,500	\$1,715,000	-4%	\$2,276,111	\$2,277,767	0%	\$573,579,972	\$644,608,215	-11%	18	14	29%	84	201	-58%	102%	103%	-1%
Santa Clara	319	574	-44%	455	547	-17%	\$1,700,000	\$1,700,000	0%	\$1,944,701	\$2,031,536	-4%	\$884,839,085	\$1,111,250,617	-20%	12	10	20%	259	510	-49%	103%	104%	-1%
Santa Cruz	162	243	-33%	81	69	17%	\$1,050,000	\$1,280,000	-18%	\$1,382,875	\$1,680,923	-18%	\$112,012,934	\$115,983,738	-3%	24	18	33%	46	86	-47%	98%	99%	-1%

Condo/Townhouse - Current Month vs. Prior Month - December 2023 vs. November 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change	Dec-23	Nov-23	% Change
Monterey	44	58	-24%	10	15	-33%	\$669,750	\$679,000	-1%	\$746,350	\$851,836	-12%	\$7,463,500	\$12,777,550	-42%	27	15	80%	10	20	-50%	98%	100%	-2%
San Benito	12	9	33%	0	2	N/A	\$0	\$580,000	N/A	\$0	\$580,000	N/A	\$0	\$1,160,000	N/A	0	29	N/A	3	7	-57%	0%	99%	N/A
San Mateo	124	191	-35%	64	69	-7%	\$826,500	\$928,000	-11%	\$924,737	\$1,049,240	-12%	\$59,183,221	\$72,397,607	-18%	34	21	62%	34	71	-52%	100%	99%	1%
Santa Clara	215	351	-39%	204	230	-11%	\$880,000	\$932,500	-5.6%	\$976,573	\$1,006,128	-3%	\$199,220,983	\$231,409,513	-14%	18	14	29%	112	226	-50%	100%	102%	-2%
Santa Cruz	55	67	-18%	25	22	14%	\$780,000	\$712,500	9%	\$896,543	\$762,608	18%	\$22,413,585	\$16,777,384	34%	18	19	-5%	17	32	-47%	98%	99%	-1%