



Market Snapshot - Nov 2023 vs. Nov 2022

Single Family Homes Year-over-Year November-23 vs. November-22																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change
Monterey	341	402	-15%	125	126	-1%	\$930,000	\$815,000	14%	\$1,558,812	\$1,521,681	2%	\$194,851,551	\$191,731,917	2%	20	32	-38%	154	127	21%	99%	98%	1%
San Benito	114	136	-16%	35	23	52%	\$795,000	\$718,712	11%	\$846,634	\$779,780	9%	\$29,632,221	\$17,934,949	65%	20	41	-51%	52	34	53%	99%	97%	2%
San Mateo	400	490	-18%	280	253	11%	\$1,728,165	\$1,710,000	1%	\$2,287,663	\$2,415,151	-5%	\$640,545,915	\$611,033,228	5%	14	18	-22%	201	209	-4%	103%	99%	4%
Santa Clara	573	794	-28%	544	528	3%	\$1,700,000	\$1,575,000	8%	\$2,036,502	\$1,927,062	6%	\$1,107,857,617	\$1,017,489,137	9%	10	13	-23%	507	496	2%	104%	100%	4%
Santa Cruz	244	250	-2%	69	88	-22%	\$1,280,000	\$1,230,000	4%	\$1,680,923	\$1,325,448	27%	\$115,983,738	\$116,639,451	-1%	18	17	6%	86	92	-7%	99%	101%	-2%

Condo/Townhouse Year-over-Year November 2023 vs. November 2022																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change	Nov-23	Nov-22	% Change
Monterey	57	51	12%	14	17	-18%	\$699,500	\$630,000	11%	\$891,250	\$946,450	-6%	\$12,477,500	\$16,089,650	-22%	15	15	0%	20	21	-5%	101%	98%	3%
San Benito	9	6	50%	2	1	100%	\$580,000	\$689,000	-16%	\$580,000	\$689,000	-16%	\$1,160,000	\$689,000	68%	29	1	2800%	7	3	133%	99%	100%	-1%
San Mateo	195	184	6%	67	92	-27%	\$928,000	\$889,500	4%	\$1,056,904	\$973,694	9%	\$70,812,607	\$89,579,875	-21%	21	37	-43%	70	62	13%	99%	97%	2%
Santa Clara	349	355	-2%	227	238	-5%	\$930,000	\$884,000	5%	\$1,005,196	\$960,678	5%	\$228,179,513	\$228,641,450	0%	14	23	-39%	223	185	21%	102%	99%	3%
Santa Cruz	67	40	68%	22	19	16%	\$712,500	\$805,000	-11%	\$762,608	\$906,008	-16%	\$16,777,384	\$17,214,164	-3%	19	12	58%	32	17	88%	99%	99%	0%



Market Snapshot - Nov 2023 vs. Oct 2023

Single Family Homes - Current Month vs. Prior Month																										
November-23												October-23														
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23
Monterey	341	353	-3%	125	147	-15%	\$930,000	\$1,100,000	-15%	\$1,558,812	\$1,603,051	-3%	\$194,851,551	\$235,648,555	-17%	20	13	54%	154	155	-1%	99%	99%	0%		
San Benito	114	111	3%	35	32	9%	\$795,000	\$773,750	3%	\$846,634	\$798,143	6%	\$29,632,221	\$25,540,591	16%	20	25	-20%	52	46	13%	99%	99%	0%		
San Mateo	400	537	-26%	280	305	-8%	\$1,728,165	\$1,930,000	-10%	\$2,287,663	\$2,508,230	-9%	\$640,545,915	\$765,010,288	-16%	14	11	27%	201	357	-44%	103%	103%	0%		
Santa Clara	573	686	-16%	544	648	-16%	\$1,700,000	\$1,800,000	-6%	\$2,036,502	\$2,156,723	-6%	\$1,107,857,617	\$1,397,556,803	-21%	10	8	25%	507	674	-25%	104%	105%	-1%		
Santa Cruz	244	291	-16%	69	112	-38%	\$1,280,000	\$1,219,000	5%	\$1,680,923	\$1,389,972	21%	\$115,983,738	\$155,676,880	-25%	18	13	38%	86	141	-39%	99%	98%	1%		

Condo/Townhouse - Current Month vs. Prior Month - November 2023 vs. October 2023																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23	% Change	Nov-23	Oct-23
Monterey	57	58	-2%	14	19	-26%	\$699,500	\$705,000	-1%	\$891,250	\$760,310	17%	\$12,477,500	\$14,445,890	-14%	15	16	-6%	20	21	-5%	101%	100%	1%		
San Benito	9	3	200%	2	2	0%	\$580,000	\$622,750	-7%	\$580,000	\$622,750	-7%	\$1,160,000	\$1,245,500	-7%	29	34	-15%	7	3	133%	99%	99%	0%		
San Mateo	195	212	-8%	67	83	-19%	\$928,000	\$910,000	2%	\$1,056,904	\$1,016,314	4%	\$70,812,607	\$84,354,083	-16%	21	17	24%	70	95	-26%	99%	100%	-1%		
Santa Clara	349	431	-19%	227	272	-17%	\$930,000	\$984,000	-5.5%	\$1,005,196	\$1,081,724	-7%	\$228,179,513	\$294,229,135	-22%	14	10	40%	223	352	-37%	102%	102%	0%		
Santa Cruz	67	63	6%	22	29	-24%	\$712,500	\$725,000	-2%	\$762,608	\$893,689	-15%	\$16,777,384	\$25,917,000	-35%	19	22	-14%	32	30	7%	99%	99%	0%		