



Market Snapshot - Sep 2023 vs. Sep 2022

Single Family Homes Year-over-Year September-23 vs. September-22																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22
Monterey	370	467	-21%	155	194	-20%	\$920,000	\$822,500	12%	\$1,471,046	\$1,433,119	3%	\$228,012,280	\$278,025,245	-18%	14	17	-18%	160	196	-18%	100%	99%	1%		
San Benito	122	152	-20%	40	45	-11%	\$767,450	\$750,000	2%	\$864,299	\$776,755	11%	\$34,571,980	\$34,953,984	-1%	21	34	-38%	68	59	15%	100%	99%	1%		
San Mateo	536	598	-10%	304	367	-17%	\$1,832,500	\$1,735,000	6%	\$2,420,328	\$2,337,730	4%	\$735,779,950	\$857,947,117	-14%	12	17	-29%	497	472	5%	103%	101%	2%		
Santa Clara	708	1054	-33%	601	823	-27%	\$1,840,000	\$1,650,000	12%	\$2,188,815	\$1,945,287	13%	\$1,315,477,873	\$1,600,971,885	-18%	8	17	-53%	776	855	-9%	105%	100%	5%		
Santa Cruz	300	287	5%	107	132	-19%	\$1,185,000	\$1,199,500	-1%	\$1,276,118	\$1,456,270	-12%	\$136,544,686	\$192,227,739	-29%	18	18	0%	167	145	15%	100%	100%	0%		

Condo/Townhouse Year-over-Year September 2023 vs. September 2022																										
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22	% Change	Sep-23	Sep-22
Monterey	58	47	23%	18	28	-36%	\$835,000	\$795,000	5%	\$922,296	\$890,397	4%	\$16,601,330	\$24,931,125	-33%	15	12	25%	32	31	3%	98%	100%	-2%		
San Benito	5	5	0%	0	1	-100%	\$0	\$635,000	-100%	\$0	\$635,000	-100%	\$0	\$635,000	-100%	0	49	-100%	3	3	0%	0%	98%	-100%		
San Mateo	215	252	-15%	86	99	-13%	\$890,000	\$930,000	-4%	\$980,864	\$1,006,730	-3%	\$84,354,374	\$99,666,300	-15%	14	24	-42%	139	156	-11%	101%	100%	1%		
Santa Clara	381	470	-19%	261	355	-26%	\$1,030,000	\$920,000	12%	\$1,091,455	\$998,267	9%	\$284,870,000	\$354,385,125	-20%	8	20	-60%	391	348	12%	103%	100%	3%		
Santa Cruz	67	55	22%	34	40	-15%	\$769,500	\$900,000	-15%	\$873,746	\$885,375	-1%	\$29,707,382	\$35,415,000	-16%	8	14	-43%	37	23	61%	101%	101%	0%		

Market Snapshot - Sep 2023 vs. Aug 2023



Single Family Homes - Current Month vs. Prior Month																								
September-23												August-23												
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change
Monterey	370	393	-6%	155	171	-9%	\$920,000	\$889,000	3%	\$1,471,046	\$1,372,415	7%	\$228,012,280	\$234,682,994	-3%	14	13	8%	160	214	-25%	100%	100%	0%
San Benito	122	111	10%	40	47	-15%	\$767,450	\$815,437	-6%	\$864,299	\$868,191	0%	\$34,571,980	\$40,804,978	-15%	21	35	-40%	68	57	19%	100%	100%	0%
San Mateo	536	421	27%	304	319	-5%	\$1,832,500	\$1,800,000	2%	\$2,420,328	\$2,567,751	-6%	\$735,779,950	\$819,112,863	-10%	12	12	0%	497	407	22%	103%	103%	0%
Santa Clara	708	657	8%	601	696	-14%	\$1,840,000	\$1,822,500	1%	\$2,188,815	\$2,218,470	-1%	\$1,315,477,873	\$1,544,055,227	-15%	8	8	0%	776	848	-8%	105%	105%	0%
Santa Cruz	300	293	2%	107	125	-14%	\$1,185,000	\$1,200,000	-1%	\$1,276,118	\$1,304,080	-2%	\$136,544,686	\$163,010,057	-16%	18	15	20%	167	169	-1%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - September 2023 vs. August 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change	Sep-23	Aug-23	% Change
Monterey	58	51	14%	18	21	-14%	\$835,000	\$805,000	4%	\$922,296	\$981,791	-6%	\$16,601,330	\$20,617,625	-100%	15	8	88%	32	33	-3%	98%	102%	-4%
San Benito	5	5	0%	0	1	-100%	\$0	\$470,000	-100%	\$0	\$470,000	-100%	\$0	\$470,000	-100%	0	13	-100%	3	4	-25%	0%	100%	-100%
San Mateo	215	177	21%	86	93	-8%	\$890,000	\$1,050,000	-15%	\$980,864	\$1,074,853	-9%	\$84,354,374	\$99,961,409	-16%	14	14	0%	139	126	10%	101%	101%	0%
Santa Clara	381	314	21%	261	320	-18%	\$1,030,000	\$950,000	8.4%	\$1,091,455	\$1,021,518	7%	\$284,870,000	\$326,885,962	-13%	8	9	-11%	391	383	2%	103%	103%	0%
Santa Cruz	67	71	-6%	34	30	13%	\$769,500	\$796,500	-3%	\$873,746	\$848,366	3%	\$29,707,382	\$25,451,000	17%	8	9	-11%	37	51	-27%	101%	101%	0%