



# Market Snapshot - Apr 2024 vs. Apr 2023

Single Family Homes Year-over-Year April-24 vs. April-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change
Monterey	399	322	24%	136	131	4%	\$970,000	\$900,000	8%	\$1,515,920	\$1,286,764	18%	\$206,165,172	\$168,566,095	22%	10	17	-41%	215	161	34%	100%	99%	1%
San Benito	101	89	13%	34	33	3%	\$802,500	\$800,000	0%	\$877,700	\$858,060	2%	\$29,841,820	\$28,315,988	5%	22	29	-24%	59	39	51%	100%	99%	1%
San Mateo	407	396	3%	332	233	42%	\$2,075,500	\$1,800,000	15%	\$2,648,014	\$2,450,678	8%	\$879,140,896	\$571,008,019	54%	9	11	-18%	453	392	16%	107%	103%	4%
Santa Clara	745	680	10%	806	587	37%	\$2,000,000	\$1,768,000	13%	\$2,371,813	\$2,090,438	13%	\$1,911,681,593	\$1,227,087,189	56%	8	8	0%	1144	825	39%	110%	105%	5%
Santa Cruz	259	237	9%	121	76	59%	\$1,420,000	\$1,349,500	5%	\$1,562,184	\$1,411,795	11%	\$189,024,281	\$107,296,450	76%	11	16	-31%	176	149	18%	100%	100%	0%

Condo/Townhouse Year-over-Year April 2024 vs. April 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change	Apr-24	Apr-23	% Change
Monterey	66	45	47%	38	27	41%	\$617,500	\$585,000	6%	\$790,818	\$651,611	21%	\$30,051,099	\$17,593,500	71%	11	15	-27%	39	25	56%	99%	99%	0%
San Benito	13	3	333%	1	4	-75%	\$505,000	\$484,500	4%	\$505,000	\$503,500	0%	\$505,000	\$2,014,000	-75%	77	16	381%	3	0	N/A	95%	100%	-5%
San Mateo	208	151	38%	102	70	46%	\$977,500	\$857,500	14%	\$1,095,721	\$1,010,116	8%	\$111,763,610	\$70,708,165	58%	10	14	-29%	152	137	11%	103%	102%	1%
Santa Clara	417	267	56%	358	247	45%	\$1,080,000	\$940,000	15%	\$1,137,431	\$1,044,360	9%	\$407,200,537	\$257,957,107	58%	8	8	0%	545	318	71%	106%	103%	3%
Santa Cruz	71	41	73%	35	17	106%	\$855,000	\$950,000	-10%	\$902,714	\$950,033	-5%	\$31,594,995	\$16,150,563	96%	15	11	36%	54	26	108%	100%	103%	-3%

# Market Snapshot - Apr 2024 vs. Mar 2024



Single Family Homes - Current Month vs. Prior Month April-24 vs. March-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change
Monterey	399	355	12%	136	150	-9%	\$970,000	\$932,500	4%	\$1,515,920	\$1,427,107	6%	\$206,165,172	\$214,066,080	-4%	10	13	-23%	215	192	12%	100%	100%	0%
San Benito	101	100	1%	34	35	-3%	\$802,500	\$768,000	4%	\$877,700	\$806,173	9%	\$29,841,820	\$28,216,080	6%	22	32	-31%	59	50	18%	100%	100%	0%
San Mateo	407	304	34%	332	272	22%	\$2,075,500	\$2,000,000	4%	\$2,648,014	\$2,463,962	7%	\$879,140,896	\$670,197,832	31%	9	9	0%	453	393	15%	107%	106%	1%
Santa Clara	745	506	47%	806	658	22%	\$2,000,000	\$1,900,000	5%	\$2,371,813	\$2,287,859	4%	\$1,911,681,593	\$1,505,411,686	27%	8	8	0%	1144	917	25%	110%	109%	1%
Santa Cruz	259	225	15%	121	90	34%	\$1,420,000	\$1,307,500	9%	\$1,562,184	\$1,381,755	13%	\$189,024,281	\$124,358,002	52%	11	16	-31%	176	151	17%	100%	101%	-1%

Condo/Townhouse - Current Month vs. Prior Month - April 2024 vs. March 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change	Apr-24	Mar-24	% Change
Monterey	66	75	-12%	38	15	153%	\$617,500	\$820,000	-25%	\$790,818	\$804,245	-2%	\$30,051,099	\$12,063,678	149%	11	9	22%	39	38	3%	99%	100%	-1%
San Benito	13	14	-7%	1	1	0%	\$505,000	\$514,000	-2%	\$505,000	\$514,000	-2%	\$505,000	\$514,000	-2%	77	98	-21%	3	4	-25%	95%	100%	-5%
San Mateo	208	196	6%	102	86	19%	\$977,500	\$1,050,000	-7%	\$1,095,721	\$1,111,939	-1%	\$111,763,610	\$95,626,788	17%	10	11	-9%	152	148	3%	103%	102%	1%
Santa Clara	417	305	37%	358	283	27%	\$1,080,000	\$970,000	11.3%	\$1,137,431	\$1,067,024	7%	\$407,200,537	\$301,968,000	35%	8	8	0%	545	443	23%	106%	105%	1%
Santa Cruz	71	60	18%	35	26	35%	\$855,000	\$720,000	19%	\$902,714	\$798,980	13%	\$31,594,995	\$20,773,500	52%	15	14	7%	54	33	64%	100%	100%	0%