



# Market Snapshot - August 2024 vs. August 2023

Single Family Homes Year-over-Year August-24 vs. August-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change
Monterey	534	397	35%	145	171	-15%	\$905,000	\$889,000	2%	\$1,436,601	\$1,372,415	5%	\$208,307,179	\$234,682,994	-11%	18	13	38%	220	215	2%	99%	100%	-1%
San Benito	119	112	6%	35	49	-29%	\$810,000	\$815,437	-1%	\$860,540	\$865,644	-1%	\$30,118,915	\$42,416,570	-29%	32	36	-11%	55	57	-4%	99%	100%	-1%
San Mateo	461	420	10%	328	321	2%	\$1,780,000	\$1,785,000	0%	\$2,421,115	\$2,559,074	-5%	\$794,125,980	\$821,462,803	-3%	13	12	8%	408	408	0%	105%	103%	2%
Santa Clara	791	666	19%	755	697	8%	\$1,827,000	\$1,825,000	0%	\$2,222,623	\$2,218,515	0%	\$1,678,080,580	\$1,546,305,227	9%	10	8	25%	831	849	-2%	105%	105%	0%
Santa Cruz	354	289	22%	132	125	6%	\$1,300,000	\$1,200,000	8%	\$1,507,727	\$1,304,488	16%	\$199,020,010	\$163,061,057	22%	17	15	13%	180	167	8%	100%	101%	-1%

Condo/Townhouse Year-over-Year August 2024 vs. August 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change	Aug-24	Aug-23	% Change
Monterey	82	51	61%	23	21	10%	\$630,000	\$805,000	-22%	\$745,782	\$981,791	-24%	\$17,153,000	\$20,617,625	-17%	25	8	213%	33	33	0%	97%	102%	-5%
San Benito	18	5	260%	5	1	400%	\$494,999	\$470,000	5%	\$519,919	\$470,000	11%	\$2,599,599	\$470,000	453%	53	13	308%	7	4	75%	99%	100%	-1%
San Mateo	227	175	30%	99	93	6%	\$910,000	\$1,050,000	-13%	\$1,087,756	\$1,074,853	1%	\$107,687,864	\$99,961,409	8%	22	14	57%	137	126	9%	101%	101%	0%
Santa Clara	529	316	67%	299	322	-7%	\$1,021,680	\$950,000	8%	\$1,093,241	\$1,024,061	7%	\$326,879,323	\$329,747,758	-1%	14	9	56%	425	385	10%	102%	103%	-1%
Santa Cruz	94	73	29%	28	30	-7%	\$858,500	\$796,500	8%	\$893,125	\$848,366	5%	\$25,007,500	\$25,451,000	-2%	17	9	89%	45	51	-12%	98%	101%	-3%

# Market Snapshot - August 2024 vs. July 2024



Single Family Homes - Current Month vs. Prior Month August-24 vs. July-24																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change
Monterey	534	498	7%	145	146	-1%	\$905,000	\$947,000	-4%	\$1,436,601	\$1,416,654	1%	\$208,307,179	\$206,831,598	1%	18	16	13%	220	213	3%	99%	99%	0%
San Benito	119	136	-13%	35	39	-10%	\$810,000	\$778,000	4%	\$860,540	\$860,703	0%	\$30,118,915	\$33,567,442	-10%	32	23	39%	55	55	0%	99%	99%	0%
San Mateo	461	443	4%	328	316	4%	\$1,780,000	\$2,010,000	-11%	\$2,421,115	\$2,521,629	-4%	\$794,125,980	\$796,834,811	0%	13	12	8%	408	369	11%	105%	106%	-1%
Santa Clara	791	841	-6%	755	798	-5%	\$1,827,000	\$1,865,000	-2%	\$2,222,623	\$2,290,338	-3%	\$1,678,080,580	\$1,827,690,015	-8%	10	9	11%	831	874	-5%	105%	105%	0%
Santa Cruz	354	333	6%	132	132	0%	\$1,300,000	\$1,352,500	-4%	\$1,507,727	\$1,401,701	8%	\$199,020,010	\$185,024,577	8%	17	17	0%	180	199	-10%	100%	100%	0%

Condo/Townhouse - Current Month vs. Prior Month - August 2024 vs. July 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change	Aug-24	Jul-24	% Change
Monterey	82	78	5%	23	24	-4%	\$630,000	\$722,500	-13%	\$745,782	\$943,356	-21%	\$17,153,000	\$22,640,549	-24%	25	20	25%	33	34	-3%	97%	98%	-1%
San Benito	18	22	-18%	5	1	400%	\$494,999	\$489,000	1%	\$519,919	\$489,000	6%	\$2,599,599	\$489,000	432%	53	210	-75%	7	10	-30%	99%	100%	N/A
San Mateo	227	259	-12%	99	100	-1%	\$910,000	\$1,049,500	-13%	\$1,087,756	\$1,082,775	0%	\$107,687,864	\$108,277,527	-1%	22	17	29%	137	150	-9%	101%	102%	-1%
Santa Clara	529	538	-2%	299	306	-2%	\$1,021,680	\$950,000	7.5%	\$1,093,241	\$1,046,791	4%	\$326,879,323	\$320,318,310	2%	14	14	0%	425	422	1%	102%	103%	-1%
Santa Cruz	94	91	3%	28	34	-18%	\$858,500	\$732,500	17%	\$893,125	\$786,108	14%	\$25,007,500	\$26,727,694	-6%	17	14	21%	45	38	18%	98%	100%	-2%