

Market Snapshot - Dec. 2024 vs. Dec. 2023



Single Family Homes Year-over-Year December-24 vs. December-23																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change
Monterey	364	302	21%	142	103	38%	\$928,500	\$929,000	0%	\$1,461,149	\$1,303,872	12%	\$207,483,237	\$134,298,857	54%	25	14	79%	92	84	10%	99%	98%	1%
San Benito	91	87	5%	39	33	18%	\$805,000	\$789,888	2%	\$846,826	\$855,601	-1%	\$33,026,227	\$28,234,839	17%	42	34	24%	25	23	9%	99%	100%	-1%
San Mateo	165	203	-19%	233	253	-8%	\$1,734,400	\$1,650,000	5%	\$2,234,103	\$2,272,675	-2%	\$520,546,113	\$574,986,972	-9%	15	17	-12%	91	99	-8%	104%	102%	2%
Santa Clara	299	344	-13%	556	459	21%	\$1,805,000	\$1,700,000	6%	\$2,262,715	\$1,950,636	16%	\$1,258,069,644	\$895,342,085	41%	11	12	-8%	294	270	9%	105%	103%	2%
Santa Cruz	209	170	23%	84	81	4%	\$1,255,000	\$1,050,000	20%	\$1,330,575	\$1,382,875	-4%	\$111,768,336	\$112,012,934	0%	26	24	8%	53	49	8%	100%	98%	2%

Condo/Townhouse Year-over-Year December 2024 vs. December 2023																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change	Dec-24	Dec-23	% Change
Monterey	63	49	29%	21	10	110%	\$755,000	\$669,750	13%	\$1,084,157	\$746,350	45%	\$22,767,300	\$7,463,500	205%	24	27	-11%	18	11	64%	98%	98%	0%
San Benito	12	12	0%	3	0	N/A	\$595,000	\$0	N/A	\$564,666	\$0	N/A	\$1,694,000	\$0	N/A	59	0	N/A	1	3	-67%	98%	0%	N/A
San Mateo	116	126	-8%	99	65	52%	\$885,000	\$825,000	7%	\$998,664	\$916,526	9%	\$98,867,825	\$59,574,221	66%	42	34	24%	34	34	0%	100%	100%	0%
Santa Clara	287	229	25%	266	205	30%	\$1,027,500	\$880,000	17%	\$1,069,899	\$974,395	10%	\$284,593,167	\$199,750,983	42%	27	18	50%	115	116	-1%	101%	100%	1%
Santa Cruz	59	55	7%	19	25	-24%	\$700,000	\$780,000	-10%	\$697,863	\$896,543	-22%	\$13,259,400	\$22,413,585	-41%	20	18	11%	15	17	-12%	99%	98%	1%

Market Snapshot - Dec. 2024 vs. Nov. 2024



Single Family Homes - Current Month vs. Prior Month																										
County	December-24			vs.			November-24																			
	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received				
	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24
Monterey	364	479	-24%	142	133	7%	\$928,500	\$930,000	0%	\$1,461,149	\$1,596,620	-8%	\$207,483,237	\$212,350,554	-2%	25	24	4%	92	162	-43%	99%	99%	0%		
San Benito	91	117	-22%	39	31	26%	\$805,000	\$815,000	-1%	\$846,826	\$847,609	0%	\$33,026,227	\$26,275,909	26%	42	35	20%	25	42	-40%	99%	99%	0%		
San Mateo	165	331	-50%	233	300	-22%	\$1,734,400	\$2,027,500	-14%	\$2,234,103	\$2,564,322	-13%	\$520,546,113	\$769,296,738	-32%	15	12	25%	91	199	-54%	104%	105%	-1%		
Santa Clara	299	494	-39%	556	700	-21%	\$1,805,000	\$1,909,000	-5%	\$2,262,715	\$2,318,372	-2%	\$1,258,069,644	\$1,622,860,944	-22%	11	10	10%	294	440	-33%	105%	105%	0%		
Santa Cruz	209	314	-33%	84	111	-24%	\$1,255,000	\$1,315,000	-5%	\$1,330,575	\$1,426,632	-7%	\$111,768,336	\$158,356,244	-29%	26	21	24%	53	101	-48%	100%	99%	1%		

Condo/Townhouse - Current Month vs. Prior Month - December 2024 vs. November 2024																								
County	Inventory			Closed Sales			Median Price			Average Price			Total Dollars			Med Days on Market			New Listings			% to List Price Received		
	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change	Dec-24	Nov-24	% Change
	Monterey	63	69	-9%	21	24	-13%	\$755,000	\$690,000	9%	\$1,084,157	\$919,166	18%	\$22,767,300	\$22,060,000	3%	24	41	-41%	18	18	0%	98%	99%
San Benito	12	14	-14%	3	0	N/A	\$595,000	\$0	N/A	\$564,666	\$0	N/A	\$1,694,000	\$0	N/A	59	0	N/A	1	0	N/A	98%	0%	N/A
San Mateo	116	204	-43%	99	97	2%	\$885,000	\$888,000	0%	\$998,664	\$1,012,225	-1%	\$98,867,825	\$98,185,839	1%	42	25	68%	34	67	-49%	100%	100%	0%
Santa Clara	287	457	-37%	266	305	-13%	\$1,027,500	\$1,046,400	-1.8%	\$1,069,899	\$1,073,157	0%	\$284,593,167	\$327,312,924	-13%	27	19	42%	115	240	-52%	101%	101%	0%
Santa Cruz	59	83	-29%	19	19	0%	\$700,000	\$875,000	-20%	\$697,863	\$855,888	-18%	\$13,259,400	\$16,261,880	-18%	20	10	100%	15	22	-32%	99%	98%	1%